March 5, 2026 - Land Use Meeting

Subject
PDR-24-29(P) – Willow Bend Phase V – CWES XV LLC – PLN2409-0023- Quasi-Judicial-CJ Mills, Planner II - District 1 - APPLICATION HAS BEEN WITHDRAWN

Category
ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Briefings
Briefing Provided Upon Request

Contact and/or Presenter Information
Presenter: CJ Mills, Planner II, 941-748-4501 x 6926, CJ.Mills@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested
N/A

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
N/A

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

March 5, 2026 - Land Use Meeting

Subject

PDR-24-29(P) – Willow Bend Phase V – CWES XV LLC – PLN2409-0023- Quasi-Judicial-CJ Mills, Planner II - District 1 - APPLICANT REQUESTS FOR A CONTINUANCE TO JUNE 4, 2026, AT 9:00 A.M., OR AS SOON THEREAFTER AS SAME MAY BE HEARD.

Approving a Preliminary Site Plan to add a new Phase V comprised of 16 single-family dwelling units on 4 acres to an existing subdivision comprised of 278 single-family dwelling units for a total of 294 single-family dwelling units on a total of 107.99 acres; the property is currently zoned PDR (Planned Development Residential) and is generally located half a mile north of the intersection of US 301 and 16th Avenue East, Phase V is located on 63rd Court East, with no address assigned, in Parrish (Manatee County).

REVISED

Category

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: CJ Mills, Planner II, 941-748-4501 x 6926, CJ.Mills@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested

MOTION TO CONTINUE:

I move to continue the public hearing for PDR-24-29(P) to June 4, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1112 Manatee Avenue West, 1st Floor, Patricia M. Glass Chambers.

Alternative Motions

APPROVAL

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 in compliance with the applicable standards for review in the Manatee County Land Development Code, and as stipulated herein, I

move to ADOPT of Manatee County Zoning Ordinance Number PDR-24-29(P) and APPROVE of the Preliminary Site Plan with Stipulations A.1-A.5; B.1-B.5; and C.1-C.2.

DENIAL

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 INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable standards for review in the Manatee County Land Development Code, I move to DENY of Manatee County Zoning Ordinance number PDR-24-29(P) and DENY of the Preliminary Site Plan as recommended by the Planning Commission and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioner on the _____ day of _____, 2026.

Enabling/Regulating Authority
Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board
PLANNING COMMISSION ACTION:

- On November 13, 2025, by a vote of 3-2, the Planning Commission voted to continue to December 11, 2025 with Member Ziegler absent.
- On December 11, 2025, by a vote of 6-0 the Planning Commission voted to recommend Denial with Member Gay absent. Members Brower, Brown, and Prosser expressed concern with doubling the number of lots.

November 13, 2025 – Planning Commission
Public Comments:

• Gena Barker expressed concern with flooding in the surrounding area of the project.
• Glen Gibellina spoke regarding the project's density bonus, expressed concerns about flooding, and stated that the project should be utilized for affordable housing. He entered his Public Comment into the record.

December 11, 2025 – Planning Commission
Public Comments:

•Barbara Burg expressed concern regarding the size of the lots and a house being close to them,
•Scott Nivens submitted a site plan and opposed the project due to incompatibility with the current houses.
•Anna Ritzenhaler submitted site plans and opposed the project based on how it affects her home. The purchase removed access she had to her property.
• Glen Gibellina, Andra Griffin, Gina Barker, Mark Vanderee, and Jonathan Sinclair opposed the project due to issues with Ms. Ritzenthaler's property and surrounding property owners.

REVISED

Background Discussion

• Request

This is a Preliminary Site Plan (PSP) for an additional 16 single-family detached dwelling units to the Willow Bend Subdivision.

o Specific Approvals

None

o Stipulations

There are multiple stipulations from different sections in Development Services. Please see the staff report and ordinance.

• General Information

o Location

It is Located half a mile north of the intersection of US 301 and 16th Avenue East, on 63rd Court East.

o Acreage of Project

Approximately 4 acres of an overall 107.99 acre subdivision.

o Density/Intensity of Project

Density: 2.72 dwelling units per gross acre / intensity: none proposed

• Affordable Housing

N/A

• Future Land Use Category (FLUC)

Urban Fringe – 3 (UF–3)

• Land Use History

o FLUC: The site has been designated with the UF-3 FLUC since the adoption of the Manatee County Comprehensive Plan in 1989.

o Zoning: The property was rezoned from a mixture of A (General Agriculture) and A-1 (Agricultural Suburban) Zoning Districts to the PDR (Planned Development Residential) Zoning District in 2008. The previously approved Zoning Ordinance is PDR-04-18(Z)(P).

• Surrounding Areas Zoning/Uses

o North: PDR / vacant residential common area

o South: PDR / single-family residential

o East: PDR and A-1 / single-family residential

o West: PDR / single-family residential

• Conclusion

The proposed addition of 16 single-family detached dwelling units in an area that was previously approved for residential development can be found to be appropriate, consistent with the comprehensive plan, and compliant with the applicable provisions of the Land Development Code.

PLANNING COMMISION ACTION:

• On November 13, 2025, by a vote of 3-2, the Planning Commission voted to continue to December 11, 2025 with Member Ziegler absent.

REVISED

•On December 11, 2025, by a vote of 6-0 the Planning Commission voted to recommend Denial with Member Gay absent. Members Brower, Brown, and Prosser expressed concern with doubling the number of lots.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

•On December 4, 2025, by a vote of 7-0, the Board of County Commissioners voted to continue the public hearing to January 8, 2026, Board of County Commissioners Land Use Meeting.

•On January 8, 2026, the Development Services Division Manager/Impact Fee Administrator continued the public hearing to March 5, 2026, at 9:00 a.m., or as soon thereafter as same may be heard.

PUBLIC COMMENT AND CORRESPONDENCE:

November 13, 2025 – Planning Commission

Public Comments:

• Gena Barker expressed concern with flooding in the surrounding area of the project.

• Glen Gibellina spoke regarding the project's density bonus, expressed concerns about flooding, and stated that the project should be utilized for affordable housing. He entered his Public Comment into the record.

December 4, 2025 – Board of County Commissioners

Public Comment

• Anna Ritzenthaler questioned the continuance.

Nothing was entered into the record.

December 11, 2025 – Planning Commission

Public Comment

•Barbara Burg expressed concern regarding the size of the lots and a house being close to them,

•Scott Nivens submitted a site plan and opposed the project due to incompatibility with the current houses.

•Anna Ritzenhaler submitted site plans and opposed the project based on how it affects her home. The purchase removed access she had to her property.

• Glen Gibellina, Andra Griffin, Gina Barker, Mark Vanderee, and Jonathan Sinclair opposed the project due to issues with Ms. Ritzenthaler's property and surrounding property owners.

January 8, 2026, Board of County Commissioners

• There was no public comment and nothing was entered into the record.

The applicant has requested additional time to continue to work on plan revisions and respective engineering calculations based on feedback received from the Planning Commission Meeting on December 11, 2025 and the Neighborhood Community Meeting held on January 7, 2026. They are seeking the extra time to allow for any potential necessary coordination with other permitting agencies. Please see attached letter requesting the continuance June 4, 2026, at 9:00 a.m., or as soon thereafter as same may be heard.

REVISED

Attorney Review
Other (Requires explanation in field below) Schenk
Sarah Schenk reviewed and responded by email to Matter # FY24/25-0620 on September 25, 2025.

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

REVISED

March 5, 2026 - Land Use Meeting

Subject
Updates to Agenda - February 27, 2026

Category
ANNOUNCEMENTS

Briefings
None

Contact and/or Presenter Information
Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested
Updates incorporated appropriately

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Below are agenda updates (dated 2/27/2026) for the meeting of March 5, 2026 - Land Use Meeting

J. ADVERTISED PUBLIC HEARINGS (AFFORDABLE HOUSING) - QUASI-JUDICIAL

Presentations Scheduled

2. PA-24-10 / Ordinance 06-07 fka 25-38 – Penler Lorraine CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2406-0144-Quasi-Judicial-James J. McDevitt III, MURP, Development Services Team Leader-District 5 - Added Neighborhood workshop notes and revised staff report see changes below

Transportation Link Capacity Analysis

The short-range scenario analysis indicated that the impacted roadway segment of Lorraine Road is currently operating at or above the level of service (LOS) performance standard~~s~~ D at project buildout (2028). However, the impacted segment ~~and~~ is projected to be deficient by 2031.

***

NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
Lorraine Road	2648	D	D	E~~/C*~~	E~~/C*~~

~~*2050 future circulation shows Lorraine Road as 4 lanes.~~

3. PDR-24-18(Z)(P) – Penler Lorraine – T Ralph Taylor JR Family Limited Partnership LLLP (Owner) – Penler Development LLC (Contract Purchaser)– PLN2406-0126 - Quasi-Judicial-James J. McDevitt III, MURP, Development Services Team Leader-District 5 - Added Neighborhood workshop notes and revised staff report see changes below

Section 3 Site Design Details (Page 8)

TRANSPORTATION

Transportation Link Capacity Analysis

The results of the traffic study, which were reviewed and accepted by the Transportation Planning Division, indicated that the impacted roadway segment is currently operating at or above the level of service (LOS) performance standard~~s~~ D and will continue to operate at LOS performance standard D at project buildout (2028). However, the impacted segment is projected to be deficient by 2031.

Section 5 Consistent with Comprehensive Plan

Policy 2.1.2.7

The PSP submitted by the applicant shows a 25.5-foot setback from the eastern property boundary, where adjacent to low density residential development.~~Please refer to the table for nearby developments in Section 3 of this staff report.~~

***

The applicant will be required to pay ~~their proportionate share~~ for any improvements to public utility infrastructure due to the impact of the proposed development.

Section 6 Positive/Negative Aspects and Mitigating Measures

Mitigating Measures

- Applicant proposes a 25.5-foot setback from the eastern property boundary where adjacent to low density residential development, which greatly exceeds the minimum rear setback of 15 feet. (Planning)
- A bus stop shelter will be provided at FSP if requested either by Manatee County or the School District. (Planning)
- Project will utilize NOAA Atlas 14 rainfall data for stormwater modeling. (Stormwater Engineering)

Section 6 Stipulations

4. NOAA Atlas 14 rainfall data shall be used for stormwater modeling.

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
10-year/24-hour	NOAA Atlas	14 FLMOD
25-year/24-hour	NOAA Atlas	14 FLMOD
50-year/24 hour	NOAA Atlas	14 FLMOD
100-year/24-hour	NOAA Atlas	14 FLMOD
100-year/72-hour	18 inches	FDOT-72

50-year storm event modeling applies to thoroughfare drainage systems only.

L. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request
5. PDR-24-29(P) – Willow Bend Phase V – CWES XV LLC – PLN2409-0023- Quasi-Judicial-CJ Mills, Planner II - District 1 - APPLICATION HAS BEEN WITHDRAWN.

8. PDR-23-48(Z)(P) – Yort - 2351 - 2351 Rye Road LLC and Yort, LLC. (Owners) – PLN2309-0137 - Quasi-Judicial - CJ Mills, Planner II - District 1 - APPLICANT REQUESTS FOR A CONTINUANCE TO APRIL 23, 2026, AT 9:00 A.M., OR AS SOON THEREAFTER AS SAME MAY BE HEARD - Project has also been moved to presentations upon request.

Presentations Scheduled

7. First Public Hearing for LDA-24-02 – Local Development Agreement for Crosswind Ranch LDA - PLN2404-0112- Quasi-Judicial - Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator, District 1- Added Anti-Human Traffic Affidavits

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Board of County Commissioners: March 5, 2026

PDR-24-29(P) – WILLOW BEND PHASE V – CWES XV LLC – PLN2409-0023

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan to add a new Phase V comprised of 16 single-family dwelling units on 4 acres to an existing subdivision comprised of 278 single-family dwelling units for a total of 294 single-family dwelling units on a total of 107.99 acres; the property is currently zoned PDR (Planned Development Residential) and is generally located half a mile north of the intersection of US 301 and 16th Avenue East, Phase V is located on 63rd Court East, with no address assigned, in Parrish (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: **11/13/2025, 12/11/2025**

Board of County Commissioners: **12/04/2025, 01/08/2026 & 03/05/2026**

Motion to Continue:

I move to continue the public hearing to June 4, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1112 Manatee Avenue West, 1st Floor, Patricia M. Glass Chambers.

Alternative Motions

APPROVAL
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 in compliance with the applicable standards for review in the Manatee County Land Development Code, and as stipulated herein, I move to ADOPT Manatee County Zoning Ordinance Number PDR-24-29(P) and APPROVE the Preliminary Site Plan with Stipulations A.1-A.5; B.1-B.5; and C.1-C.2.

DENIAL
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 INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable standards for review in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-24-29(P) and DENY the Preliminary Site Plan, as recommended by the Planning Commission and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioner on the _____ day of _____, 2026.

The applicant has requested additional time to continue to work on revisions to the plans based on feedback received from the Planning Commission Meeting on December 11, 2025, and the Neighborhood Community Meeting held on January 7, 2026. Please see attached letter requesting the continuance to no date set and to be readvertised.

PLANNING COMMISSION ACTION:

- On November 13, 2025, by a vote of 3-2, the Planning Commission voted to continue to December 11, 2025 with Member Ziegler absent.

- On December 11, 2025, by a vote of 6-0 the Planning Commission voted to recommend Denial with Member Gay absent. Members Brower, Brown, and Prosser expressed concern with doubling the number of lots.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- On December 4, 2025, by a vote of 7-0, the Board of County Commissioners voted to continue the public hearing to January 8, 2026, Board of County Commissioners Land Use Meeting. (This was due to the Planning Commission continuing the item from November 13, 2025 to December 11, 2025.)
- On January 8, 2026, the Development Services Division Manager/Impact Fee Administrator continued the public hearing to March 5, 2026, at 9:00 a.m., or as soon thereafter as same may be heard.

PUBLIC COMMENT AND CORRESPONDENCE:
November 13, 2025 – Planning Commission
Public Comments:

- Gena Barker expressed concern with flooding in the surrounding area of the project.
- Glen Gibellina spoke regarding the project's density bonus, expressed concerns about flooding, and stated that the project should be utilized for affordable housing. He entered his Public Comment into the record.

Additional public comments were entered into the record.

December 4, 2025 – Board of County Commissioners
Public Comment:

- Anna Ritzenthaler questioned the continuance.

Nothing was entered into the record.

December 11, 2025 – Planning Commission
Public Comments:

- Barbara Burg expressed concern regarding the size of the lots and a house being close to them,
- Scott Nivens submitted a site plan and opposed the project due to incompatibility with the current houses.
- Anna Ritzenhaler submitted site plans and opposed the project based on how it affects her home. The purchase removed access she had to her property.
- Glen Gibellina, Andra Griffin, Gina Barker, Mark Vanderee, and Jonathan Sinclair opposed the project due to issues with Ms. Ritzenthaler's property and surrounding property owners.

Public Comments were entered into the record.

January 8, 2026, Board of County Commissioners

- There was no public comment, and nothing was entered into the record.

Section	
1	Project Summary
2	Maps & Discussion
3	Project Details
4	Land Development Code Analysis
5	Comprehensive Plan Analysis
6	Positive Aspects, Negative Aspects, & Mitigating Factors
7	Specific Approval Requests
8	Stipulations

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDR-24-29(P) / PLN2409-0023
PROJECT NAME	Willow Bend Phase V
ADDRESS	61st Steet East (unaddressed), Parrish 34219 (Manatee County)
GENERAL LOCATION	Located half a mile north of the intersection of US 301 and 16th Avenue East, on 63rd Court East
PARCEL ID	Phase V: 470410209
ACREAGE	Total Property: ± 107.99 acres Project Site: ± 4.00 acres
OWNER / APPLICANT / AGENT	**Owner:** CWES XV LLC **Applicant:** Jacob Cremer (Stearns Weaver Miller) **Agent:** Carol Walden (Stearns Weaver Miller)
FUTURE LAND USE CATEGORY	UF-3 (Urban Fringe – 3)
EXISTING / PROPOSED ZONING	PDR (Planned Development Residential)
PROPOSED USE	Existing: 278 single-family detached residential units Additional Phase V: 16 single-family detached residential units Total: 294 single-family detached residential units
DENSITY	2.72 dwelling units per gross acre overall (DU/GA) 3.54 dwelling units per net acre overall (DU/NA)
INTENSITY	N/A
OVERLAYS/SPECIAL AREAS	N/A
NEIGHBORHOOD WORKSHOP	The Applicant declined to hold a neighborhood workshop; see LDC Section 312.6 in Section 4 of this staff report
CASE MANAGER	Camden Jenkins, MSP, Planner I

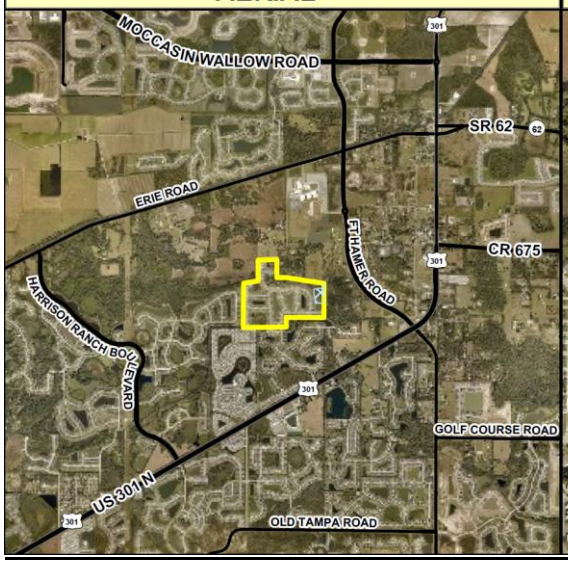
SECTION 2

MAPS & DISCUSSION

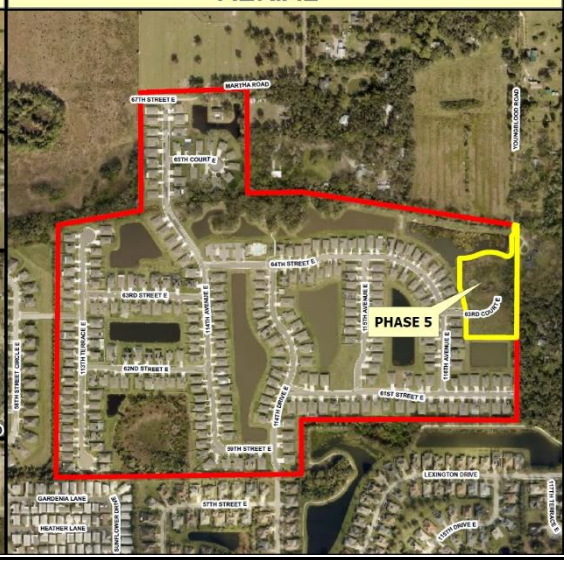
History:

The subject property, located at 61st Street East (unaddressed), Parrish, FL 34219 ("Property"), is an approximately 4.0 acre portion of a 107.99-acre site and is generally located half a mile north of the intersection of US 301 and 16th Avenue East, Parrish (Manatee County). Since the adoption of the Manatee County Comprehensive Plan in 1989, the site has been designated under the UF-3 (Urban Fringe – 3) Future Land Use Category (FLUC). With the adoption of the 1990 Manatee County Land Development Code, the parcel was in the A (General Agriculture) Zoning District. The subject property was rezoned to PDR (Planned Development Residential) on December 4, 2008, with Zoning Ordinance PDR-04-18(Z)(P), which included a Preliminary Site Plan (PSP) for 278 single-family detached residential units. According to the Manatee County Property Appraiser's Office, the subject parcel is unplatted.

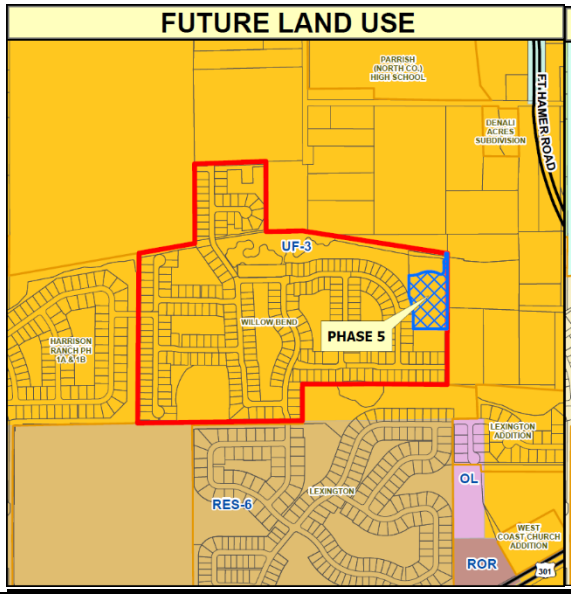
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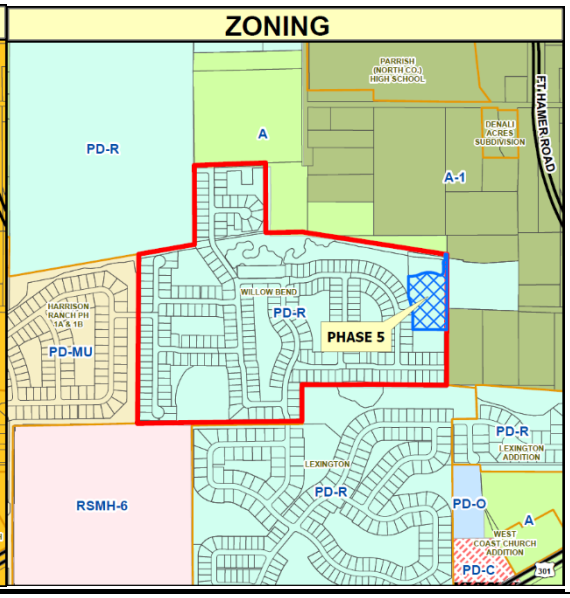
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FUTURE LAND USE



ZONING

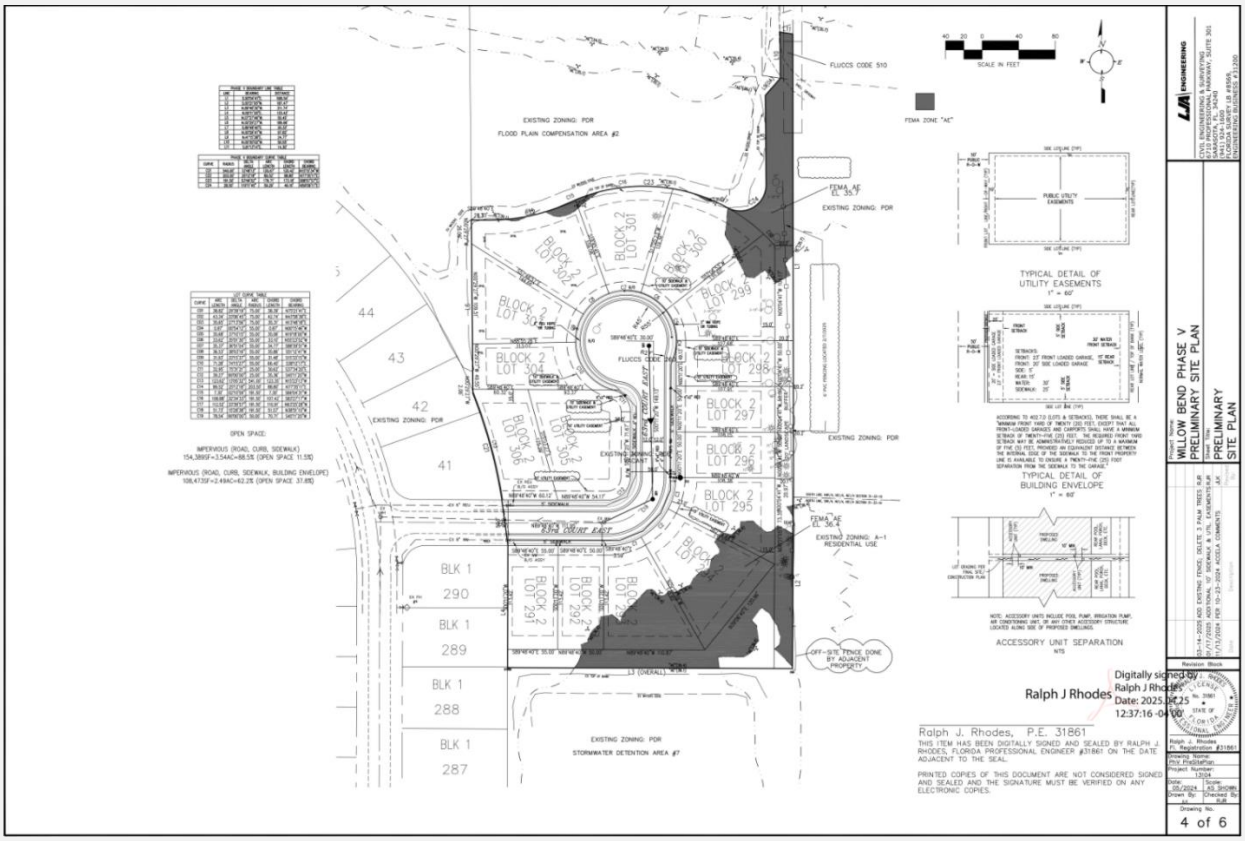


SURROUNDING USES AND ZONING	
NORTH	**USES:** Class I Grazing, Vacant Common Area **ZONING:** PDR, A, A-1
SOUTH	**USES:** Single-Family Residential, Vacant Common Area **ZONING:** PDR
EAST	**USES:** Single-Family Residential **ZONING:** PDR, A-1
WEST	**USES:** Single-Family Residential **ZONING:** PDR

Request:
The Applicant is requesting approval of a Preliminary Site Plan (PSP) proposing the addition of 16 single-family detached residential units for a total of 294 dwelling units within the entire project. The subject property currently has a zoning designation of PDR (Planned Development Residential). The property had a previously approved PSP, PDR-04-18(Z)(P); however, it has since expired per the Manatee County Land Development Code (LDC) Section 322.5. The Applicant requires a new application to establish entitlements within the PDR zoning district.

SECTION 3

PROJECT DETAILS



- 16 single-family detached residential units
- 2.72 DU/GA; 3.54 DU/NA overall

SITE DESIGN DETAILS

SITE DESIGN DETAIL	APPROVED PDR-04-18(Z)(P)	PROPOSED PHASE V
SETBACKS PROPOSED **See Stipulation A.5 which requires that a 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.*	Front: 25 feet (for Front-Loading Garages) Front: 20 feet (for Side-Loading Garages) Sides: 7.5 feet (between units) Rear: 15 feet Waterfront: 30 feet	Front: 23 feet* (for Front-Loading Garages) Front: 20 feet (for Side-Loading Garages) Sides: 5 feet (between units) Rear: 15 feet Waterfront: 30 feet
MINIMUM LOT AREA	6,050 square feet	5,250 square feet
MINIMUM LOT WIDTH	55 feet – 71 lots 65 feet – 114 lots 75 feet – 87 lots 100 feet – 7 lots	50 feet – 16 lots

HEIGHT	3 stories / 35 feet maximum	3 stories / 35 feet maximum
OPEN SPACE* **Entirety of Willow Bend*	Required: 25.0% (27.00 acres) Proposed: 37.4% (40.41 acres)	
ACCESS	5 inter-neighborhood tie access points: 1. Harrison Ranch 2. Pristine Point 3. Lexington 4. Undeveloped North 5. Undeveloped East	
FLOOD ZONE(S)	Site lies in AE-Zone & X-Zone, LOMR 23-04-0090P effective 4/26/2024 & Panel#12081C0179E, effective 3/17/2014	
AREA OF KNOWN FLOODING	**Project located in Flood Prone Area**: Yes **Type of flooding**: Rainfall **Project subject to flow reduction**: Yes, a 50 percent reduction in pre-developed runoff rate is required for the Frog Creek/Buffalo Canal Watershed **Project subject to OFW**: No **Watershed/Basin**: Frog Creek/Buffalo Canal Watershed **Project located within Floodplain and/or Floodway**: The project area is within the 100-year floodplain delineation pursuant to the FEMA 2021 FIRM and Buffalo Creek Watershed Model. **Drainage Easements/Access Easements required for existing system(s)**: Refer to Final Design Comments. Flowage Easements and Maintenance-Access Easements shall be required for all drainage systems which convey runoff from public right-of-way (ROW).	
UTILITIES	**POTABLE WATER INFRASTRUCTURE** • County 8-inch PVC watermain stubbed out to 63rd Court East **WASTEWATER INFRASTRUCTURE** • Existing County 8-inch gravity main stubbed out to 63rd Court East **RECLAIMED WATER INFRASTRUCTURE/** • Existing County 6-inch reuse main stubbed out to 63rd Court East	

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS

Standard(s) Required	Design Proposal	Compliance		Comments
		Yes	No	
Greenbelt Buffer (East)	20 feet	Yes		Standard Met
Sidewalk	5-foot-wide sidewalks proposed throughout the project site.	Yes		Standard Met

TRANSPORTATION

Major Transportation Facilities:
The site is located at 63rd Court East, approximately 100 feet west of 116th Avenue East and approximately 502-feet north of 61st Street East. The project will impact the following roadways, adjacent to and near the project site:

- 63rd Court East is a local roadway with a 25-mph posted speed
- 116th Avenue East is a local roadway with a 25-mph posted speed
- 61st Street East is a local roadway with a 25-mph posted speed

Transportation Link Capacity Analysis:
The Applicant is seeking approval of a PSP. The applicant submitted a generalized analysis of potential transportation impacts arising from the change in land use. The analysis was based on a short-range scenario analysis that considers all planned roads within the impact area.

The conclusion of the generalized analysis in the traffic study is that the potentially impacted segments of US 301 will not have enough capacity for proposed project traffic. Therefore, an arterial analysis was submitted that showed that the U.S. 301 segment will have sufficient capacity for proposed project traffic.

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	EXISTING LOS	FUTURE LOS WITH PROJECT
US 301	3413	D	F	F/D*
*A generalized analysis for the segment shows a deficient Level of Service (F), however a more detailed analysis (Arterial Analysis) shows a Level of Service within the standards for the road (D).				

Access
Since Manatee County is transitioning from repealing transportation concurrency and implementing Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Multimodal Site Access and Safety Analysis (MSASA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS)

CLOS APPLIED FOR: Yes. Project has an existing CLOS that will be revised.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent have been reviewed with the PSP.
Potable water, wastewater, and school facilities will be reviewed at the time of final site plan (FSP).

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements
Overall Required Open Space: 25% (27.0 acres / 107.99 acres) (LDC Section 402.7.D)
Overall Provided Open Space: 37.4% (40.41 acres / 107.99 acres)

Wetlands:
Per the Environmental Report by Flatwoods Consulting Group, August 8, 2024, there are no wetlands within this phase of the project.

Uplands:
Per the Environmental Report by Flatwoods Consulting Group, August 8, 2024, all uplands are mapped as Other Open Lands – 4.06 acres (FLUCCS 260). One small manmade surface water exists on the northern boundary of the project site – 0.01 acres (FLUCCS 510). Property appears to be partially cleared of trees in 2022 and piles of brush occur throughout the northern half of the property. There are no native upland habitats on site.

Preservation of Existing Plant Communities:
Per LDC Section 402.6.T.3.b., when existing native plant communities occur on a parcel of land and are located within planned open spaces, 35% of the required open space or 75% of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities.

Per the Environmental Report by Flatwoods Consulting Group, August 8, 2024, no Native Plant Communities were observed during the habitat assessment. Therefore, the applicant has none to preserve.

Endangered Species:
Per the Environmental Report by Flatwoods Consulting Group, August 8, 2024, an on-site assessment was conducted in May 2024 for listed floral and faunal species, including a 100% survey to locate potential Gopher Tortoises or burrows. The assessment included both direct and indirect observations such as tracks, burrows, tree markings, and vocalizations which would indicate the presence of listed species.

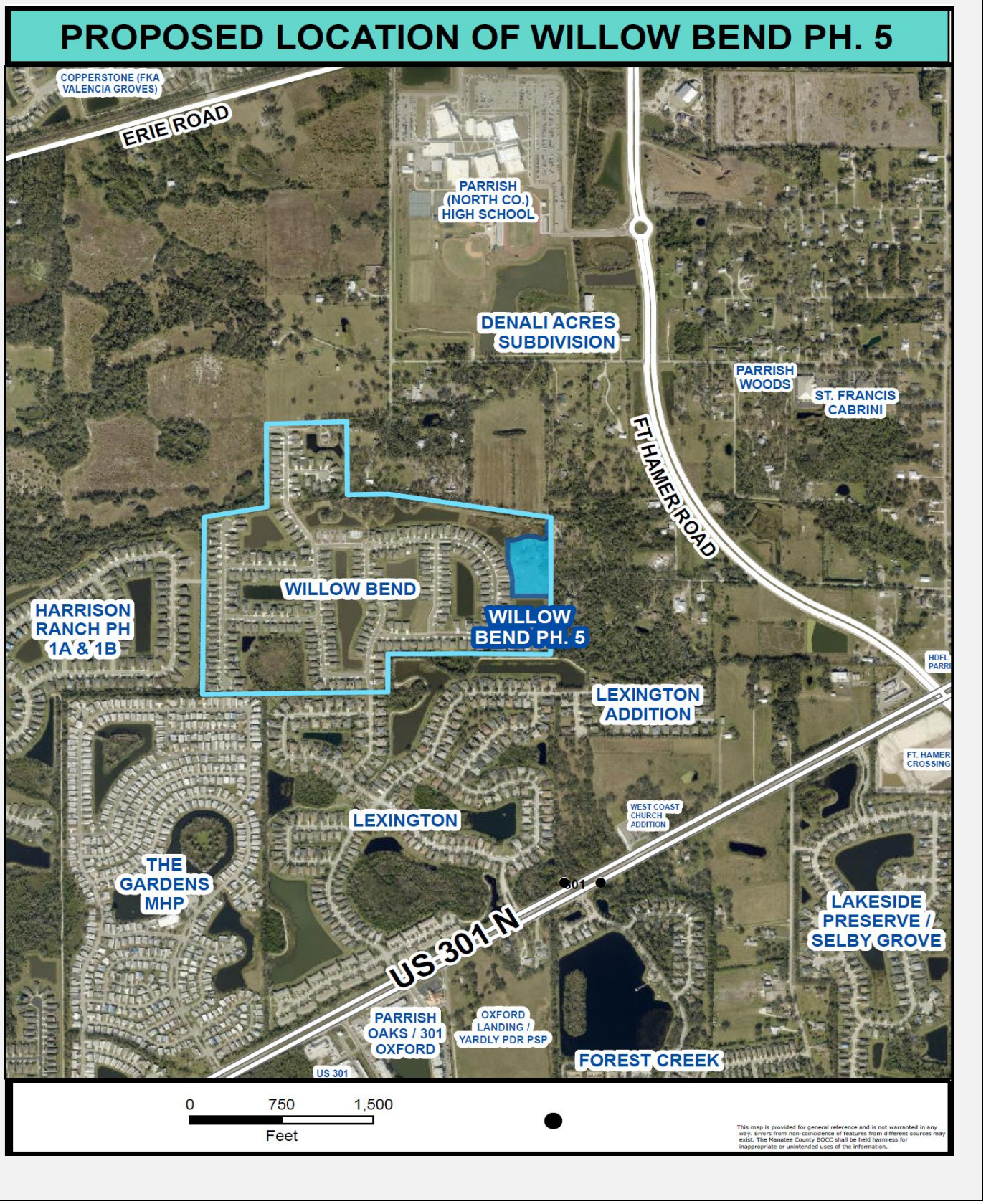
Surveys were conducted for Gopher Tortoises, Wood Stork, wading birds, Bald Eagle, Crested Caracara, Florida Scrub Jay, Little Blue Heron, Tricolored Heron, Southeastern American Kestrel, Florida Sandhill Crane, Eastern Black Rail, Roseate Spoonbills, Red Cockaded Woodpeckers, Eastern Indigo Snakes, Florida Pine Snake, and listed plants.

No listed species or Gopher Tortoise burrows were observed within the Willow Bend Phase V property and no FWS designated Critical Habitat occurs with the site.

Trees and Landscaping:
Tree Removal and Replacement will be reviewed with PSP and Final Site Plan (FSP), in accordance with LDC Section 700 and 701. It appears that some tree removal has already occurred on the site and these trees will need to be accounted for in the tree removal and replacement matrix.

LANDSCAPE BUFFERS			
	Required	**Provided**	**LDC Section**
Greenbelt Buffer (East)	20 feet	20 feet	LDC Section 701; PDR-04-18(Z)(P)

Landscaping will be reviewed with PSP and FSP, in accordance with LDC Section 701.


PROPOSED LOCATION OF WILLOW BEND PH. 5
COPPERSTONE (FKA VALENCIA GROVES)
ERIE ROAD
PARRISH (NORTH CO.) HIGH SCHOOL
DENALI ACRES SUBDIVISION
PARRISH WOODS
ST. FRANCIS CABRINI
FT HAMER ROAD
WILLOW BEND
WILLOW BEND PH. 5
HARRISON RANCH PH 1A & 1B
LEXINGTON ADDITION
FT. HAMER CROSSING
WEST COAST CHURCH ADDITION
LEXINGTON
THE GARDENS MHP
301
US 301 N
LAKESIDE PRESERVE / SELBY GROVE
PARRISH OAKS / 301 OXFORD
OXFORD LANDING / YARDLY PDR PSP
FOREST CREEK
US 301
0
750
1,500
Feet
This map is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6. – NEIGHBORHOOD WORKSHOPS

LDC SECTION 322.2 PRELIMINARY SITE PLAN REVIEW

LDC SECTION 402.6 - GENERAL REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

LDC SECTION 402.7. – PDR – PLANNED DEVELOPMENT RESIDENTIAL

LDC SECTION 531.47. – RESIDENTIAL USES

The following represents an analysis of how the application achieves compliance with LDC Sections. The criteria listed below were used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish stipulations to be adopted for Planned Development districts.

SECTION 312.6. – NEIGHBORHOOD WORKSHOPS

Applicants are strongly encouraged to hold a neighborhood workshop during the application process. The Department Director or the Board may require an applicant to hold a neighborhood workshop for any application that, in the view of the Department Director or Board, has potential neighborhood impacts.

The purpose of the neighborhood workshop is to ensure early citizen participation in an informal forum in conjunction with development applications, and to provide an Applicant the opportunity to understand any impacts an application may have on an affected community. These workshops ensure that citizens and property owners have an adequate opportunity to learn about applications that may affect them. A neighborhood workshop is not intended to produce complete consensus on all applications, but to provide information about the application to adjacent property owners. Neighborhood workshops shall be noticed as required in Table 3-2.

Analysis: A pre-application meeting for the proposed development was held on March 1, 2024. At the pre-application meeting, staff informed the Applicant that a neighborhood workshop is strongly encouraged during the review of the application.

A. Workshop Time and Location. Prior to scheduling a neighborhood workshop, the applicant shall coordinate the meeting date, time and location with the Department Director. The workshop may be held either within the general area of the subject property or virtually via an interactive online video conferencing software program. Additional workshops may be held but are not required if deemed necessary by the Department Director due to notice issues, technology issues, or if a substantial change was made in the pending application to warrant another neighborhood workshop.

B. Workshop Elements. At the workshop, the Applicant shall present the plans, information and data as needed to inform the public of the proposed development.

Analysis: Staff was informed that the Applicant planned on holding a workshop “when further along in the PSP review process” on December 26, 2024. On April 25, 2025, the Applicant decided against hosting a neighborhood workshop, stating that the project “is infill development within an existing subdivision and meets LDC requirements.” As this project was under review before the July 10, 2025 Neighborhood Workshop Memorandum issued by the Development Services Director, the Applicant was not required to hold a neighborhood workshop.

C. Workshop Summary. The Applicant shall submit to the Department, as part of the application, a summary of the materials presented at the workshop, the issues raised by those in attendance, the suggestions and concerns of those in attendance, a copy of the sign-in sheet, and a copy of the workshop advertisement and a copy of the mailed notices sent to property owners.

Analysis: The Applicant declined holding a neighborhood workshop.
The following items were not provided:

- A summary of the materials presented
- The issues raised by those in attendance
- The suggestions and concerns of those in attendance
- A copy of the mailed notices sent to property owners
- A copy of the sign-in sheet
- A copy of the workshop advertisement

LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

A. Previous Approvals.
Analysis: The subject property was rezoned to PDR (Planned Development Residential) on December 4, 2008 with Zoning Ordinance PDR-04-18(Z)(P), which included a PSP for 278 single-family detached residential units. The property previously proposed as Willow Bend Phases V and VI was originally approved for eight single-family detached residential units, six of which were proposed in the former Phase V. All approvals for the subject property have since expired. The property at 6304 Youngblood Road is no longer associated with the Willow Bend Development and has been removed from the currently proposed plans for the subject property.

B. Comprehensive Plan.
Analysis: Further analysis regarding consistency with the Comprehensive Plan and its applicable policies can be found in Section 5, Compliance with the Comprehensive Plan.

C. Land Development Code.
Analysis: There are no Specific Approval requests associated with this project. The project meets or exceeds the LDC requirements for residential uses, open space, setbacks, and landscaping. Further LDC criteria will be analyzed and provided in this staff report.

D. Use and District Requirements.
Analysis: The application is for a request to approve a PSP to allow for 16 single-family detached residential units within Phase V for a total of 294 dwelling units. In addition to the applicable Planned Development Zoning District requirements, this project must also comply with requirements of Sections 531.47 – Residential Uses for specific use criteria. The proposed PSP meets or exceeds the requirements contained in the aforementioned LDC Section.

E. Environment.
Analysis: Per Staff's review, there are no wetland impacts proposed on site and no native uplands contained within the project limits. Adverse impacts to the environment as a result of this project are not anticipated.

F. Circulation.
Analysis: The entire subdivision's access remains unchanged. The project area has one access point onto 116th Avenue. The nearest thoroughfare to the subdivision is U.S. 301 North, a principal arterial road. Internal drive aisles with a minimum of 24 feet for two-way travel are proposed. Internal sidewalks have also been proposed as required by the Land Development Code to provide safe pedestrian circulation within the site. Site access and circulation will be further reviewed with the FSP.

LDC SECTION 402.6 – GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.
Analysis: The subject property is approximately 107.99 acres in size, while the project area for Phase V is approximately 4.00 acres. The project area is currently undeveloped. The site is adjacent to single-family subdivisions to the south and west, with single-family homes to the east, and a mix of single-family and agricultural uses to the north.

B. Relation to Public Utilities, Facilities and Services.
Analysis: The site is located in an area of the County where municipal services, utilities, and schools already exist. Fire Protection will be provided by the Parrish Fire District. Further review will be completed at the time of FSP.

C. Relation to Major Transportation Facilities.
Analysis: The subject property is located in an area where public transportation services are not available. U.S. 301 North, located east and south of the project site, is classified as a principal arterial roadway.

D. Compatibility.
Analysis: The project site is located within an area of Manatee County that has the UF-3 FLUC designation. The proposed single-family development is surrounded by single-family residential uses and is not anticipated to have any negative impacts to the surrounding properties. Appropriate screening, buffers, required setbacks, height limitation, and intensity have all been met as required by the LDC and Comprehensive Plan.

E. Transitions.
Analysis: The Applicant is proposing single-family residential use for the project area. This area of Manatee County is located within the UF-3 FLUC with much of the area directly surrounding the site already developed with single-family residential.

F. Design Quality.
Analysis: The proposed PSP complies with all required provisions of the LDC and is consistent with the Comprehensive Plan's range of potential uses. Site lighting will be provided and reviewed at the time of FSP to promote health, safety, and welfare.

G. Relationship to Adjacent Property.
Analysis: Adequate buffers and design elements are included in the proposed PSP to promote site compatibility with the adjacent single family residential properties.

H. Access.
Analysis: The entire subdivision's access remains unchanged. The project area has one access point onto 116th Avenue. The nearest thoroughfare to the subdivision is U.S. 301 North, a principal arterial road.
The provided and accepted traffic impact study indicates the project will not create any adverse transportation impacts.

I. Streets, Drives, Parking and Service Areas.
Analysis: All aspects of vehicular and non-vehicular infrastructure will be designed and maintained in accordance with Manatee County standards and regulations to ensure safe travel and integration. Additional review will be conducted at time of FSP submittal.

J. Pedestrian Systems.
Analysis: The proposed PSP provides the required internal sidewalks with connections to 116th Avenue East. Potential conflicts with vehicular traffic are not anticipated.

K. Natural and Historic Features, Conservation and Preservation Areas.
Analysis: This is an infill development project with no known historic features or conservation areas. The Applicant provided an additional 12.4% of open space beyond the required 25.0%, bringing the total proposed open space to 37.4%.

L. Density/Intensity.
Analysis: The UF-3 (Urban Fringe – 3) Future Land Use Category allows for up to a maximum of 3 DU/GA and 9 DU/NA. The proposed project site provides a gross density of 2.72 DU/GA and a net density of 3.54 DU/NA, both below the maximum permitted. Maximum intensity is not applicable to this proposal as no non-residential component is proposed.

M. Height.
Analysis: The project proposes a maximum height of 35 feet on the site, which is consistent with what was previously proposed for the entire subdivision. The proposed design is compatible with the surrounding structures and should not adversely affect surrounding development.

N. Fences and Screening.
Analysis: All required landscape and roadway buffers have been provided as required by the LDC. See Section 3, Project Details of this staff report.

O. Yards and Setbacks.

Front	23 feet for front-loaded garage* 20 feet for side-loaded garage
Side	5 feet
Rear	15 feet

**Stipulation A.5 requires that a 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.*

Analysis: The Applicant has proposed the standard PDR Zoning District rear setback required by LDC Section 402.7. - Planned Development Residential. The proposed side setbacks are shorter than the 8-foot setback found in LDC 402.7 for developments that do not establish their own setbacks, while the front setbacks are both shorter than what can be found in the same criteria.

P. Trash and Utility Plant Screens.
Analysis: The applicant proposes that solid waste disposal will be provided by Manatee County by individual can pick-up.

Q. Signs.
Analysis: All signs within the project must meet the requirements of Chapter 6 of the LDC and their proposed location(s) shall be reviewed at the time of FSP.

R. Landscaping.
Analysis: A detailed Landscaping Plan will be provided and reviewed at the time of FSP. All landscaping will meet or exceed the standards in Section 701. The design and maintenance of the roadway and perimeter buffers will be based on a unified landscape plan for the development.

S. Special Guidelines for Review of Projects with Mixed Use Plan Designations and Projects at Designated Entranceways.
Analysis: Not Applicable. The project site is neither a mixed-use plan nor is it located within a designated entranceway.

T. Environmental Factors.
Water Conservation.
Analysis: Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the FSP.

Minimum Open Space Requirements.
Analysis: The total development proposes a minimum open space of 37.0% or 40.41 acres. The provided open space exceeds the minimum 25.0% required by the LDC.

Preservation of Existing Plant Communities.
Analysis: The project site is currently vacant with no native plant communities onsite. Any non-native species will be removed prior to FSP completion. Such review will be conducted at the time of FSP submittal.

U. Rights-of-Way and Utility Standards.
Analysis: All site improvements shall comply with the requirements of the County's Administrative Procedures for all public and private ROW construction.

V. Stormwater Management.
Analysis: The project shall comply with the stormwater requirements of Section 801 at the time of FSP.

W. Consistency with Comprehensive Plan.
Analysis: See below Section 5 for Comprehensive Plan consistency analysis.

X. Other Factors.
Analysis: No other factors are applicable.

LDC SECTION 402.7.D. – PDR – PLANNED DEVELOPMENT RESIDENTIAL

A. Site Planning.
Analysis: The site planning in the proposed development has the residences facing toward internal driveways. Adequate buffers have been provided as required.

B. Landscaped Open Space and Pervious Area Requirements.
Analysis: The required amount of open space for the proposed project is 25%. The proposed amount of open space is 37.4%, exceeding the established requirement.

C. Traffic Circulation.
Analysis: The subdivision within the proposed development provides inter-neighborhood ties with surrounding neighborhoods. There is no multi-modality available in the vicinity of the subject property, which will create additional and longer auto-dependent trips.

D. Yards and Setbacks.
Analysis: The proposed residential setbacks are as follows:

Residential Front	23 feet for front-loaded garage* 20 feet for side-loaded garage
Residential Side	5 feet
Residential Rear	15 feet

** Stipulation A.5 requires that a 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.*

E. Minimum Lot Width.
Analysis: See Section 3 of this Staff Report and the PSP proposed with this application for the proposed lot width and lot area.

F. Building Height.
Analysis: The proposed residential buildings have a maximum height of three stories or 35 feet.

LDC SECTION 531.47 – RESIDENTIAL USES

A. Residential Uses in the VIL Districts.
Analysis: This section is not applicable as the proposed development is not located in the Village (VIL) Districts.

B. Multi-Family Dwellings in PR District.
Analysis: This section is not applicable as the proposed development only includes single-family dwellings.

C. Residential Uses in the NC, GC, MX, and HC Zoning Districts.
Analysis: This section is not applicable as the proposed development is not located in any of the commercial zoning districts.

D. Single-Family Detached Dwellings in the Industrial Light (IL) Future Land Use Category.
Analysis: This section is not applicable as the proposed development is not located in the Industrial Light (IL) Future Land Use Category (FLUC).

E. Waterfront Residential Structures in PDR, PDW, PDMU, PDRV, PDMH and PDA.
Analysis: This section is not applicable as the proposed development is not located along the water.

F. Residential Subdivisions Adjacent to Existing Kennels.
Analysis: This section is not applicable as the proposed development is not located near an existing kennel use.

G. Residential Uses within Designated Urban Corridors.
Analysis: This section is not applicable as the proposed development is not located along a designated urban corridor.

H. Multi-Family Residential Uses within the Urban Service Area.
Analysis: This section is not applicable as the proposed development only includes single-family dwellings and is not located within the Urban Service Area (USA).

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the Urban Fringe – 3 (UF-3) Future Land Use Category. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.2.1.11. UF-3: Establish the Urban Fringe – 3 Future Land Use Category as follows:

Policy 2.2.1.11.1. Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. The nature, extent, location of development, and availability of services shall be reviewed to ensure the development of these lands is conducted consistent with the intent of this policy. The UF-3 land use category includes areas of low density urban residential development, generally developed through an integrated master plan approach. The UF-3 category also provides for a complement of residential support uses normally utilized during the daily activities of residents of these low-density environments, and in limited circumstances non-residential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day-to-day needs of the community.

Policy 2.2.1.11.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low-density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools. See Objectives 4.2.1 and 2.10.4.
Analysis: The proposed low-density, single-family detached residential is supported by the Urban Fringe – 3 FLUC's Range of Potential Uses.

Policy 2.2.1.11.3. Range of Potential Density/Intensity:
Maximum gross residential density:
- Three (3) dwelling units per acre.
- Nine (9) dwelling units per acre at activity nodes (see Policy 2.2.1.11.4).
- Nine (9) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."
- Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.

Maximum net residential density:
- Nine (9) dwelling units per acre.
- Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.11.4).
- 12 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."
- Clustered developments in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:
- 0.35.
- 0.5 at activity nodes (see Policy 2.2.1.11.4).

Maximum Square Footage for Neighborhood Commercial Uses:
- Medium (150,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).
- Large (300,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).

Analysis: The proposed density of 2.72 DU/GA is consistent with the range of potential density of the UF-3 FLUC.

Policy 2.2.1.11.4. Other Information:

(a) Schools in the UF-3 future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.

(b) In order to serve more than day to day needs within the UF-3 suburban environment, activity nodes with neighborhood and community-serving commercial uses may be permitted if consistent with the Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.11.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.

(c) 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.

Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.

Analysis: The Property is in an area with existing and planned public facilities (water, sewer, schools, emergency services, and transportation facilities).

Policy 2.1.2.4. Limit urban sprawl through consideration of new and redevelopment when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

Analysis: The project site is located west of the Future Development Area Boundary (FDAB) and there are existing developments surrounding the project.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.

Analysis: The surrounding area is characterized by low-density residential uses and has a suburban development pattern including residential and support uses areas based on approved projects within the nearby area.
Given the development trend in the area, the timing appears to be appropriate.

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures.

Analysis: The proposed project provides adequate buffers from the surrounding uses and meets the minimum setback requirements.

SECTION 6

POSITIVE ASPECTS

- The UF-3 FLUC anticipates developments which are permitted in PDR Zoning District and are consistent with land uses in the surrounding area. (Planning)
- Public facilities are already established in the area. (Planning)
- Overall site design provides 37.4 percent open space, exceeding the required 25 percent open space for the project (Environmental)
- No state or federally listed species were observed on site during the May 2024 habitat assessment and species survey. (Environmental)
- This project is a low trip generator with a negligible effect on the impacted thoroughfare. (Transportation)

NEGATIVE ASPECTS

- There are no apparent negative aspects associated with this project. (Planning)

MITIGATING FACTORS

- The proposed development shall comply with all applicable standards of review found within the LDC such as buffering, screening, setbacks, and building heights.
- If improvements to the public infrastructure are required due to the impact of this development, then the required improvements will be made at the expense of the developer proportional to the impact of development on the public infrastructure and will bear a rational nexus to the requested improvements. (Planning)

SECTION 7

SPECIFIC APPROVAL REQUESTS

This section is not applicable as there are no specific approvals requested with this application.

SECTION 8

STIPULATIONS

A. DESIGN AND LAND USE

1. The site plan submitted with this application shall be part of the approval.

2. Any new or temporary use proposed on this property, other than those approved with this application, shall be required to apply for a new permit through Development Services-Planning & Zoning, as required by the LDC.

3. All other applicable local, state, or federal permits shall be obtained prior to commencement of construction.

4. Any significant historical or archeological resources discovered during development activities shall be immediately reported to Florida Department of State's Division of Historical Resources. Treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with Florida Department of State's Division of Historical Resources and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by Florida Department of State's Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

5. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.

2. At the time of Final Site Plan, all existing trees, and any trees already removed prior to FSP review, are to be shown and noted on the Plan's existing conditions sheet. All trees removed or proposed to be removed are to be included in a Tree Removal and Replacement matrix.

3. At the time of Final Site Plan, all landscape buffers will need to be shown on the outside of any fencing. An existing fence currently shown on the Preliminary Site Plan that appears to be installed by the adjacent property owners that may need to be relocated to accommodate the code requirement of landscaping on the exterior of fencing.

4. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS 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. At the time of Final Site Plan, all landscape buffers will need to be shown on the outside of any fencing. There is currently an existing fence shown on the Preliminary Site Plan that appears to be installed by the adjacent property owners that may need to be relocated to accommodate the code requirement of landscaping on the exterior of fencing.

C. STORMWATER

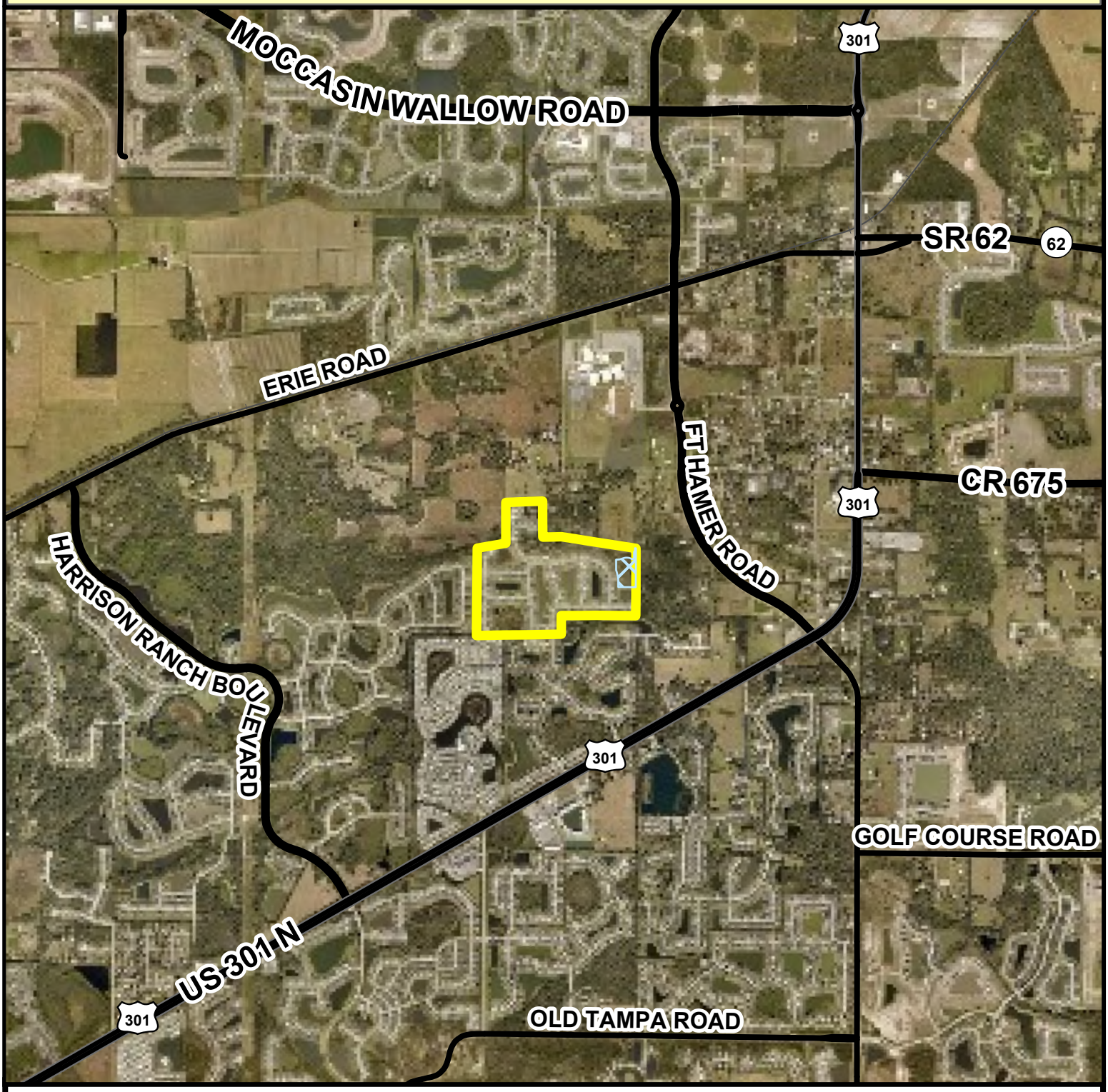
1. Pursuant to Section 801 of the Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3,, the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the County 100-year floodplain delineation pursuant to the Buffalo Creek Watershed Management Plan, and post-development discharge of runoff.

2. This project shall be required to reduce the calculated pre-development flow rate by a full 50% for all stormwater outfall flow directly or indirectly into Buffalo Creek Watershed. Modeling shall be used to determine pre- and post- development flows.

Attachments

1. **Staff Report Maps and Aerials**
2. **Preliminary Site Plan**
3. **Traffic Impact Statement and Acceptance Memo**
4. **Environmental Assessment**
5. **Concurrency Reservation Application**
6. **Boundary and Topographic Survey**
7. **Affidavit of Publishing**
8. **Public Comment**
9. **Previous Approval PDR-04-18(Z)(P)**
10. **Request for continuance from Applicant**
11. **Ordinance PDR-24-29(P)**

AERIAL



Parcel ID #(s) Multiple

Project Name: Willow Bend Phase V
Project #: PDR-24-29 (P)
Accela #: PLN2409-0023

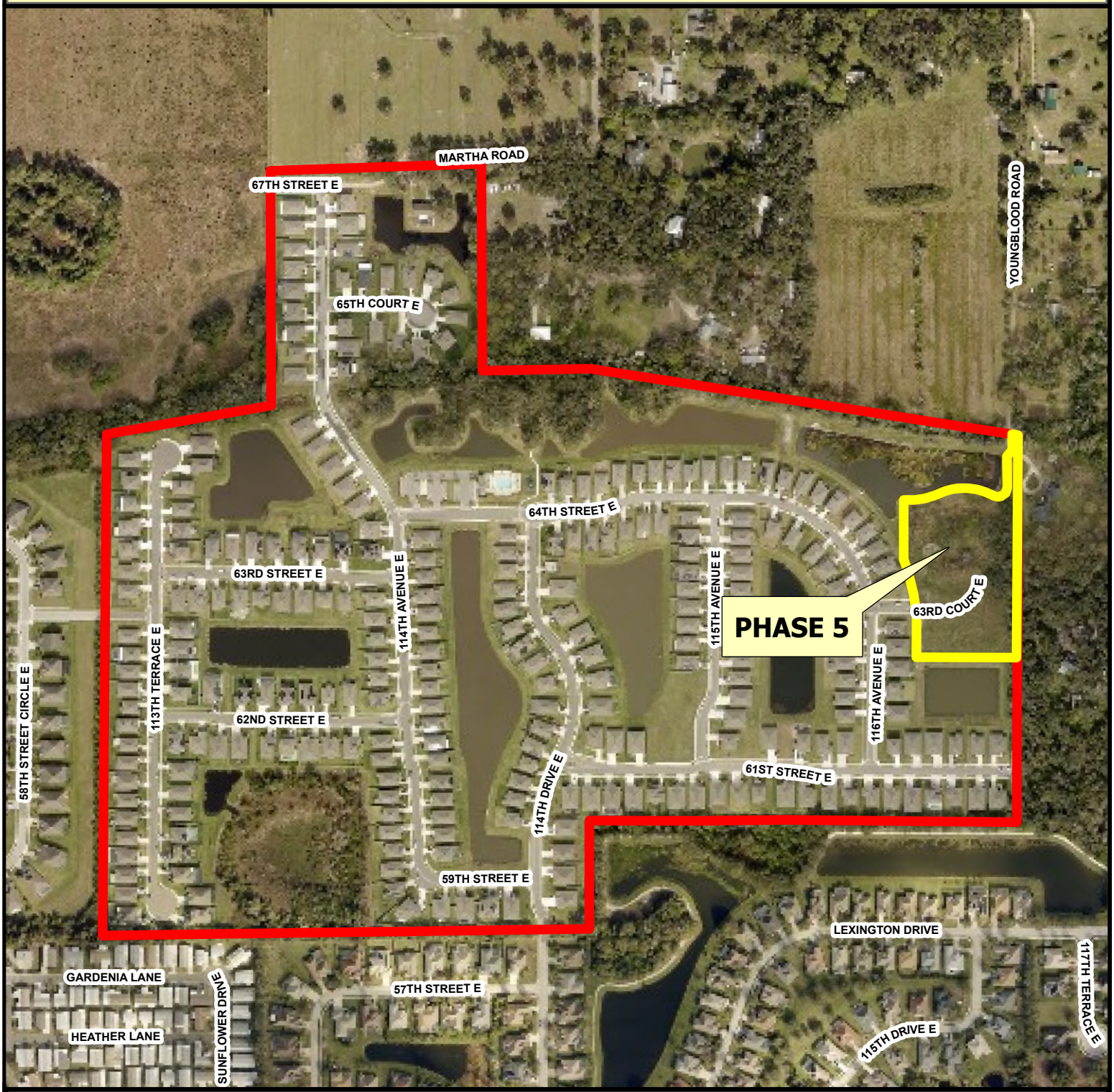
S/T/R: 33 34S 18E
Acreage: 107.99 (phase 5 - 4.00 ac.)
Existing Zoning: PD-R
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 4 / 2025

Feet
0 1,000 2,000

AERIAL



Parcel ID #(s) Multiple

Project Name: Willow Bend Phase V
Project #: PDR-24-29 (P)
Accela #: PLN2409-0023

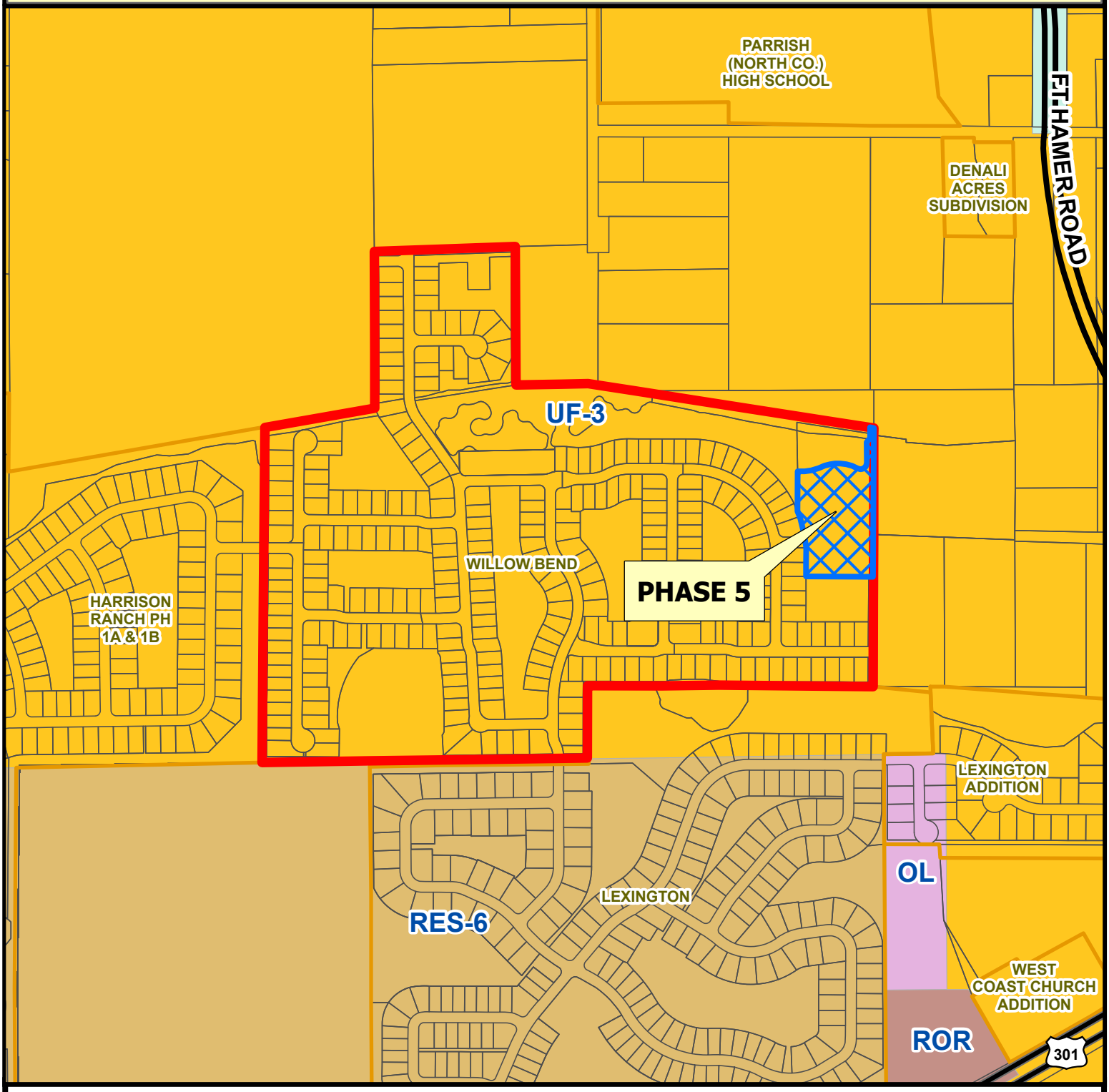
S/T/R: 33 34S 18E
Acreage: 107.99 (phase 5 - 4.00 ac.)
Existing Zoning: PD-R
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 4 / 2025

Feet
0 250 500

FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Willow Bend Phase V
Project #: PDR-24-29 (P)
Accela #: PLN2409-0023

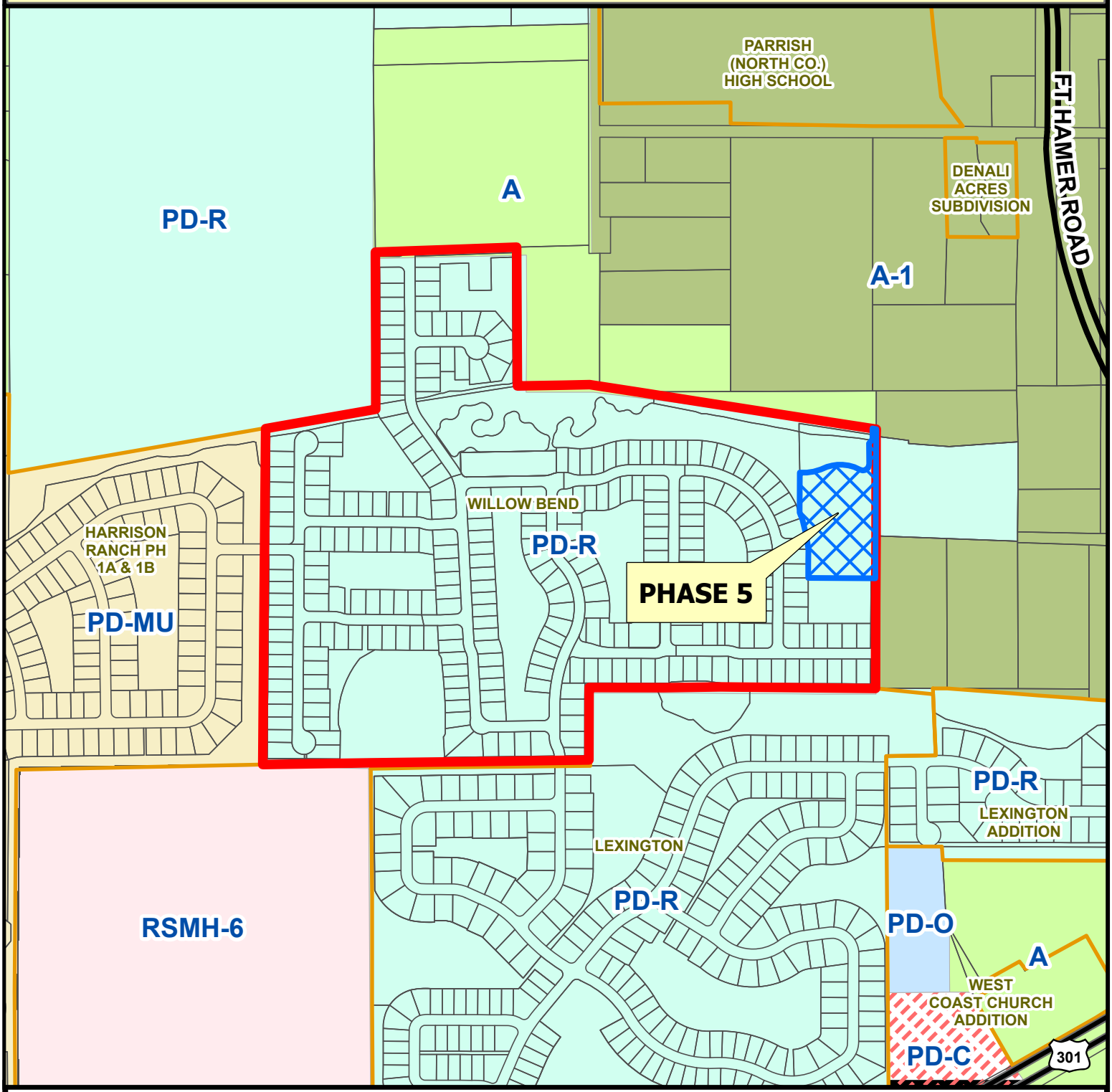
S/T/R: 33 34S 18E
Acreage: 107.99 (phase 5 - 4.00 ac.)
Existing Zoning: PD-R
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 4 / 2025

Feet
0 370 740

ZONING



Parcel ID #(s) Multiple

Project Name: Willow Bend Phase V
Project #: PDR-24-29 (P)
Accela #: PLN2409-0023

S/T/R: 33 34S 18E
Acreage: 107.99 (phase 5 - 4.00 ac.)
Existing Zoning: PD-R
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 4 / 2025

Feet
0 370 740

PROPOSED LOCATION OF WILLOW BEND PH. 5



0 750 1,500
Feet

Ú

This map is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

PRELIMINARY SITE PLAN
FOR
WILLOW BEND PHASE V
IN
SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA
BY

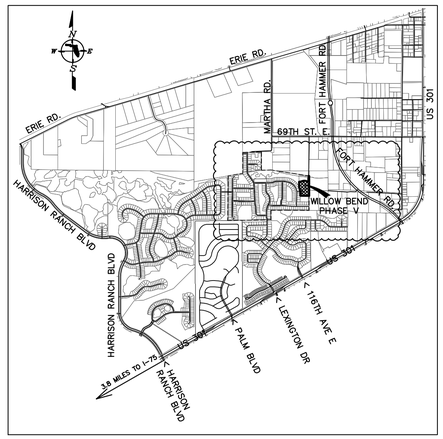
LJA
CIVIL ENGINEERING & SURVEYING
6710 PROFESSIONAL PARKWAY, SUITE 301
SARASOTA, FL. 34240
(941) 924-1600
FLORIDA SURVEY LB #8569,
ENGINEERING BUSINESS #31200

WILLOW BEND INDEX TO DRAWINGS

SHEET No.	NAME
1	COVER SHEET
2	SITE LOCATION WITHIN WILLOW BEND PHASE PLAN
3	EXISTING CONDITIONS AND DEMO PLAN
4	PRELIMINARY SITE PLAN
5	PRELIMINARY DRAINAGE PLAN
6	OPEN SPACE EXHIBIT
LA1	LANDSCAPE PLANS AND DETAILS (BY: KURT R. CRIST LANDSCAPE ARCHITECT, INC.)

GENERAL NOTES:

1.	PHASE V ACREAGE:	4.00±AC
2.	ZONING:	PDR-04-18(Z)(P)
3.	FUTURE LAND USE:	UF-3 (URBAN FRINGE-3)
4.	PHASE V PROPOSED LAND USE:	RESIDENTIAL SINGLE-FAMILY DETACHED
5.	PHASE V EXISTING LAND USE:	VACANT
6.	ZONING WITHIN 200 FEET OF SITE BOUNDARIES:	AS SHOWN ON EXISTING CONDITION SHEET 3 of 6
7.	LOCATION OF EXISTING AND PLATTED STREETS DRAINAGE WAYS AND UTILITIES ON CONTIGUOUS PROPERTIES:	SHOWN ON PLAN SHEETS 3-5 of 6
8.	TOPOGRAPHIC CONTOURS ON-SITE:	SHOWN ON EXISTING CONDITION SHEET 3 of 6 & DRAINAGE PLAN SHEET 5 of 6
9.	FLOOD ZONE (100 YR):	AE-ZONE: BASE FLOOD ELEVATION OF 36.4' PER LOMR 23-04-0090P EFFECTIVE 4/26/2024 & X-ZONE,PANEL12081C0179E, EFFECTIVE 3/17/2014
	FLOOD ZONE (25 YR):	ZONE "X" (SITE) ZONE "AE" (WADE CANAL;FLOODWAY) ELEV 33.4 - 35 25 YEAR FLOODPLAIN HAS NOT BEEN MAPPED BY MANATEE COUNTY, THE 25 YEAR FLOODPLAIN SHOWN ON THE SITE PLAN WAS DETERMINED PER LDC, BASED ON FEMA HEC 2 MODEL USING 25 YEAR STORM EVENT BY TOM SHOOPMEN, P.E.
9.	FLOOD PROTECTION ELEVATION DATA:	VARIES
10.	WETLANDS DELINEATION:	N/A
11.	LOCATION OF EXISTING TREE GROUPINGS:	AS SHOWN ON EXISTING CONDITIONS SHEET
12.	TOTAL NUMBER OF PHASE V LOTS:	PROPOSED PHASE V: 16 LOTS
13.	OPEN SPACE SUMMARY:	OVERALL SITE AREA= 107.99± AC OVERALL REVISED SITE REQUIRED OPEN SPACE= 27.00± AC= 25% OVERALL REVISED SITE PROVIDED OPEN SPACE= 40.413 AC= 37.4% SEE SHEET 6 of 6 FOR SPECIFIC LAYOUT
14.	RESIDENTIAL DENSITY	GROSS DENSITY: 294 UNITS/107.99 AC=2.72 UNITS/ACRE NET AREA DENSITY: 107.99(OVERALL)-24.66(NWL,WL,REC)=83.33(NET) = 3.54 UNITS/ACRE
15.	LOT DIMENSIONS (APPROX.; SEE SHEET 4):	WIDTH: 50' DEPTH: 105' BUILDING HEIGHT: 35' (MAXIMUM)
	BUILDING ENVELOPE: FRONT BUILDING SETBACK: SIDE BUILDING SETBACK: REAR BUILDING SETBACK: WETLAND BUFFER BLDG. SETBACK: WATERFRONT SETBACK:	AS SHOWN ON PLANS - TYPICAL 23 FEET FRONT LOADED GARAGE, 20' SIDE LOADED GARAGE 5 FEET 15 FEET N/A 30 FEET
16.	LOT AND BLOCK NUMBERS:	AS SHOWN ON PLANS
17.	STREETS:	PUBLIC AS SHOWN ON PLANS
18.	FRONT YARD UTILITY EASEMENT: SIDE YARD UTILITY EASEMENT: REAR YARD EASEMENTS: OTHER EASEMENTS:	20' = SIDE LOADED GARAGE, 23' = FRONT LOADED GARAGE 5 FEET 15 FEET 30' WATER (OR) AS SHOWN ON PLANS
19.	LANDSCAPING PLAN:	TREE REMOVAL/REPLACEMENT AND LANDSCAPING SHALL BE IN ACCORDANCE WITH LDC SECTION 402, 700, AND 701 (SEE LANDSCAPE PLAN)
20.	DRAINAGE SYSTEM:	CLOSED DRAINAGE SYSTEM
21.	DELINEATION OF ALL REQUIRED YARDS:	AS SHOWN ON PLANS - TYPICAL
23.	MAXIMUM BUILDING HEIGHTS:	35 FEET
24.	APPROXIMATE START DATE FOR CONSTRUCTION: APPROXIMATE COMPLETION DATE:	NOVEMBER 2025 MAY 2026
25.	FLOOD PLAIN MANAGEMENT PERMIT:	REQUIRED FOR ANY LOTS IN 100 YR FLOODPLAIN
26.	WETLANDS INFORMATION:	EXISTING WETLAND ACREAGE: 0 ACRES PROPOSED WETLAND IMPACT ACREAGE: 0 ACRES POST-DEVELOPMENT WETLAND ACREAGE: 0 ACRES
27.	GENERAL SIGN PRINCIPAL:	SIGN LOCATIONS SHOWN ON SITE PLAN, DETAILS TO BE PROVIDED ON FINAL SITE PLAN.
28.	FOCAL POINT:	LAKES AND RECREATION AREA.
29.	UTILITIES-WATER/SEWER:	PUBLIC
30.	COMPLIANCE WITH SECTION 722 OF LDC	AS APPLICABLE
31.	LAKE AREAS AT NORMAL WATER LEVELS:	ADJACENT FLOODPLAIN COMP AREA AND POND 7
32.	PERENNIAL STREAM(S):	WADE CREEK (NOT IN PHASE V)
33.	ROADWAY:	PUBLIC
34.	HABITAT:	PER ORIGINAL REZONING APPROVAL AND RECENT ENVIRONMENTAL STUDY, THERE IS NO NATIVE HABITAT ON-SITE.
35.	CONSTRUCTION SCHEDULE:	START DATE:NOVEMBER 2025 / COMPLETION DATE: MAY 2026



VICINITY MAP
SCALE: 1"=2,500'

PROPOSED SITE DESIGN

1. LOT LINES SHOWN ON THE PLAN.
2. NO STRUCTURES PLANNED, UNTIL SINGLE FAMILY HOMES ARE BUILT ON EACH LOT.
3. WATER AND SEWER LINES IN RIGHT-OF-WAY AND IN EASEMENTS.
4. DRAINAGE AND BUFFER EASEMENTS SHOWN ON PLAN.
5. OPEN SPACE AREAS SHOWN ON PLAN (BUFFERS, LAKES, AND RECREATION AREAS).
6. NO SPECIFIC PARKING OR LOADING AREAS.
7. VEHICULAR CIRCULATION VIA THE PROPOSED STREETS.
8. DRAINAGE TO LAKES, OUTFALLS TO EXISTING WATERBODIES.
9. PROPOSED WATER LINE, INTERNAL SYSTEM.
10. GRAVITY SERVICE TO EACH LOT.
11. SOLID WASTE PICK-UP AT EACH LOT.
12. NEW FIRE HYDRANTS INSTALLED WITH SPACING PER FIRE MARSHALL APPROVAL.
13. EFFLUENT REUSE IS PROPOSED.
14. 5' SIDEWALK ON BOTH SIDES OF ALL STREETS.
15. THE STORMWATER SYSTEM DESIGN WILL COMPLY WITH MANATEE COUNTY REQUIREMENTS AND CHAPTER 40D-4 OR 40D-40 F.A.C. (S.W.F.W.M.D.) 50% STORMWATER PEAK DISCHARGE RATE IS REQUIRED.
16. ALL LANDSCAPING SHALL COMPLY WITH CHAPTER 7 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC), INCLUDING PRESERVATION OF NATIVE HABITAT, REQUIRED BUFFERS, LOCAL RESIDENTIAL STREET TREE PLANTING, AND COMMON AREA MAINTENANCE AND IRRIGATION. TREE REPLACEMENT WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 7 OF THE LDC.
17. RESIDENTIAL STREET TREES MEETING THE SPECIFICATIONS OF SECTION 701.6 OF THE LDC SHALL BE PLANTED AT A RATE OF 1 TREE FOR EVERY 50 LINEAR FEET OF INTERNAL RIGHT-OF-WAY AT THE SAME TIME EACH HOME IS BUILT. SEE LANDSCAPE PLAN.
18. THE HOMEOWNER'S DOCUMENTS AND FINAL SITE PLAN SHALL INCLUDE LANGUAGE TO INFORM HOMEOWNERS OF THE PRESENCE OF NEIGHBORING AGRICULTURAL USES, INCLUDING POSSIBLE USE OF PESTICIDES AND HERBICIDES AND OF ODORS AND NOISES ASSOCIATED WITH AGRICULTURAL USES.
19. ALL SIGNS, INCLUDING THE LOCATION OF SUCH SIGNS, SHALL BE PERMITTED SEPARATELY AND APPROVED BY MANATEE COUNTY.
20. THE LOWEST QUALITY OF WATER AVAILABLE, INCLUDING BUT NOT LIMITED TO STORMWATER REUSE AND ALTERNATIVE IRRIGATION SOURCES, SHALL RE USED TO ADEQUATELY AND SAFELY MEET IRRIGATION NEEDS. IF RETENTION POND WATER IS USED, A SEPARATE COLOR-CODED IRRIGATION SYSTEM SHALL BE INSTALLED, AND WRITTEN INFORMATION STATING THAT "THE WATER IS NOT FOR HUMAN CONSUMPTION" SHALL BE PROVIDED TO THE RESIDENTS.
21. THE ENGINEER OF RECORD MUST PROVIDE DOCUMENTATION TO PROVE THAT CONCURRENCY HAS BEEN MET RELATIVE TO FIRE FLOW, AND SHALL PROVIDE A LETTER FROM THE FIRE MARSHALL INDICATING COMPLIANCE WITH THESE REQUIREMENTS. CENTRAL RECLAIMED SYSTEM IS PROPOSED AND APPROVED BY MANATEE COUNTY UTILITIES DEPARTMENT. SEE THESE PLANS FOR LAYOUT.
22. THE PROPERTY OWNER AND THEIR HEIRS, ASSIGNS, OR TRANSFEREES, ARE HEREBY NOTIFIED THAT A PAYMENT OF AN IMPACT FEE FOR SCHOOL PURPOSES IS REQUIRED.
23. GENERAL DESCRIPTIONS OF PROPOSED LEGAL MEASURES TO PROVIDE ANY EASEMENTS, DEDICATIONS AND RESERVATIONS: EASEMENTS, DEDICATIONS AND RESERVATIONS WILL BE COMPLETED THROUGH THE PLATTING PROCESS.
24. HOME OWNERS ASSOCIATION WILL OWN AND MAINTAIN COMMON OR DEDICATED OPEN SPACE.
25. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
26. THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY & TRAFFIC STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
27. THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS."

LEGAL DESCRIPTION (REVISED 10-27-2023 SEB)
A TRACT OF LAND LYING IN AND BEING THAT PART OF SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA, DESCRIBED AS FOLLOWS;

COMMENCE AT A 1" IRON PIPE FOUND MARKING THE NW CORNER OF THE NW1/4 OF THE NE1/4 OF THE NE 1/4 OF SAID SECTION 31; THENCE ALONG THE WEST LINE OF SAID NW1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, S.00°04'41"E., A DISTANCE OF 195.96 FEET TO THE POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE CONTINUE ALONG SAID WEST LINE, S.00°04'41"E., A DISTANCE OF 506.54' TO TO THE SW CORNER OF SAID NW1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31; THENCE ALONG THE WEST LINE OF THE SW1/4 OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 31, S.00°21'05"W., A DISTANCE OF 187.47 FEET TO THE NE CORNER OF TRACT LB-02, WILLOW BEND PHASE IV, A SUBDIVISION RECORDED IN PLAT BOOK 75, PAGE 162, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE ALONG THE NORTH LINE OF TRACT LB-02 AND TRACT SW-07 OF SAID WILLOW BEND PHASE IV, N.89°48'30"W., A DISTANCE OF 311.74 FEET TO THE NW CORNER OF SAID TRACT SW-07; THENCE N.00°11'20"E., A DISTANCE OF 133.42 FEET TO THE NE CORNER OF LOT 90 OF SAID WILLOW BEND PHASE IV; THENCE N.07°27'46"W., A DISTANCE OF 50.45 FEET TO THE SE CORNER OF LOT 41 OF SAID WILLOW BEND PHASE IV, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 540.00' AND A DELTA ANGLE OF 12°48'13", WHOSE CHORD BEARS N.15°15'34"W.; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE, A DISTANCE OF 120.67' TO A POINT OF CUSP WITH THE SOUTHERN AND EASTERN BOUNDARY OF TRACT SW-04, WILLOW BEND PHASE II, A SUBDIVISION RECORDED IN PLAT BOOK 70, PAGE 159, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EASTERN BOUNDARY OF SAID TRACT SW-04, THE FOLLOWING 7 COURSES AND DISTANCES: (1) N.00°29'27"W., A DISTANCE OF 189.96 FEET; (2) THENCE S.89°48'40"E., A DISTANCE OF 20.33 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 203.50' AND A DELTA ANGLE OF 25°12'18", WHOSE CHORD BEARS N.77°35'11"E.; (3) THENCE ALONG THE ARC OF SAID CURVE IN AN EASTERLY AND COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 89.52' TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 191.50' AND A DELTA ANGLE OF 53°46'02", WHOSE CHORD BEARS S.88°07'57"E.; (4) THENCE ALONG THE ARC OF SAID CURVE IN AN EASTERLY AND CLOCKWISE DIRECTION, A DISTANCE OF 179.71' TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 28.50' AND A DELTA ANGLE OF 119°11'45", WHOSE CHORD BEARS N.59°09'11"E.; (5) THENCE ALONG THE ARC OF SAID CURVE IN A NORTHEASTERLY AND COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 59.29'; (6) THENCE TANGENT TO THE LAST CURVE, N.00°26'41"W., A DISTANCE OF 97.82 FEET; (7) THENCE N.41°15'38"E., A DISTANCE OF 18.14 FEET TO THE SOUTHEAST CORNER OF TRACT CANAL-E OF SAID WILLOW BEND PHASE II; THENCE ALONG THE EASTERN BOUNDARY OF SAID TRACT CANAL-E, N.41°15'38"E., A DISTANCE OF 6.64 FEET TO ITS INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #202041085808, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE AND AFORESAID EASTERN BOUNDARY OF TRACT CANAL-E, N.00°30'02"W., A DISTANCE OF 50.55 FEET TO THE NORTHERN BOUNDARY OF SAID TRACT CANAL-E; THENCE ALONG SAID NORTHERN BOUNDARY OF TRACT CANAL-E, S.81°13'14"E., A DISTANCE OF 14.30 FEET TO THE POINT OF BEGINNING;

(NOT PART OF THE LEGAL DESCRIPTION)
ABOVE DESCRIBED PARCEL CONTAINS 174,412.83 SQUARE FEET, OR 4.004 ACRES, MORE OR LESS;

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.

	SOURCE	OWNERSHIP
POTABLE WATER	MANATEE COUNTY	MANATEE COUNTY
WASTEWATER	MANATEE COUNTY	MANATEE COUNTY
RECLAIMED WATER	MANATEE COUNTY	MANATEE COUNTY

Ralph J Rhodes
Digitally signed by Ralph J Rhodes
Date: 2025.07.28 15:47:14 -04'00'

RALPH J. RHODES LICENSE No. 31861 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ralph J. Rhodes, P.E. 31861

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RALPH J. RHODES, FLORIDA PROFESSIONAL ENGINEER #31861 ON THE DATE ADJACENT TO THE SEAL.

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PROFESSIONAL DATA:

ENGINEER:
LJA ENGINEERING, INC.
325 INTERSTATE BLVD.
SARASOTA, FLORIDA 34240
PHONE: 941-924-1600

LANDSCAPE ARCHITECT:
KURT R. CRIST
LANDSCAPE ARCHITECT, INC.
2350 BERN CREEK LOOP
SARASOTA, FL. 34240
PHONE: 941-378-8080
FAX: 941-378-8080

DEVELOPER:
CWES XV, LLC
C/O JES PROPERTIES, INC.
334 E. LAKE RD. #172
PALM HARBOR, FL 34685
(727)787-6330

SURVEYOR/BOUNDARY/TOPOGRAPHY:
LJA ENGINEERING, INC.
325 INTERSTATE BLVD.
SARASOTA, FLORIDA 34240
PHONE: 941-924-1600

ENVIRONMENTAL CONSULTANT:
FLATWOODS CONSULTING GROUP
8306 LAUREL FAIR CIRCLE, SUITE 120
TAMPA, FL 33604
PHONE: 813-766-8626

	DATE	BY
PREPARED	05/10/2024	JLK
REVISION:		
A: PER 10-23-24 ACCELA COMMENTS	11/13/2024	JLK
B: NOTES, MAP, ADD LANDSCAPE TO SHEET LIST	12/12/2024	JLK
C: ADDED NOTES 25-26	01/17/2025	RJR
D: SITE DESIGN NOTES 18, 20, 21; GEN NOTES 24, 35	02/12/2025	RJR
E: ATTORNEY: CONSTRUCTION START/SCHEDULE DATE	06/18/2025	JLK

MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
SIGNATURE BLOCK

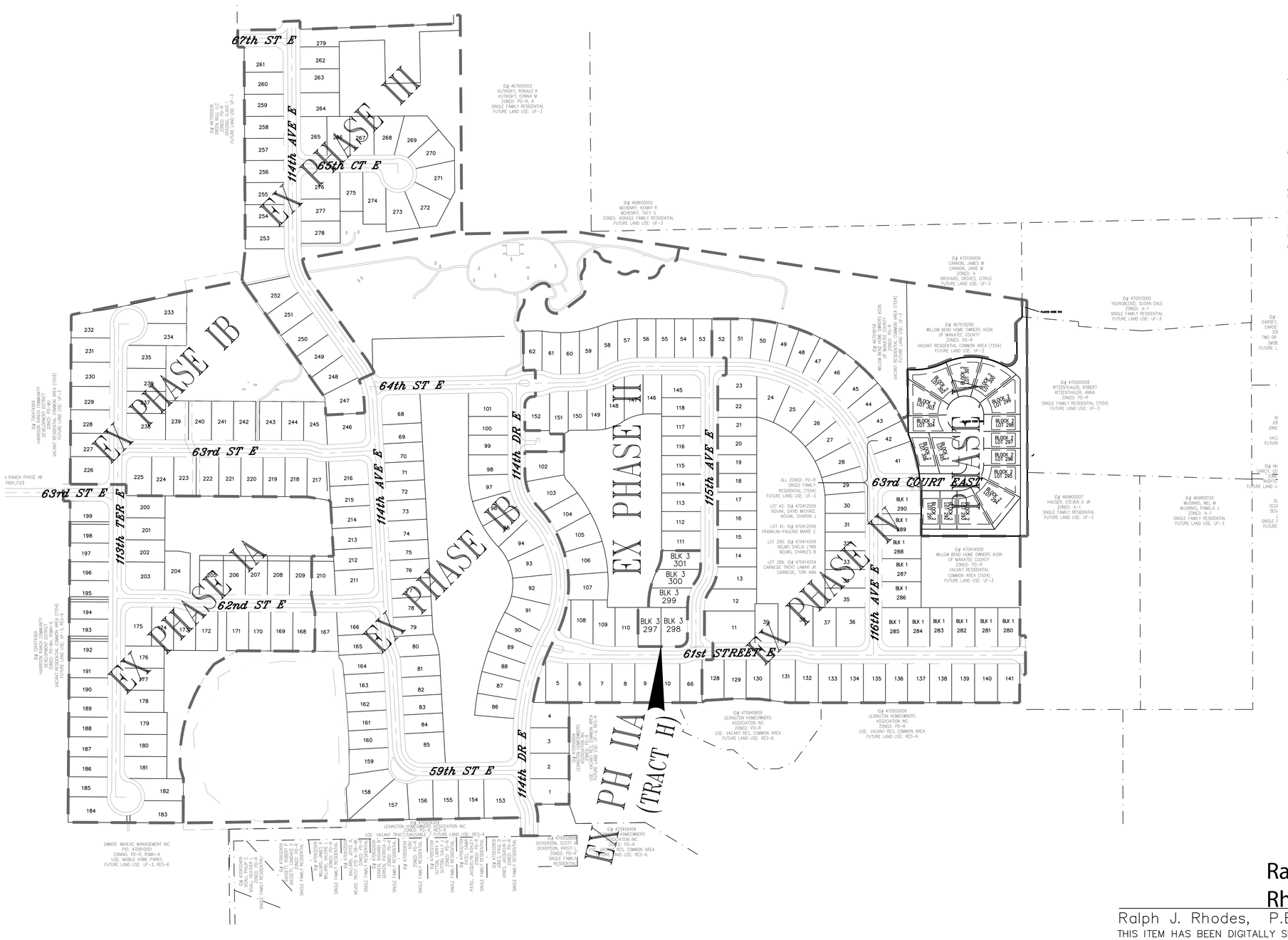
Project Number: _____ **Project Name:** WILLOW BEND PHASE V
Approval Type: _____ **PLN Number:** _____

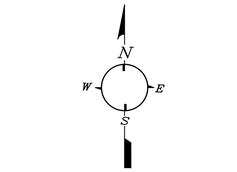
CASE MANAGER _____ DATE _____
PROJECT ENGINEER _____ DATE _____
CONCURRENCY _____ DATE _____
ENVIRONMENTAL PLANNING _____ DATE _____
ENVIRONMENTAL HEALTH _____ DATE _____
FIRE DISTRICT _____ DATE _____

Attention: The combination of this signed plan and accompanying approval letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application. There may be other documents, including a CLOS that affect this project approval.

Received by OWNER/AGENT: _____ DATE _____

N:\Projects\PROJECTS 2015\31054 JES WILLOW BEND\PHASE 5\Planning\Site Plan\31054 Willow Bend Phase V Site Plan.dwg, 7/31/2025 12:48:31 PM





TOTAL NUMBER OF LOTS:	
PLATTED LOTS:	
PHASE IA:	42
PHASE IB:	90
PHASE II:	42
PHASE IIA(TRACT "H"):	5
PHASE III:	33
PHASE IV:	66
PREVIOUS TOTAL:	278 LOTS
PROPOSED PHASE V:	16 LOTS
REVISED TOTAL:	294 LOTS

LJA ENGINEERING
CIVIL ENGINEERING & SURVEYING
6711 PROFESSIONAL PARKWAY, SUITE 301
SARASOTA, FL 34240
(941) 924-1600
FLORIDA SURVEY LB #8569,
ENGINEERING BUSINESS #31200

Project Name: WILLOW BEND PHASE V
PRELIMINARY SITE PLAN

Sheet Title: SITE LOCATION WITHIN
WILLOW BEND PHASE PLAN

Revised By:	Description	Date
JLK	LOTS CHART	12/12/2024

Revision Block

Ralph J Rhodes

Digitally signed by Ralph J Rhodes
Date: 2025.06.19 14:26:12 -04'00'

Seal: RALPH J. RHODES LICENSE No. 31861 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ralph J. Rhodes, P.E. 31861

THIS ITEM HAS BEGIN DIGITALLY SIGNED AND SEALED BY RALPH J. RHODES, FLORIDA PROFESSIONAL ENGINEER #31861 ON THE DATE ADJACENT TO THE SEAL.

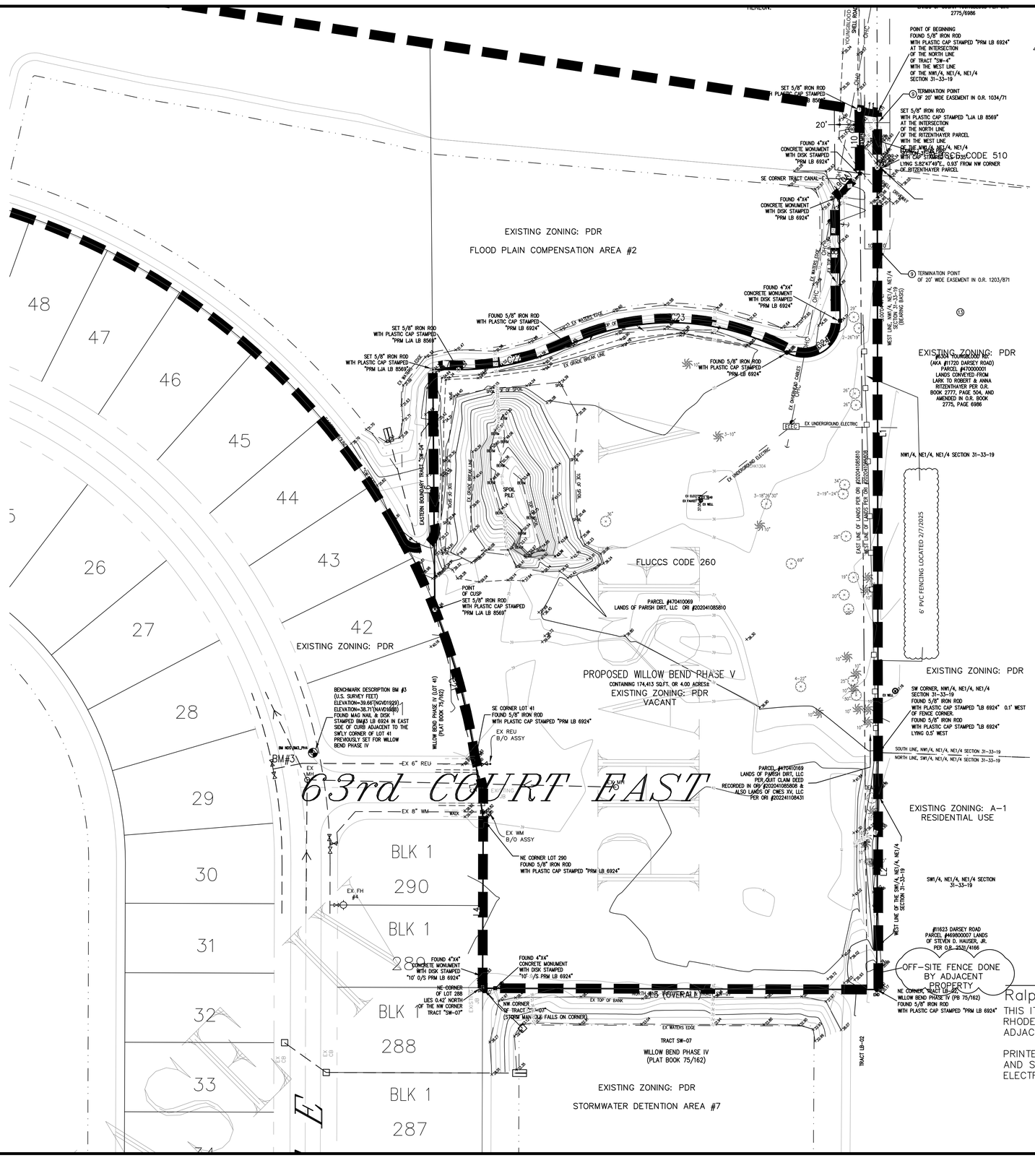
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Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: PhV PreSitePlan	
Project Number: 13104	
Date: 05/2024	Scale: AS SHOWN
Drawn By: JLK	Checked By: RJR

Drawing No.
2 of 6

N:\Projects\PROJECTS 2021\13104 - ES WILLOW BEND\PHASE IV\Preliminary Site Plan\13104 Willow Bend PhV PreSitePlan 2024-12-12.dwg, 12/12/2024 3:44:58 PM



NOTE: NO WELLS ON SITE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°04'41"E	506.54'
L2	S00°21'05"W	187.47'
L3	N89°48'30"W	311.74'
L4	N00°11'20"E	133.42'
L5	N07°27'46"W	50.45'
L6	N00°29'27"W	189.96'
L7	S89°48'40"E	20.33'
L8	N00°26'41"W	97.82'
L9	N41°15'38"E	24.77'
L10	N00°30'02"W	50.55'
L11	S81°13'14"E	14.30'
L12	S00°04'41"E	195.96'
L13	N41°15'38"E	18.14'
L14	N41°15'38"E	6.64'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C21	540.00'	12°48'13"	120.67'	120.42'	N15°15'34"W
C22	203.50'	25°12'18"	89.52'	88.80'	N27°35'11"E
C23	191.50'	53°46'02"	179.71'	173.18'	S88°07'57"E
C24	28.50'	119°11'45"	59.29'	49.16'	N59°09'11"E

NOTE: ALL ELEVATIONS REFER TO 1988 NAVD

LEGEND
FLUCCS CODE 260 OTHER OPEN LANDS
FLUCCS CODE 510 STREAMS AND WATERWAYS

Ralph J Rhodes

Digitally signed by Ralph J Rhodes
Date: 2025.04.25 12:16:21 -04'00'

Ralph J. Rhodes, P.E. 31861

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LJA ENGINEERING
CIVIL ENGINEERING & SURVEYING
6710 PROFESSIONAL PARKWAY, SUITE 301
SARASOTA, FL. 34240
(941) 921-5100 SURVEY LB #8569,
ENGINEERING BUSINESS #31200

Project Name:
WILLOW BEND PHASE V
PRELIMINARY SITE PLAN

Sheet Title:
EXISTING CONDITIONS
AND DEMO PLAN

Revised By:	Description	Date
RJR	added ex. fence; removed 3 palm trees	04-25-25
rjr	FENCE NOTES	03-14-25

Revision Block

RALPH J. RHODES LICENSE No. 31861 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: PhV PreSitePlan
Project Number: 13104
Date: 05/2024
Scale: AS SHOWN
Drawn By: JLK
Checked By: RJR

Drawing No.
3 of 6

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PHASE V BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S.00°04'41"E.	506.54'
L2	S.00°21'05"W.	187.43'
L3	N.89°48'30"W.	311.74'
L4	N.00°11'20"E.	133.42'
L5	N.07°27'46"W.	50.45'
L6	N.00°29'27"W.	189.96'
L7	S.89°48'40"E.	20.33'
L8	N.00°26'41"W.	97.82'
L9	N.41°15'38"E.	24.77'
L10	N.00°30'09"W.	50.55'
L11	S.81°13'14"E.	14.30'

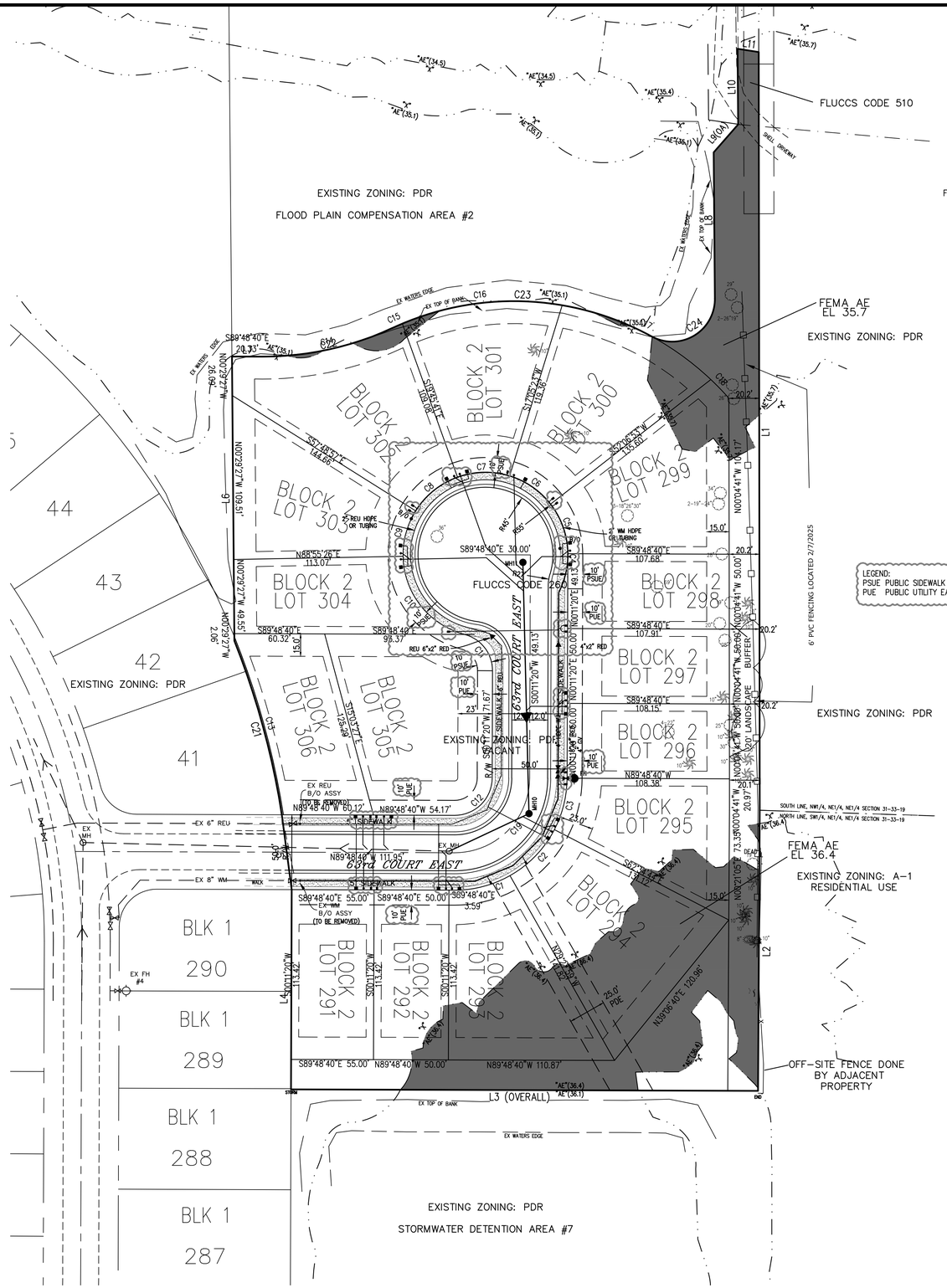
PHASE V BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C21	540.00'	12°48'13"	120.67'	120.42'	N15°15'34"W
C22	203.50'	25°12'18"	89.52'	88.80'	N77°35'11"E
C23	191.50'	53°46'02"	179.71'	173.18'	S88°01'53"E
C24	28.50'	119°11'45"	59.29'	49.16'	N59°09'11"E

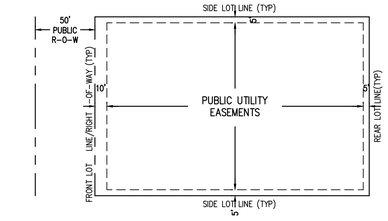
LOT CURVE TABLE					
CURVE	ARC LENGTH	DELTA ANGLE	ARC RADIUS	CHORD LENGTH	CHORD BEARING
C01	38.82'	29°39'19"	75.00'	38.39'	N75°21'41"E
C02	43.34'	33°06'45"	75.00'	42.74'	N43°58'18"E
C03	35.65'	27°13'56"	75.00'	35.31'	N13°48'18"E
C04	0.87'	00°54'12"	55.00'	0.87'	N00°15'46"W
C05	35.68'	37°10'15"	55.00'	35.06'	N19°18'00"W
C06	33.62'	35°01'30"	55.00'	33.10'	N55°23'52"W
C07	35.37'	36°51'04"	55.00'	34.77'	S88°39'51"W
C08	36.53'	38°03'16"	55.00'	35.86'	S51°12'41"W
C09	31.93'	33°15'37"	55.00'	31.48'	S15°33'15"W
C10	71.28'	74°15'27"	55.00'	66.40'	S38°12'17"E
C11	32.95'	75°31'21"	25.00'	30.62'	S37°34'20"E
C12	39.27'	90°00'00"	25.00'	35.36'	S45°11'20"W
C13	123.62'	13°05'32"	541.00'	123.35'	N15°23'13"W
C14	89.52'	25°12'18"	203.50'	88.80'	N77°35'11"E
C15	7.30'	02°10'59"	191.50'	7.30'	S66°04'31"W
C16	108.88'	32°34'33"	191.50'	107.42'	S83°27'17"W
C17	112.50'	33°39'57"	191.50'	110.91'	N63°25'28"W
C18	51.73'	15°28'38"	191.50'	51.57'	N38°51'10"W
C19	78.54'	90°00'00"	50.00'	70.71'	S45°11'20"W

OPEN SPACE:

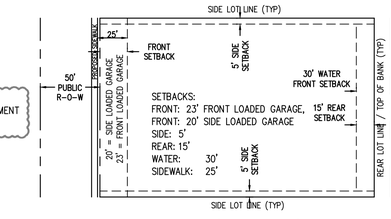
IMPERVIOUS (ROAD, CURB, SIDEWALK)
154,389SF=3.54AC=88.5% (OPEN SPACE 11.5%)

IMPERVIOUS (ROAD, CURB, SIDEWALK, BUILDING ENVELOPE)
108,473SF=2.49AC=62.2% (OPEN SPACE 37.8%)





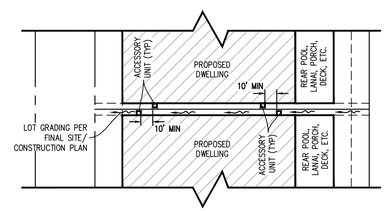
TYPICAL DETAIL OF
UTILITY EASEMENTS
1" = 60'



LEGEND:
PSUE PUBLIC SIDEWALK UTILITY EASEMENT
PUE PUBLIC UTILITY EASEMENT

ACCORDING TO 402.7.D (LOTS & SETBACKS), THERE SHALL BE A "MINIMUM FRONT YARD OF TWENTY (20) FEET, EXCEPT THAT ALL FRONT-LOADED GARAGES AND CARPORTS SHALL HAVE A MINIMUM SETBACK OF TWENTY-FIVE (25) FEET. THE REQUIRED FRONT YARD SETBACK MAY BE ADMINISTRATIVELY REDUCED UP TO A MAXIMUM OF FIVE (5) FEET, PROVIDED AN EQUIVALENT DISTANCE BETWEEN THE INTERNAL EDGE OF THE SIDEWALK TO THE FRONT PROPERTY LINE IS AVAILABLE TO ENSURE A TWENTY-FIVE (25) FOOT SEPARATION FROM THE SIDEWALK TO THE GARAGE."

TYPICAL DETAIL OF
BUILDING ENVELOPE
1" = 60'



NOTE: ACCESSORY UNITS INCLUDE POOL PUMP, IRRIGATION PUMP, AIR CONDITIONING UNIT, OR ANY OTHER ACCESSORY STRUCTURE LOCATED ALONG SIDE OF PROPOSED DWELLINGS.

ACCESSORY UNIT SEPARATION
NTS

Ralph J Rhodes

Digitally signed by Ralph J Rhodes
Date: 2025.07.28 15:48:43 -04'00'

Ralph J. Rhodes, P.E. 31861

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CIVIL ENGINEERING & SURVEYING
6750 FIRST FESTIVAL PARKWAY, SUITE 301
SARASOTA, FL 34240
(941) 924-1600
FLORIDA SURVEY LB #8569,
ENGINEERING BUSINESS #31200

Project Name:
WILLOW BEND PHASE V
PRELIMINARY SITE PLAN

Sheet Title:
PRELIMINARY SITE PLAN

Revised By:	Description	Date
JLK	ATTORNEY: SRVS & ESMT; SIDWALK IN R/W	6/18/2025
RJR	ADD EXISTING FENCE; DELETE 3 PALM TREES	03-14-2025
JLK	ADDITIONAL 10' SIDEWALK & UTIL. EASEMENTS	01/17/2025
	PER 10-23-2024 ACCELA COMMENTS	11/13/2024

Revision Block

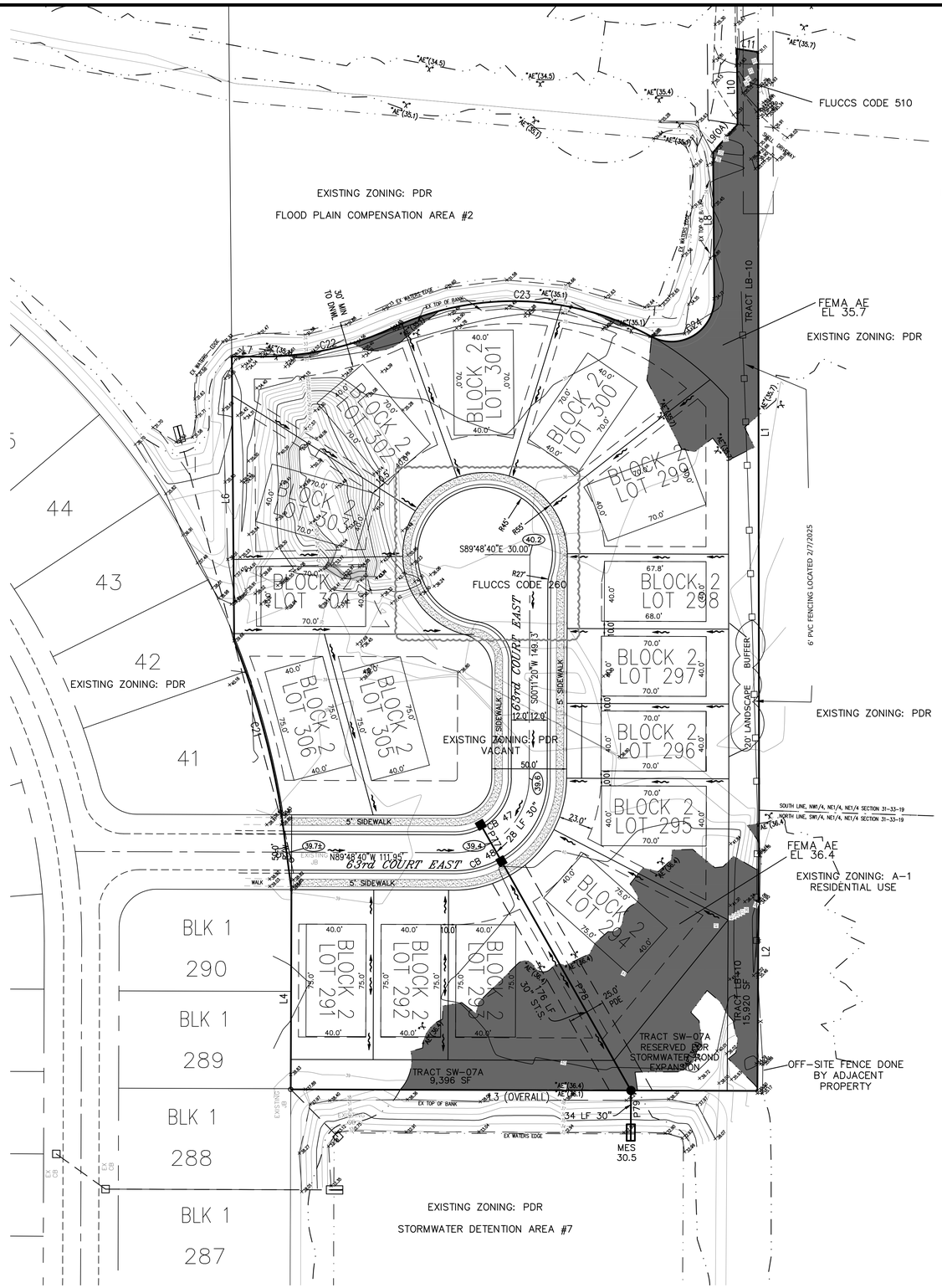
STATE OF FLORIDA PROFESSIONAL ENGINEER
RALPH J. RHODES
LICENSE
No. 31861

Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: PhV PreSitePlan
Project Number: 1.3104
Date: 05/2024
Scale: AS SHOWN
Drawn By: JLK
Checked By: RJR

Drawing No.
4 of 6

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SARASOTA, FL 34240
(941) 924-1600
FLORIDA SURVEY LB #8569,
ENGINEERING BUSINESS #31200

Project Name:
WILLOW BEND PHASE V
PRELIMINARY SITE PLAN

Sheet Title:
PRELIMINARY
DRAINAGE PLAN

Revised By:	Date	Description
JLK	06/18/2025	ATTORNEY: SIDEWALK IN R/W
RJR	4-25-2025	ADDED 20' BUFFER NOTE; FENCE NOTES
RJR	3-14-2025	ADDED EXISTING FENCE
RJR	2-12-2025	ADD PROPOSED FENCE

Revision Block

Ralph J Rhodes
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RALPH J. RHODES LICENSE No. 31861 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ralph J. Rhodes
Fl. Registration #31861

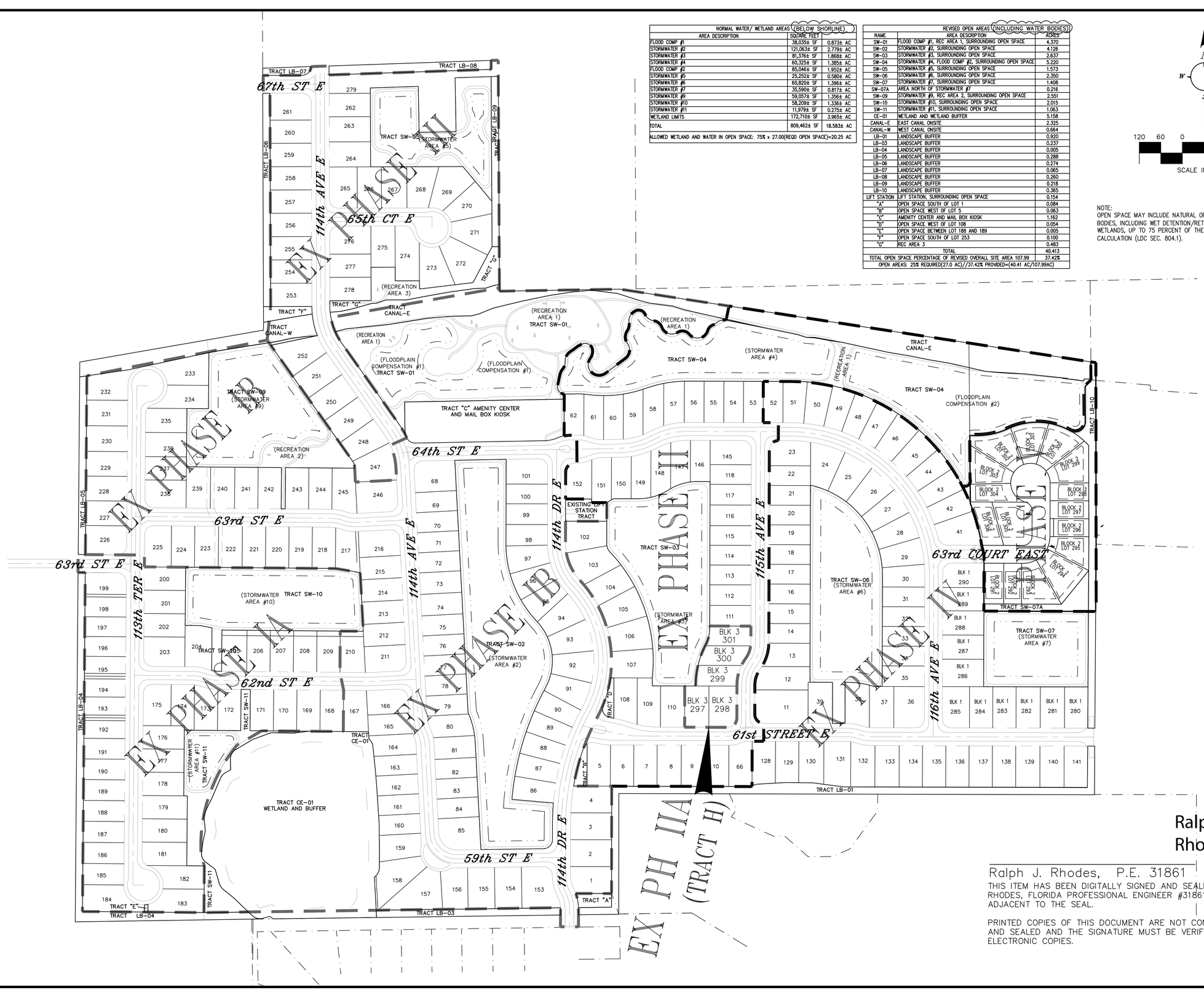
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Project Number: 1.3104
Date: 05/2024
Scale: AS SHOWN
Drawn By: JLK
Checked By: RJR

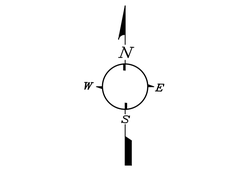
Drawing No.
5 of 6

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NORMAL WATER/ WETLAND AREAS (BELOW SHORLINE)		
AREA DESCRIPTION	SQUARE FEET	
FLOOD COMP #1	38,035± SF	0.873± AC
STORMWATER #2	121,063± SF	2.779± AC
STORMWATER #3	81,376± SF	1.868± AC
STORMWATER #4	60,325± SF	1.385± AC
FLOOD COMP #2	85,046± SF	1.952± AC
STORMWATER #5	25,252± SF	0.580± AC
STORMWATER #6	60,820± SF	1.396± AC
STORMWATER #7	35,590± SF	0.817± AC
STORMWATER #9	59,057± SF	1.356± AC
STORMWATER #10	58,209± SF	1.336± AC
STORMWATER #11	11,979± SF	0.275± AC
WETLAND LIMITS	172,710± SF	3.965± AC
TOTAL	809,462± SF	18.583± AC
ALLOWED WETLAND AND WATER IN OPEN SPACE: 75% x 27.00(REQD OPEN SPACE)=20.25 AC		

REVISED OPEN AREAS (INCLUDING WATER BODIES)		
NAME	AREA DESCRIPTION	ACRES
SW-01	FLOOD COMP #1, REC AREA 1, SURROUNDING OPEN SPACE	4.370
SW-02	STORMWATER #2, SURROUNDING OPEN SPACE	4.126
SW-03	STORMWATER #3, SURROUNDING OPEN SPACE	2.637
SW-04	STORMWATER #4, FLOOD COMP #2, SURROUNDING OPEN SPACE	5.220
SW-05	STORMWATER #5, SURROUNDING OPEN SPACE	1.573
SW-06	STORMWATER #6, SURROUNDING OPEN SPACE	2.350
SW-07	STORMWATER #7, SURROUNDING OPEN SPACE	1.408
SW-07A	AREA NORTH OF STORMWATER #7	0.216
SW-09	STORMWATER #9, REC AREA 2, SURROUNDING OPEN SPACE	2.551
SW-10	STORMWATER #10, SURROUNDING OPEN SPACE	2.015
SW-11	STORMWATER #11, SURROUNDING OPEN SPACE	1.063
CE-01	WETLAND AND WETLAND BUFFER	5.158
CANAL-E	EAST CANAL ONSITE	2.325
CANAL-W	WEST CANAL ONSITE	0.664
LB-01	LANDSCAPE BUFFER	0.920
LB-03	LANDSCAPE BUFFER	0.237
LB-04	LANDSCAPE BUFFER	0.005
LB-05	LANDSCAPE BUFFER	0.288
LB-06	LANDSCAPE BUFFER	0.274
LB-07	LANDSCAPE BUFFER	0.065
LB-08	LANDSCAPE BUFFER	0.260
LB-09	LANDSCAPE BUFFER	0.218
LB-10	LANDSCAPE BUFFER	0.365
LIFT STATION	LIFT STATION, SURROUNDING OPEN SPACE	0.154
"A"	OPEN SPACE SOUTH OF LOT 1	0.084
"B"	OPEN SPACE WEST OF LOT 5	0.063
"C"	AMENITY CENTER AND MAIL BOX KIOSK	1.162
"D"	OPEN SPACE WEST OF LOT 108	0.054
"E"	OPEN SPACE BETWEEN LOT 188 AND 189	0.005
"F"	OPEN SPACE SOUTH OF LOT 253	0.100
"G"	REC AREA 3	0.483
	TOTAL	40.413
TOTAL OPEN SPACE PERCENTAGE OF REVISED OVERALL SITE AREA 107.99		37.42%
OPEN AREAS: 25% REQUIRED(27.0 AC)//37.42% PROVIDED=(40.41 AC/107.99AC)		





NOTE:
OPEN SPACE MAY INCLUDE NATURAL OR ARTIFICIAL WATER BODIES, INCLUDING WET DETENTION/RETENTION FACILITIES AND WETLANDS, UP TO 75 PERCENT OF THE REQUIRED OPEN SPACE CALCULATION (LDC SEC. 804.1).

Ralph J. Rhodes, P.E. 31861

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CIVIL ENGINEERING & SURVEYING
6710 PROFESSIONAL PARKWAY, SUITE 301
SARASOTA, FL. 34240
(941) 924-5100 CERTIFICATE OF AUTHORIZATION LB #8569,
ENGINEERING BUSINESS #31200

Project Name: WILLOW BEND PHASE V PRELIMINARY SITE PLAN

Sheet Title: OPEN SPACE EXHIBIT

Description	Date	Revised By:
ADDED TEXT & REVISON CLOUDS TO CHARTS	03-14-25	RJR

Revision Block

Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: 13104-OPEN_...
Project Number: 13104
Date: 11/2024
Scale: AS SHOWN
Drawn By: JLK
Checked By: RJR
Drawing No. 6 of 6

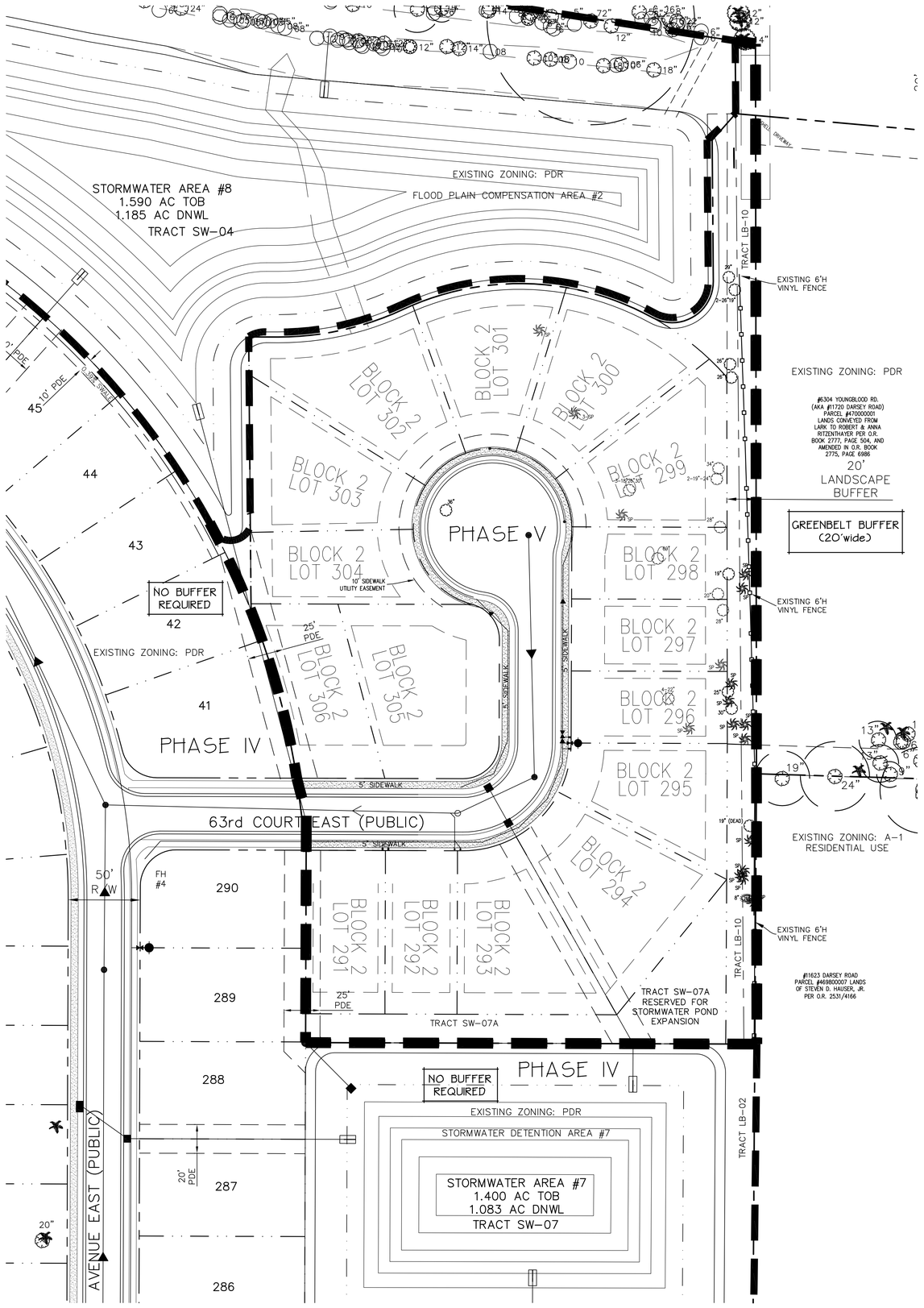
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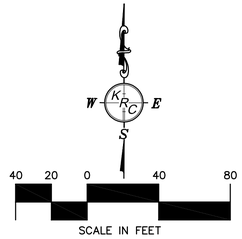
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EXISTING TREE LEGEND

- 28" OAK (Caliper)
- 16" PINE (Caliper)
- PALM
- 8" CHINABERRY (Caliper)
- 12" MAPLE (Caliper)
- 16" EX. EDGE OF CANOPY (APPROXIMATE)





TREE REMOVAL / REPLACEMENT REQUIREMENT

EX. TREE SIZE	REQ'D. REPLACEMENT CAL.	RATIO OF REPLACEMENT
4"–15" DBH	3" CAL.	1:1
16"–30" DBH	4" CAL.	2:1
Over 30" DBH	4" CAL.	3:1

TREES LOCATED ON SUBDIVISION LOTS:
Trees located on any single family lot shall be exempt.

GREENBELT BUFFER REQUIREMENT (20'wide)

1 Canopy Tree / 30 lin. ft. of Buffer
Recommended Canopy Trees: Live Oak, Maple, Sweetgum
(12'H x 5' spr., 2.5" caliper minimum)

STREET TREE REQUIREMENT

1 Street Tree required for each lot frontage.

(Trees shall be planted within 25 feet of the right–of–way)
(If Palms are to utilized they shall be grouped with a minimum of two palms per group. A maximum of 25 percent of all street trees may be palms.)

Recommended Street Trees: Dahoon Holly, Bottlebrush, Buttonwood, Tabebuia, Magnolia, Crepe Myrtle, Palms 15'oa (2 for 1)
(8'–10'h, 1.5" caliper minimum)

GENERAL CONDITIONS REQUIREMENTS

All trees and plants shall be Florida #1 Grade.

Minimum 30% of all proposed trees / shrubs to be native species.

All tree locations must meet the standards of Section 1002 (Visibility Triangles)

Trees and shrubs shall not be placed within the middle two–thirds (2/3) of any drainage swale or within three (3) feet measured horizontally from the centerline of the drainage swale, whichever is greater. Swales must allow the positibe flow of water without any obstruction.

A maximum of forty (40) percent of alll trees may be palm trees. When palm trees are to be utilized as canopy trees, a minimum of two (2) palms must be grouped to surve as a canopy tree. Each group of 2 palms will count as 1 Canopy tree.

For solid, opaque fences and/or walls used within lansdcape buffers, the fence shall be placed at the interior edge of the buffer and the required landscaping shall be placed a the exterior side.

One hundred percent (100%) automatic irrigation system shall be proposed which shall include a rain or moisture sensing shut–off device. The irrigation system shall utilize the lowest quality water available that meets the needs of the system. Per PW Utility Standards Manual 1.1.3.B, potable water shall not be used for landscape irrigaiton.

Bufers (roadway and perimeter) are not to be located in any existing or proposed utility, drainage, access easements or future right of way reservation setbacks.

Kurt R. Crist - Landscape Architect, Inc.
FL REG. LA # 0001444
2350 Barn Creek Loop
Bradenton, FL 34212
Office: (941) 318-8080
Fax: (941) 318-8181
email: krcla.inc@gmail.com

No.	Revision	Date
1	Additional ex. trees / prop. add fence	4/22/25

WILLOW BEND
PHASE V
Manatee County, Florida

PRELIMINARY LANDSCAPE PLAN

Designed	krc
Drawn	cadd
Scale	1"=40'
Date	12/16/2024
Sheet	04013.16-11a

LA 1 of 1

Project #04013

Kurt R Crist
Digitally signed by Kurt R Crist
Date: 2025.04.22 13:11:19 -04'00'

Development Services Department
Transportation Planning & Traffic
Engineering Division
1112 Manatee Avenue West
Bradenton, FL 34205
Phone: (941) 708-7450
www.mymanatee.org

September 5, 2025

Willow Bend Phase V -Traffic Study Acceptance Memo

Project# PDR-24-29(P) **Record# PLN2409-0023**

Manatee County Transportation Planning Division staff have reviewed and accepted a Traffic Study (TS) dated October 23rd, 2024 for Willow Bend Phase V. The TS was based on a proposal to modify the Preliminary Site Plan to add 16 units to the existing 279 single family dwelling units to Willow Bend. The project is located in the northwest quadrant of US 301 and Fort Hamer Road. The Applicant has addressed the Comprehensive Plan requirements and provided appropriate traffic-related information to substantiate the findings.

No access-related improvements were attributed to the project traffic.

NOTE: The access point on US 301 should be analyzed at the Final Site Plan.

If you have any questions or require further assistance, please contact please contact Prony BonnaireFils (941.708.7450 x 7226, transportation.planning@mymanatee.org) or me (941.708.7450 x7481, daniel.uribeecheverri@mymanatee.org).

Sincerely,

Daniel Uribe
Principal Planner (Transportation)
Manatee County Development Services
Transportation Planning and Traffic Engineering Division

CAROL ANN FELTS *District 1*
AMANDA BALLARD *District 2*
TAL SIDDIQUE *District 3*
MIKE RAHN *District 4*
DR. BOB MCCANN *District 5*
JASON BEARDEN *At Large*
GEORGE W. KRUSE *At Large*

APPROVED

LJA Engineering
Willow Bend Phase V

TRAFFIC IMPACT STATEMENT
Submitted July 30, 2024
Revised October 23, 2024

Project #: PDR-24-29(P) Record #: PLN2409-0023

Narrative

This project is located west of Fort Hamer Road and north of US 301 in Parrish, Florida. The current Willow Bend property is built out at 279 single family dwelling units. The project proposes to add an additional 16 single family detached dwelling units. This TIS supports the PSP/FSP application and CLOS application.

Trip Generation

Table 1 below indicates the estimated trips using ITE Trip Generation 11th Edition.

TABLE 1a. Trip Generation – Existing Conditions

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
210	Single Family	279 DU	164	97	261

Trip Generation – Proposed Conditions

Table 1b below indicates the estimated trips using ITE Trip Generation 11th Edition for the proposed site conditions.

TABLE 1b. Trip Generation – Proposed Conditions

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
210	Single Family	295 DU	173	102	275

Based on the trip generation calculations, the proposed development would add 14 PM Peak Hour trips to the adjacent thoroughfare network.

Impact Area

The significant impact area includes first-impacted thoroughfares and thoroughfares carrying project traffic equal to or greater than five percent of the PM peak hour service volume ("capacity") at adopted level of service (LOS). Us 301 is the first-impacted thoroughfare and is included in the analysis. Table 2 below indicates the impacted roadway links and the project traffic impacts on the impacted links and the capacity of those facilities.

Table 2. Impact Area

Link No	Road	From	To	Lanes	Adopted LOS	PM Peak Service Volume	Peak Hour Project Traffic	Project Traffic as % of Svc Vol
3413	US 301	Chin Rd	Ft. Hamer	4D	D	3,750	14	0.37%

As shown in Table 2, the development's traffic does not meet the five percent threshold on the first-impacted road segment. This segment is expected to carry the most project traffic, and because the five percent test is not met for it, it is assumed not to be met for any other road segments.

Level of Service Analysis

Table 3 summarizes the generalized level of service analysis on impacted roadways.

Table 3. Level of Service Analysis

Road	From	To	PM Peak Hour Base Volume	Peak Hour Reserved	Estimated Project Traffic	Peak Hour Total Traffic	LOS
US 301	Chin Rd	Ft. Hamer	1,458	2,755	14	4,227	F

Based on the general link analysis using the Concurrency Transportation Link Sheets, the impacted segment of US 301 is shown to operate at an unacceptable level of service given the large volume of reserved trips.

Table 3a below summaries the detailed level of service analysis on the impacted roadways under the proposed conditions.

Table 3a. Detailed Level of Service Analysis

Road	From	To	Eastbound LOS	Westbound LOS
US 301	Chin Rd	Ft. Hamer	D	C

Based on the more detailed arterial analysis using SYNCHRO reveals that the arterial should operate with an acceptable LOS with the reserved traffic and project traffic. The results of the arterial analysis are included in the Appendix.

Access

The Willow Bend project currently has two connections to US 301: one (1) existing full access at 116th Avenue East and one (1) existing left-in/right-in/right-out access at Lexington Drive. Phase V will connect to the existing Willow Bend internal network via an extension of 63rd Court East.

Right of Way

This is not a determination of right of way. The Applicant will coordinate with Manatee County and/or FDOT regarding right of way needs.

Multi-Modal Transportation

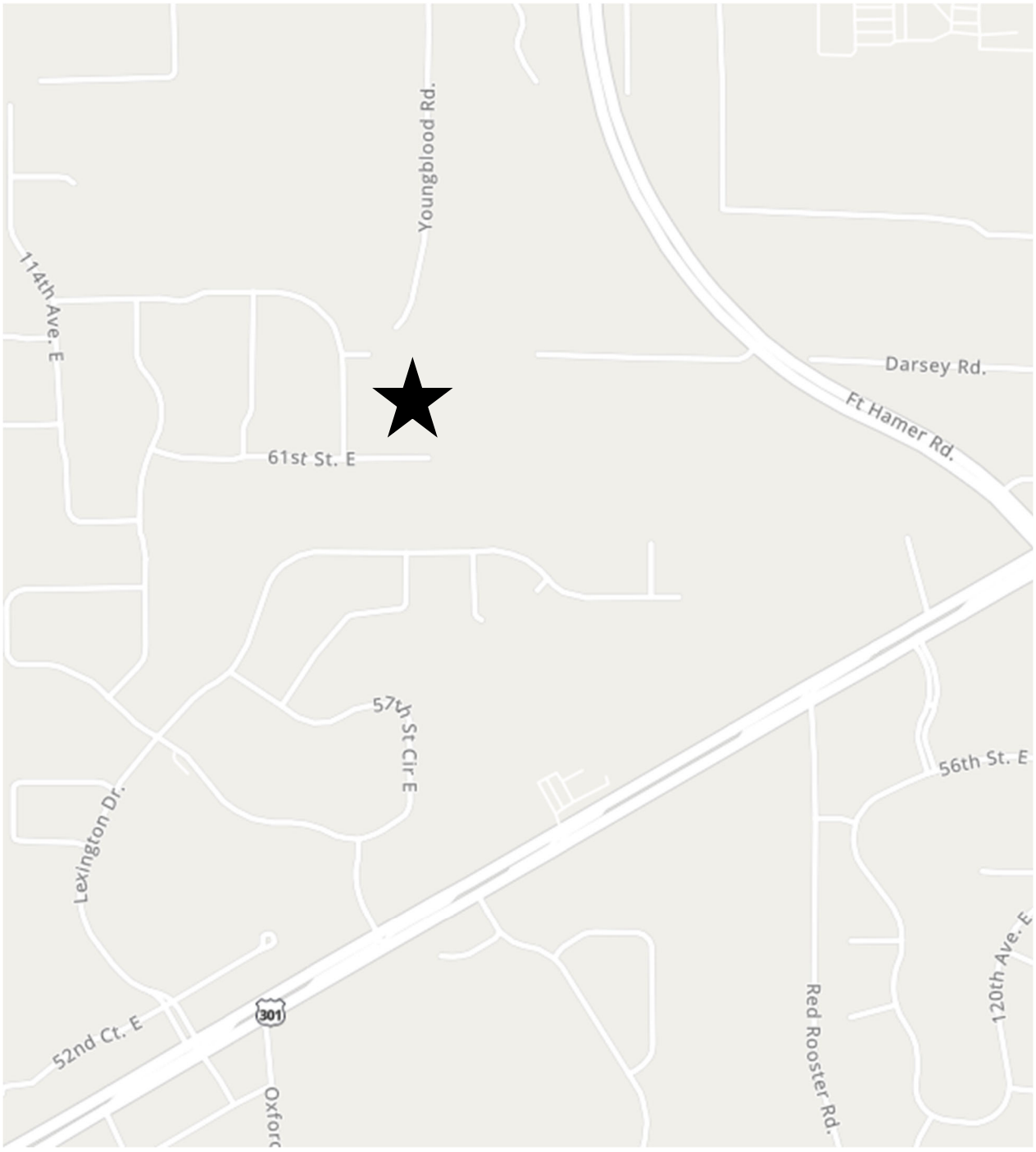
Sidewalks and a bicycle lane currently exist on both sides of US 301. There are no bus routes in the vicinity of the project.

The project will encourage the use of bicycles by the installation of bicycle racks. The project will consider pedestrian and bicycle mobility. Pedestrians using the site will be connected to existing sidewalks, improving walking-connectivity and safety via striping at the driveways.

Conclusion

This development is not projected to create adverse transportation impacts on significantly impacted thoroughfare roadways. The link 3413 (US 301) from Chin Road to Ft. Hamer Road will be impacted with 14 PM Peak Hour trips.

Site Location



APPENDIX

APPENDIX

PRELIMINARY SITE PLAN

PHASE V BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S.00°04'41"E.	506.54'
L2	S.00°21'05"W.	187.43'
L3	N.89°48'30"W.	311.74'
L4	N.00°11'20"E.	133.42'
L5	N.07°27'46"W.	50.45'
L6	N.00°29'27"W.	189.96'
L7	S.89°48'40"E.	20.33'
L8	N.00°26'41"W.	97.82'
L9	N.41°15'38"E.	24.77'
L10	N.00°30'02"W.	50.55'
L11	S.81°13'14"E.	14.30'

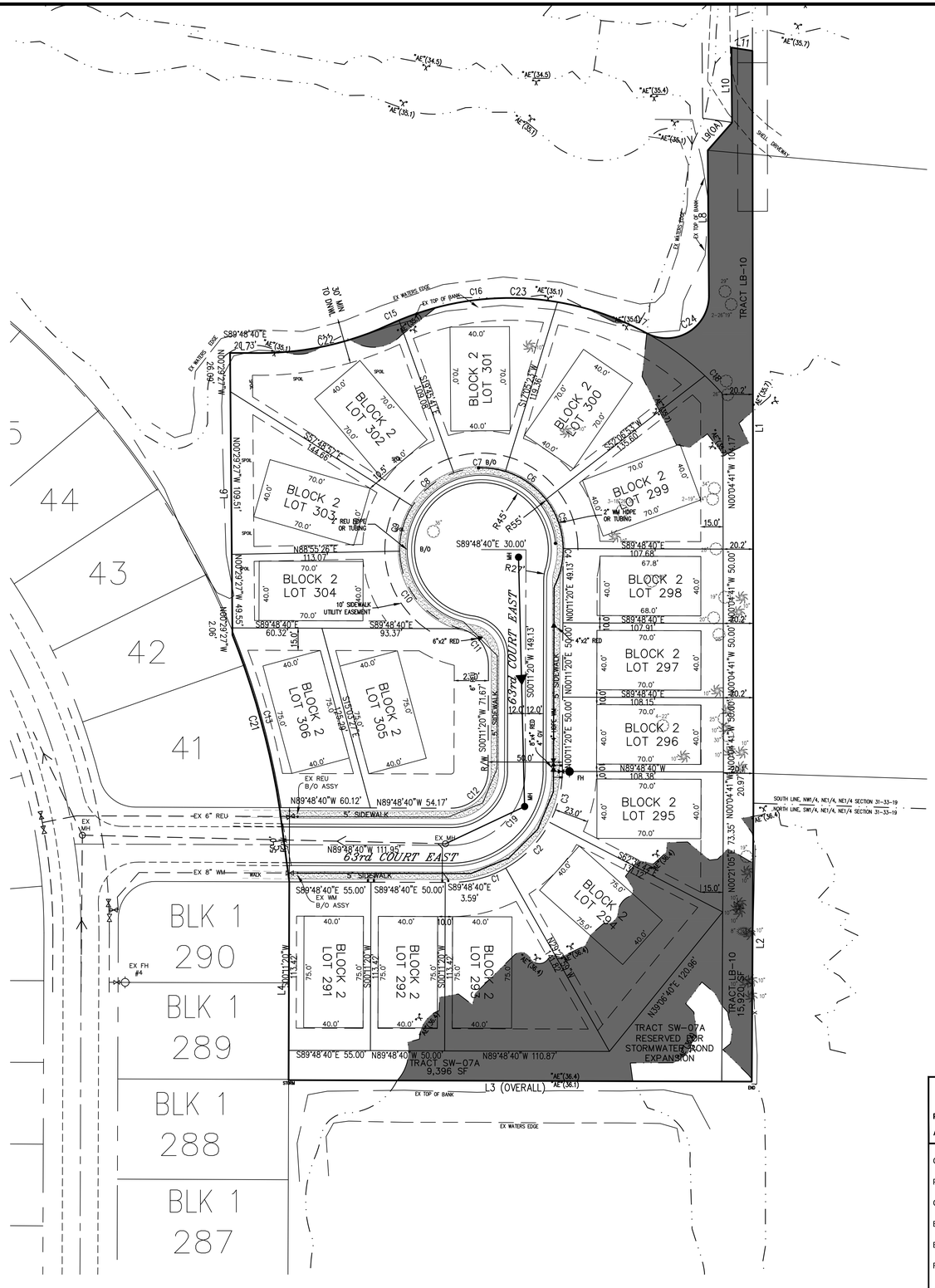
PHASE V BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C21	540.00'	12°48'13"	120.67'	120.42'	N15°15'34"W
C22	203.50'	25°12'18"	89.52'	88.80'	N77°35'11"E
C23	191.50'	53°46'02"	179.71'	173.18'	S88°03'53"E
C24	28.50'	119°11'45"	59.29'	49.16'	N59°09'11"E

LOT CURVE TABLE					
CURVE	ARC LENGTH	DELTA ANGLE	ARC RADIUS	CHORD LENGTH	CHORD BEARING
C01	38.82'	29°39'19"	75.00'	38.39'	N75°21'41"E
C02	43.34'	33°06'45"	75.00'	42.74'	N43°58'38"E
C03	35.65'	27°13'56"	75.00'	35.31'	N13°48'18"E
C04	0.87'	00°54'12"	55.00'	0.87'	N00°15'46"W
C05	35.68'	37°10'15"	55.00'	35.06'	N19°18'00"W
C06	33.62'	35°01'30"	55.00'	33.10'	N55°23'52"W
C07	35.37'	36°51'04"	55.00'	34.77'	S88°39'51"W
C08	36.53'	38°03'16"	55.00'	35.86'	S51°12'41"W
C09	31.93'	33°15'37"	55.00'	31.48'	S15°33'15"W
C10	71.28'	74°15'27"	55.00'	66.40'	S38°12'17"E
C11	32.95'	75°31'21"	25.00'	30.62'	S37°34'20"E
C12	39.27'	90°00'00"	25.00'	35.36'	S45°11'20"W
C13	123.62'	13°05'32"	541.00'	123.35'	N15°23'13"W
C14	89.52'	25°12'18"	203.50'	88.80'	N77°35'11"E
C15	7.30'	02°10'59"	191.50'	7.30'	S66°04'31"W
C16	108.88'	32°34'33"	191.50'	107.42'	S83°27'17"W
C17	112.52'	33°39'57"	191.50'	110.91'	N63°25'28"W
C18	51.73'	15°28'38"	191.50'	51.57'	N38°51'16"W
C19	78.54'	90°00'00"	50.00'	70.71'	S45°11'20"W

OPEN SPACE:

IMPERVIOUS (ROAD, CURB, SIDEWALK)
154,389SF=3.54AC=88.5% (OPEN SPACE 11.5%)

IMPERVIOUS (ROAD, CURB, SIDEWALK, BUILDING ENVELOPE)
108,473SF=2.49AC=62.2% (OPEN SPACE 37.8%)


63rd COURT EAST
BLOCK 2 LOT 301
BLOCK 2 LOT 300
BLOCK 2 LOT 302
BLOCK 2 LOT 303
BLOCK 2 LOT 304
BLOCK 2 LOT 299
BLOCK 2 LOT 298
BLOCK 2 LOT 297
BLOCK 2 LOT 296
BLOCK 2 LOT 295
BLOCK 2 LOT 294
BLOCK 2 LOT 293
BLOCK 2 LOT 292
BLOCK 2 LOT 291
BLOCK 2 LOT 306
BLOCK 2 LOT 305
TRACT LB-10
TRACT LB-10
TRACT SW-07A RESERVED FOR STORMWATER POND EXPANSION
TRACT SW-07A 9,396 SF
BLK 1 290
BLK 1 289
BLK 1 288
BLK 1 287
44
43
42
41
S89°48'40"E 20.73'
N00°29'27"W 36.09'
S89°48'40"E 30.00'
R45'
R55'
R22'
N89°48'40"W 111.95'
N89°48'40"W 60.12'
N89°48'40"W 54.17'
S89°48'40"E 55.00'
S89°48'40"E 50.00'
S89°48'40"E 3.59'
N89°48'40"W 50.00'
N89°48'40"W 110.87'
S89°48'40"E 55.00'
S89°48'40"E 107.68'
S89°48'40"E 107.01'
S89°48'40"E 108.15'
N89°48'40"W 108.38'
S89°48'40"E 60.32'
S89°48'40"E 93.37'
S00°11'20"W 149.13'
S00°11'20"W 71.67'
N00°11'20"E 50.00'
N00°11'20"E 49.13'
S00°11'20"W 113.42'
N00°04'41"W 50.00'
N00°04'41"W 20.97'
N00°04'41"W 73.35'
N00°21'05"E 153.20'
N38°36'40"E 120.96'
S38°36'40"W 120.96'
S00°11'20"W 113.42'
N00°11'20"E 113.42'
S00°11'20"W 113.42'
N00°29'27"W 149.15'
N00°29'27"W 149.55'
S89°48'40"E 20.73'
S89°48'40"E 20.33'
S89°48'40"E 20.33'
S89°48'40"E 20.33

APPENDIX

TRIP GENERATION

PERIOD SETTING

Analysis Name :	PM Peak Hour		
Project Name :	Willow Bend Ph V - PSP	**No :**	
Date:	6/11/2024	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	279	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.94Ln(X) +0.27	164 63%	97 37%	261
210 - Single-Family Detached Housing - 1 (General Urban/Suburban)	Dwelling Units	295	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.94Ln(X) +0.27	173 63%	102 37%	275

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	164	0 %	97
210 - Single-Family Detached Housing - 1	0 %	173	0 %	102

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 97 Demand Exit: 0 % (0)

Entry 164 Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

210 - Single-Family Detached Housing - 1

Demand Entry: 0 % (0) **Entry** 173

Demand Exit: 0 % (0) **Exit** 102

210 - Single-Family Detached Housing

	Total Trips	Internal Trips		External Trips
		210 - Single-Family Detached Housing - 1	Total	
Entry	164 (100%)	0 (0%)	0 (0%)	164 (100%)
Exit	97 (100%)	0 (0%)	0 (0%)	97 (100%)
Total	261 (100%)	0 (0%)	0 (0%)	261 (100%)

210 - Single-Family Detached Housing - 1

	Total Trips	Internal Trips		External Trips
		210 - Single-Family Detached Housing	Total	
Entry	173 (100%)	0 (0%)	0 (0%)	173 (100%)
Exit	102 (100%)	0 (0%)	0 (0%)	102 (100%)
Total	275 (100%)	0 (0%)	0 (0%)	275 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	261	0	0	261
210 - Single-Family Detached Housing - 1	275	0	0	275

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

210 - Single-Family Detached Housing - 1 (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	337
Total Exiting	199
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	337

Total Exiting Non-Pass-by Trips	199

APPENDIX

MANATEE COUNTY CONCURRENCY TRANSPORTATION LINK SHEET

Report run on: July 1, 2024 3:26 PM

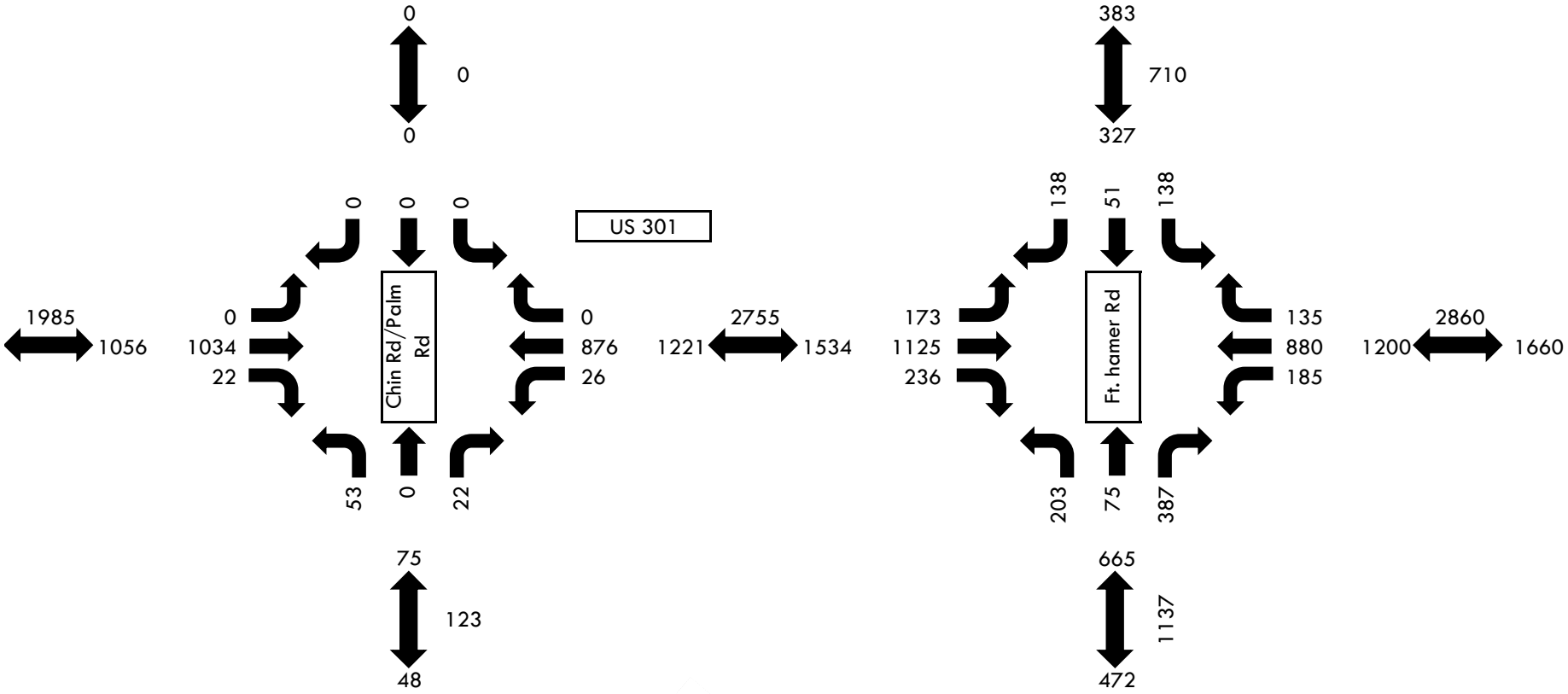
Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	O C S	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	De Im Rs	Stn Num
3400	US 301	I-75	60 AV E	ST	PA	U	6D	4.55	1	II	Y	282.5	D	C	C		22	37500	0.090	O	3,375	364	3,739	5,650	1,911	0.000			0	0051
3405	US 301	60 AV E	VICTORY RD	ST	PA	U	4D	1.35	1	I	Y	187.5	D	D	F		22	40500	0.090	O	3,645	1,050	4,695	3,750	-945	0.000			0	0052
3406	US 301	VICTORY RD	COLONY DR	ST	PA	U	4D	2.94	1	II	Y	179	D	F	F		22	40500	0.090		3,645	1,175	4,820	3,580	-1,240	0.000				0052
3407	US 301	COLONY DR	ERIE RD	ST	PA	U	4D	1.49	1	I	Y	179	D	F	F		22	40500	0.090		3,645	972	4,617	3,580	-1,037	0.000				0052
3410	US 301	ERIE RD	HARRISON RANCH BLVD	ST	PA	U	4D	0.59	1	I	Y	187.5	D	C	F		22	25500	0.090	O	2,295	1,959	4,254	3,750	-504	0.000			0	5077
3412	US 301	HARRISON RANCH	CHIN RD	ST	PA	U	4D	1.89	1	I	Y	187.5	D	C	F		22	22000	0.090		1,980	1,985	3,965	3,750	-215	0.000				0080
3413	US 301	CHIN RD	FT. HAMER	ST	PA	U	4D	0.77	1	I	Y	187.5	D	C	F		22	16200	0.090		1,458	2,755	4,213	3,750	-463	0.000				0081
3414	US 301	FT. HAMER	CR 675	ST	PA	U	4D	1.69	1		Y	179	D	C	F		22	17400	0.090		1,566	2,860	4,426	3,580	-846	0.000				0014
3415	US 301	CR 675	SR 62	ST	PA	U	4D	1.27	1		Y	171	C	C	F		22	17400	0.090		1,566	4,195	5,761	3,420	-2,341	0.000				0014
3420	US 301	SR 62	MOCCASIN WALLOW RD	ST	PA	T	2U	2.38	1		Y	81	C	B	F		22	8800	0.090	O	792	4,427	5,219	1,620	-3,599	0.000			0	0060
3421	US 301	MOCCASIN WALLOW	BUCKEYE RD	ST	PA	T	2U	0.33	1		Y	77.5	C	B	F		22	8800	0.090		792	4,145	4,937	1,550	-3,387	0.000				0060
3422	US 301	BUCKEYE RD	HILLSBOROUGH CO	ST	PA	R	2U	0.41	1		Y	39.5	C	D	E		22	9700	0.090		873	1,515	2,388	790	-1,598	0.000				0085
3430	VICTORY RD	MENDOZA RD	US 301	MC	UC	U	2U	1.28	1		Y	62.5	D	D	D		22	8173	0.090	O	736	43	779	1,250	471	0.000			0	09-06
3440	WHITFIELD AV E	US 41	9 ST E	MC	UC	U	2U	0.79	1	US	Y	47.5	D	C	C		22	1846	0.090	O	166	14	180	950	770	0.000			0	06-09
3450	WHITFIELD AV E	9 ST E	301 BLVD	MC	MA	U	2U	1.96	1		Y	47.5	D	D	D		22	6271	0.090	O	564	0	564	950	386	0.000			0	06-13
3460	WHITFIELD AV E	301 BLVD	US 301	MC	MA	U	2U	1.18	1		Y	75.5	D	C	D		22	15136	0.090	O	1,362	142	1,504	1,510	6	0.000			0	07-02
3470	WHITFIELD AV E	US 301	PROSPECT RD	MC	MA	U	2U	1.08	1		Y	75.5	D	C	C		22	6823	0.090	O	614	11	625	1,510	885	0.000			0	07-29
3480	WHITFIELD AV	PROSPECT RD	LOCKWOOD RIDGE RD	MC	MA	U	2U	1.20	1		Y	75.5	D	C	C		22	6113	0.090	O	550	0	550	1,510	960	0.000			0	06-02
3490	WHITFIELD AV E	LOCKWOOD RIDGE RD	UNIVERSITY PKY	MC	UC	U	2U	0.34	1		Y	65.5	D	C	D		22	6948	0.090		625	44	669	1,310	641	0.000				07-56
3500	49 AVE E - Not Exist	MENDOZA RD	49 ST E	MC	MA	U	2U	0.77	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				

Report run on: July 1, 2024 3:26 PM

Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	De Im Rs	Stn Num
3520	51 AVE E	US 301	17 ST E/MEMPHIS RD	MC	MA	U	2U	5.88	1		N	50	D	C	F		22	4800	0.090		432	712	1,144	1,000	-144	0.000				4246
3530	49 AVE E - Not Exist	17 ST E/MEMPHIS R	MENDOZA RD/37 ST E	MC	MA	U	2U	0.77	1		Y	65.5	D	A	D		22	0	0.090		0	797	797	1,310	513	0.000				
3560	49TH AV E - Not Exist	49 ST E/EXPR FARM	PALMVIEW RD/61 ST E	MC	MA	U	2U	1.43	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				
3590	49 AVE E - Not Exist	PALMVIEW RD/61 ST	69 ST E	MC	MA	U	2U	2.00	1		N	47.5	D	A	C		22	0	0.090		0	216	216	950	734	0.000				
4040	49 ST E/EXPERIMENTAL FARM RD	US 19	US 41	MC	UC	U	2U	2.44	1		N	47.5	D	C	C		22	3967	0.090	O	357	15	372	950	578	0.000				09-49
4050	49 ST E/EXPERIMENTAL FARM RD	US 41	CANAL RD	MC	UC	U	2U	1.69	1		N	47.5	D	D	D		22	5658	0.090	S	509	203	712	950	238	0.000				09-13
4060	49 ST E/EXPERIMENTAL FARM RD	CANAL RD	ELLENTON GILLETTE R	MC	UC	U	2U	0.81	1		Y	65.5	D	C	C		22	3945	0.090	S	355	255	610	1,310	700	0.000				09-08
4065	49 ST E/EXP FARM RD - NOT EX	ELLENTON GILLETTE	49 AVE E	MC	UC	U	2U	1.33	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				
4070	CHIN RD	OLD TAMPA RD	US 301	MC	UC	U	2U	1.41	1	US	Y	65.5	D	C	D		22	6496	0.090	O	585	123	708	1,310	602	0.000				10-55
4080	86 ST W	CORTEZ RD	54 AV W	MC	UC	U	2U	1.35	1	US	Y	47.5	D	C	C		22	2472	0.090		222	0	222	950	728	0.000				01-24
4085	66 ST W	53 AV W	Lake Flores Bound	MC	UC	U	NA	1.00	1		N	47.5	D	C	C		22	2472	0.090		222	0	222	950	728	0.000				01-45
4086	66 ST W - Not Exist	LAKE FLORES BOUND	EL CONQUISTADOR PKW	MC	UC	U	NA	0.00			N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				
4090	66 ST W	53 AV W	SR 684	MC	UC	U	2U	0.97	1	US	Y	75.5	D	C	C		22	2473	0.090		223	0	223	1,510	1,287	0.000				01-45
4100	FT HAMER RD EXT - Not Exist	US 301	ERIE RD	MC	MA	U	2U	0.74	1		N	47.5	D	A	D		22	0	0.090		0	710	710	950	240	0.000				
4110	FT HAMER RD EXT - Not Exist	ERIE RD	MOCCASIN WALLOW RD	MC	MA	U	2U	1.92	1		N	47.5	D	A	F		22	0	0.090		0	1,137	1,137	950	-187	0.000				
4120	FT HAMER RD EXT - Not Exist	MOCCASIN WALLOW R	BUCKEYE RD	MC	MA	R	2U	0.39	1		N	48.5	D	A	F		22	0	0.090		0	3,068	3,068	970	-2,098	0.000				
4130	FT HAMER RD EXT - Not Exist	BUCKEYE RD	JJ RD	MC	MAC	R	2U	0.69	1		Y	48.5	D	A	A		22	0	0.090		0	0	0	970	970	0.000				
4140	WHITE EAGLE BLVD	SR 64/RYE RD	GATEWOOD DR	MC	UC	U	4D	1.35	1		Y	169	D	C	C		22	6823	0.090		614	14	628	3,380	2,752					03-18
4150	WHITE EAGLE BLVD	GATEWOOD DR	44 AVE E	MC	UC	U	4D	0.88	1		Y	169	D	C	C		22	7989	0.090		719	14	733	3,380	2,647	0.000				7989
4160	WHITE EAGLE BLVD	44 AV E	MALACHITE DR	MC	UC	U	4D	1.52	1		Y	169	D	C	C		22	7989	0.090		719	0	719	3,380	2,661	0.000				11-03

FIGURE A-1

RESERVED TRIPS

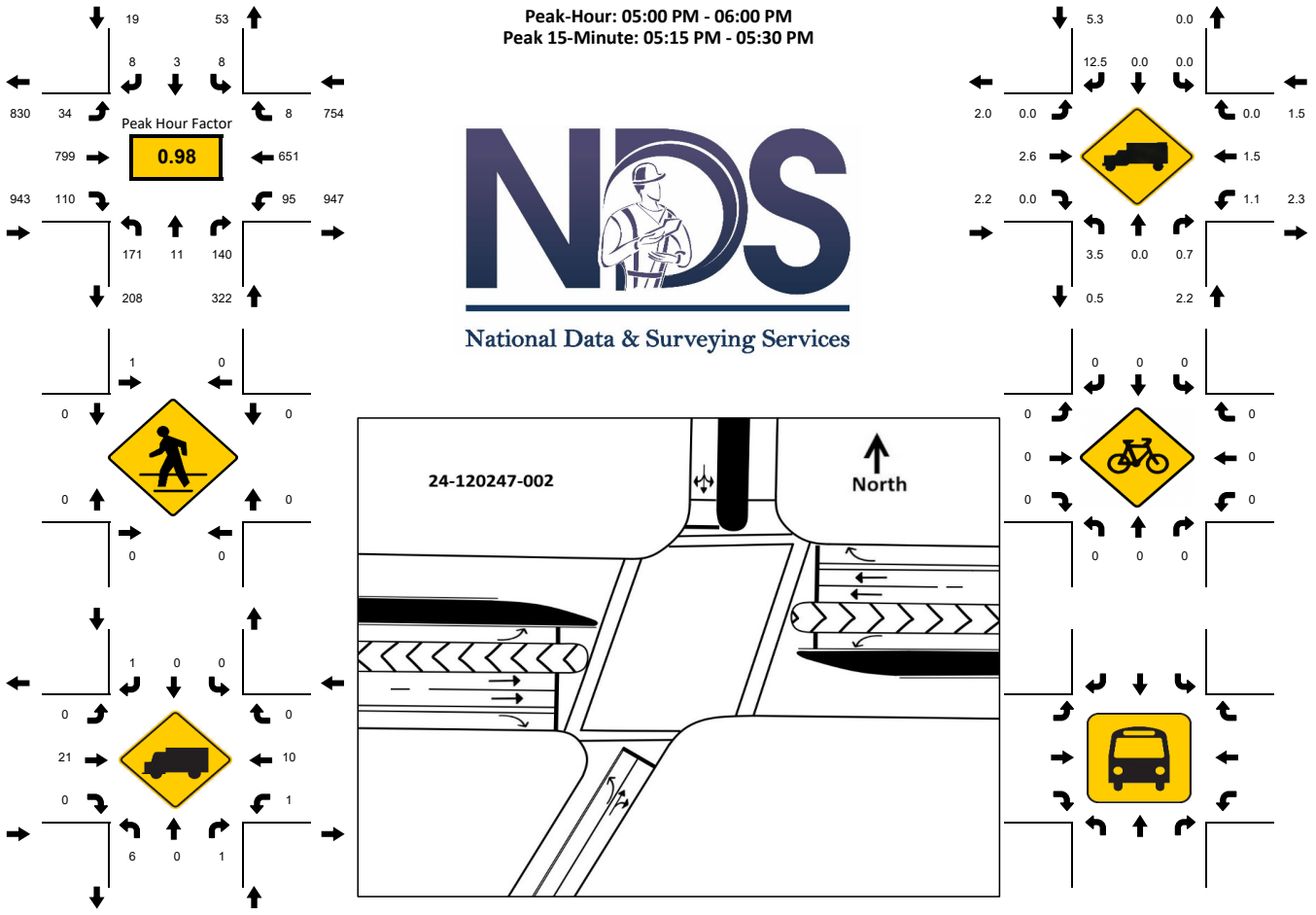


APPENDIX

TURNING MOVEMENT COUNTS

LOCATION: Palm Blvd/Chin Rd & US 301
CITY/STATE: Parrish, FL

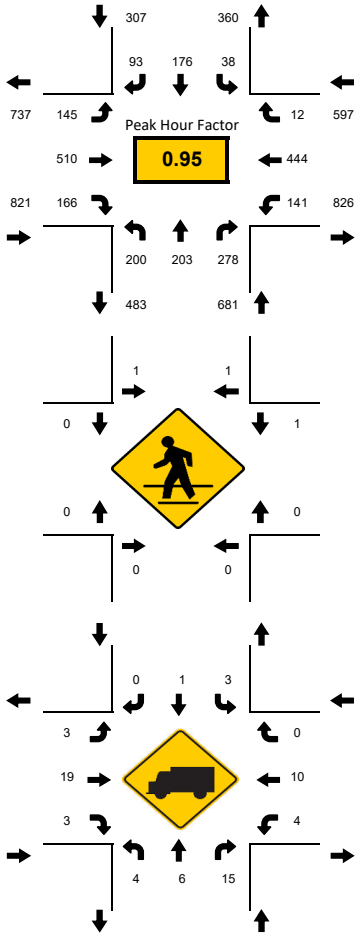
PROJECT ID: 24-120247-002
DATE: Thu, May 30, 2024



15-Min Count Period Beginning At	Palm Blvd/Chin Rd Northbound					Palm Blvd/Chin Rd Southbound					US 301 Eastbound					US 301 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	41	4	25	0		0	0	5	0		7	176	19	6		15	189	4	2		493	1934
4:15 PM	39	2	33	0		3	1	3	0		4	149	28	4		21	155	5	2		449	1938
4:30 PM	35	1	32	0		1	4	4	0		1	181	15	8		31	169	2	1		485	2007
4:45 PM	37	2	28	0		2	2	1	0		3	186	37	3		22	180	3	1		507	2038
5:00 PM	39	2	35	0		3	0	1	0		6	197	23	3		15	167	2	4		497	2038
5:15 PM	49	3	37	0		2	1	4	0		2	205	32	6		21	152	3	1		518	1541
5:30 PM	51	2	29	0		1	2	1	0		4	192	31	9		27	163	3	1		516	1023
5:45 PM	32	4	39	0		2	0	2	0		1	205	24	3		24	169	0	2		507	507
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Total**	
All Vehicles	204	16	156	0		12	8	16	0		24	820	128	36		108	676	12	16		**2232**	
Heavy Trucks	8	0	4	0		0	0	4	0		0	32	0	0		4	20	0	0		**72**	
Pedestrians		0					4					0					0				**4**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

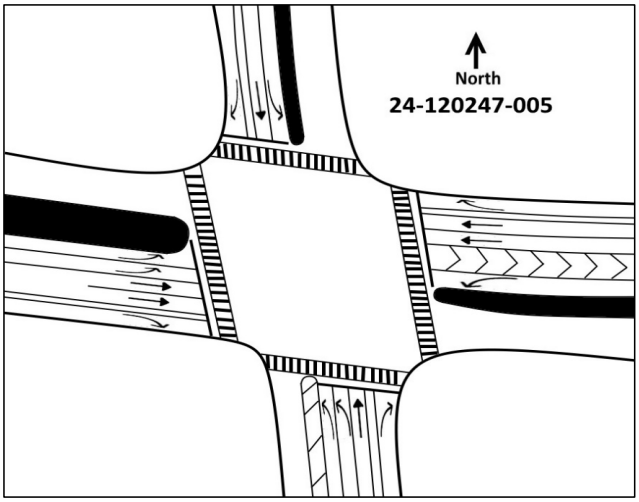
LOCATION: Fort Hamer Rd & US 301
CITY/STATE: Parrish, FL

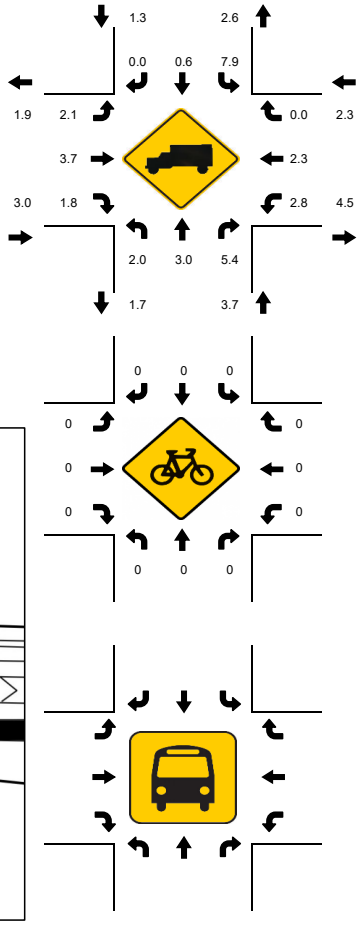
PROJECT ID: 24-120247-005
DATE: Thu, May 30, 2024



Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:00 PM - 05:15 PM

National Data & Surveying Services





15-Min Count Period Beginning At	Fort Hamer Rd Northbound					Fort Hamer Rd Southbound					US 301 Eastbound					US 301 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	43	38	37	0		9	45	18	0		18	94	34	1		42	145	9	0		533	2280
4:15 PM	64	51	70	0		13	45	28	0		24	105	24	0		25	122	5	0		576	2379
4:30 PM	52	26	63	0		8	59	26	0		25	107	49	0		43	127	6	0		591	2400
4:45 PM	63	51	70	0		11	49	24	0		32	103	49	1		34	90	3	0		580	2386
5:00 PM	40	55	73	0		5	45	33	0		36	133	47	3		45	115	2	0		632	2406
5:15 PM	53	40	71	0		7	44	18	0		28	123	50	2		32	127	2	0		597	1774
5:30 PM	57	48	65	0		12	49	16	0		28	126	27	3		32	109	5	0		577	1177
5:45 PM	50	60	69	0		14	38	26	0		39	128	42	6		32	93	3	0		600	600
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	228	240	292	0		56	196	132	0		156	532	200	24		180	508	20	0		**2764**	
Heavy Trucks	8	8	20	0		8	4	0	0		8	28	4	0		16	20	0	0		**124**	
Pedestrians		0					4					0					4				**8**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

APPENDIX

SIGNAL TIMINGS

FDOT - DISTRICT 1

Signal Timing Report

(For isolated traffic signal)

Drawn By:	
Date:	
Checked By:	
Date:	

Approved By:

Date:

Revisions	Location Details	
12/2015: Updated Yellow and All Red for NB.	Section: ***13020***	Mile Post: ***8.537***
	Major Street: ***US 301 (SR 43)***	Orientation: ***E-W***
	Minor Street: ***Chin Rd / Palm Blvd***	Orientation: ***N-S***
	Sig ID: ***1027***	
	Implemented:	

Disclaimer Statement

The revisions noted above are the only timing parameters being approved. The remaining timing data was previously approved as part of previous revisions or as part of previous retiming efforts.

Controller Timings

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	***EBL***	***WB***	***SB***	***NB***	***WBL***	***EB***			
Turn Type	***Prot***		***Split/Lead***	***Split/Lag***	***Prot***				
Min Green	***5***	***15***	***7***	***7***	***5***	***15***			
Ext	***3.0***	***5.0***	***3.0***	***3.0***	***3.0***	***5.0***			
Yellow	***5.2***	***5.2***	***3.4***	***3.7***	***5.2***	***5.2***			
All Red	***3.0***	***2.0***	***6.0***	***3.4***	***3.0***	***2.0***			
Max I	***20***	***50***	***20***	***30***	***20***	***50***			
Max II	***45***	***140***	***45***	***45***	***45***	***140***			
Max Limit		***60***				***60***			
Adjust By		***10***				***10***			
Walk		***7***	***7***	***7***		***7***			
Flashing Don't Walk		***27***	***38***	***38***		***22***			
Detector Memory									
Det. Cross Switch.									
Dual Entry		***ON***				***ON***			
Recall		***MIN***				***MIN***			

SOP 9

Ring - 1	1	2	3	4
Ring - 2	5	6		

Notes:

1) Program 8 sec detection delay for minor side street right turn movements

This document has been digitally signed and sealed by

FDOT - DISTRICT 1
801 N Broadway Ave, Bartow, FL 33830

Signal Timing Report

(For isolated traffic signal)

Drawn By:	EME
Date:	
Checked By:	
Date:	

on the date adjacent to the seal.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

Revisions	Location Details			
03/2023: Updated per Permit 2019-A-194-00076.	Section:	***13020000***	Mile Post:	***9.827***
	Major Street:	***US 301***	Orientation:	***N-S (Considered E-W)***
	Minor Street:	***Fort Hamer Road***	Orientation:	***E-W (Considered N-S)***
	Sig ID:	***1503***		
	Implemented:			

Disclaimer Statement

The revisions noted above are the only timing parameters being approved. The remaining timing data was previously approved as part of previous revisions or as part of previous retiming efforts or other projects.

Controller Timings

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	***EBL***	***WB***	***EBL***	***NB***	***WBL***	***EB***	***NBL***	***SB***	
Turn Type	***Prot***		***Prot***		***Prot***		***Prot***		
Min Green	***5***	***15***	***5***	***10***	***5***	***15***	***5***	***10***	
Ext	***3.0***	***2.2***	***5.0***	***3.0***	***5.0***	***2.2***	***3.0***	***3.0***	
Yellow	***5.1***	***5.1***	***4.8***	***4.8***	***5.1***	***5.1***	***4.8***	***4.8***	
All Red	***2.8***	***2.8***	***3.5***	***3.5***	***2.8***	***2.8***	***3.5***	***3.5***	
Max I	***20***	***60***	***20***	***30***	***20***	***60***	***20***	***30***	
Max II									
Max Limit		***100***				***100***			
Adjust By		***20***				***20***			
Walk		***7***		***7***		***7***		***7***	
Flashing Don't Walk		***33***		***40***		***31***		***41***	
Detector Memory									
Det. Cross Switch.									
Dual Entry		***ON***		***ON***		***ON***		***ON***	
Recall		***MIN***				***MIN***			

SOP 10 (Sequence 1)

Ring - 1	1	2	3	4
Ring - 2	5	6	7	8

Notes:

1) Program 8 Seconds detection delay for minor street right turn movements.
2) Controller Brand: Qubic
3) Detection Brand: Wavetronix
 a) Use Dynamic detection for Phases 2 & 6

Overlaps	OL Type	Parent Ø's	Min Grn	Yellow	All Red	Conflicts
A, 2R	MIN GRN	3	5	5.2	2.0	P2
B, 4R	MIN GRN	5	5	4.9	2.0	P4
C, 6R	MIN GRN	7	5	5.2	2.0	P6
D, 8R	MIN GRN	1	5	4.9	2.0	P8

	DIR	Ø's	Range	Speed	ETA
Wavetronix Settings	EB	6	20 - 500	35 - 100	0.25 - 5.5
	WB	2	20 - 500	35 - 100	0.25 - 5.5

APPENDIX

ARTERIAL ANALYSIS

Arterial Level of Service

06/27/2024

Arterial Level of Service: EB US 301

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Chin Rd	I	50	52.0	40.5	92.5	0.72	28.1	C
Ft. Hamer Rd	I	50	43.5	41.5	85.0	0.60	25.6	D
Total	I		95.5	82.0	177.5	1.33	26.9	D

Arterial Level of Service: WB US 301

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Ft. Hamer Rd	I	50	54.5	39.8	94.3	0.76	28.9	C
Palm Blvd	I	50	43.5	11.3	54.8	0.60	39.7	B
Total	I		98.0	51.1	149.1	1.36	32.9	C

August 8, 2024

Dr. Douglas Weiland, M.D.
CWES XV, LLC
334 East Lake Road, Suite 172
Palm Harbor, FL 34685

RE: Willow Bend Phase V (±4.06 Acres)
Manatee County, Florida
Wetland Delineation Results

Dear Dr. Weiland:

Flatwoods Consulting Group, LLC. (Flatwoods) personnel conducted a jurisdictional wetland delineation for the Willow Bend Phase V property in Manatee County, Florida. The project area is an approximate 4.06 acre site located at 11605 63rd Ct E in Parrish, Florida. (Location Map). The site is within Section 31, Township 33 South, Range 19 East (Quad Map) and consists of one parcel (ID# 470410209) according to the Manatee County Property Appraiser. Representative photos of the property are provided in the attached Photo Document.

JURISDICTIONAL WETLAND DELINEATION

On May 7, 2024, Flatwoods delineated the wetland boundaries within the Property. The wetland limits were delineated in general accordance with The Florida Wetlands Delineation Manual (Chapter 62-340, F.A.C.) and the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual, 2010 Supplement, suitable for submittal to the Southwest Florida Water Management District (SWFWMD), Manatee County, and the USACE. These delineation methods emphasize that wetland determinations are based on the identification of specific hydrologic requirements, including the presence of hydric soils, a dominance of hydrophytic vegetation, hydric soil conditions, and other indicators of hydrologic conditions (i.e., frequent inundation, moss collars, the presence of muck soils, etc.). Wetlands and surface waters observed in the field were delineated using the above criteria, and the location of each wetland flag used to mark wetland limits was recorded using a sub-meter Global Positioning System (GPS).

One surface water occurs within the Property (Wetland Map). According to the 2018 Natural Resources Conservation Service (NRCS) soil database, two soil units exist within the project boundary (Soil Map). Both of the soil units are considered hydric soils according to the Hydric Soils of Florida Handbook. It should be noted that the entire site has been previously permitted under the SWFWMD Environmental Resource Permit (ERP), Permit No 41579.001 issued October 3, 2017, which expired on December 25, 2023. In addition, all wetland lines within the ERP boundary were previously verified by SWFWMD for the now expired Formal Determination of the Jurisdictional Extent of Wetlands and Other Surface Waters, No. 4203026.001. The surface water ponds to the north and south of the Willow Bend Phase V property permitted by the above referenced ERP have been constructed. Based on the previous Formal

Determination and the permitted plans from the approved ERP, no wetlands or other surface waters occur within the property boundary.

During the May 7, 2024 site visit, one surface water was delineated in the northeast corner of the site on the east side of Youngblood Road. This surface water was created during the construction of the driveway access road for the adjacent residential property to the east. This access road appears to have been constructed between 2020 and 2021. Existing land uses within the project area were determined using a combination of SWFWMD data, Florda Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCCS) data and site-specific mapping based on current conditions (Land Use Map).

Other Open Lands (FLUCCS 260)

This land use describes all the uplands on site. The property appears to have been cleared in 2022 and piles of brush occur throughout the northern half of the site. Multiple spoil piles from the creation of the offsite stormwater ponds also occur on the northern half of the property. The vegetation on site is ruderal and consists of bermudagrass (*Cynodon dactylon*), smutgrass (*Sporobolus indicus*), guineagrass (*Megathyrsus maximus*), beggarticks (*Bidens alba*), and caesarweed (*Urena lobata*). The eastern property boundary also contains live oak (*Quercus virginiana*) trees with a few scattered laurel oaks (*Quercus laurifolia*) and Brazilian pepper (*Schinus terebinthifolia*).

Streams and Waterways (FLUCCS 510)

Surface Water 1 is a man-made ditch. This surface water was dry and appears to connect offsite into the previously delineated Wade Canal. The dominant species observed include bermudagrass, pennywort (*Hydrocotyle umbellata*), various beaksedges (*Rhynchospora* spp.), flatsedges (*Cyperus* spp.), and frog fruit (*Phyla nodiflora*). The edges of the surface water are dominated by bahiagrass (*Paspalum notatum*).

SUMMARY

Wetlands: Flatwoods personnel located one surface water within the Property. Dredging, filling or alteration of this surface water may require additional permitting from the SWFWMD. This surface water would likely not be considered Waters of the United States (WOTUS) based on the September 2023 Conforming Rule, and would not require federal permitting.

Please call our office with any questions or comments regarding this Wetland Survey.

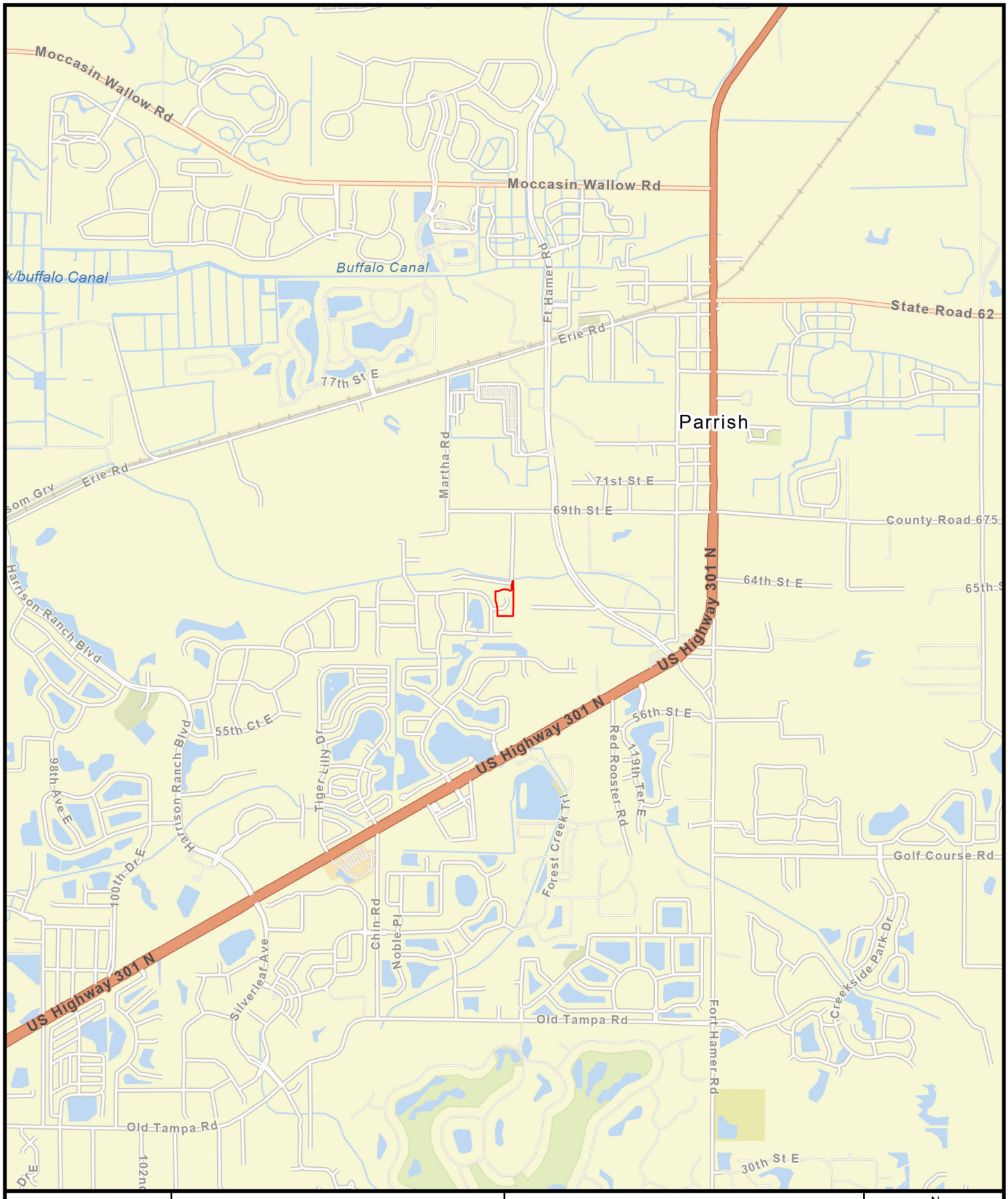
Sincerely,

Sarah Black
Project Manager

Brittany A. Banko
Senior Ecologist

Enclosures:

1. Location Map
2. Quad Map
3. Land Use Map
4. Soil Map
5. Wetland Survey Map
6. Photo Document



Miles
0 0.5
1 inch = 0.5 miles

FLATWOODS Consulting Group

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA

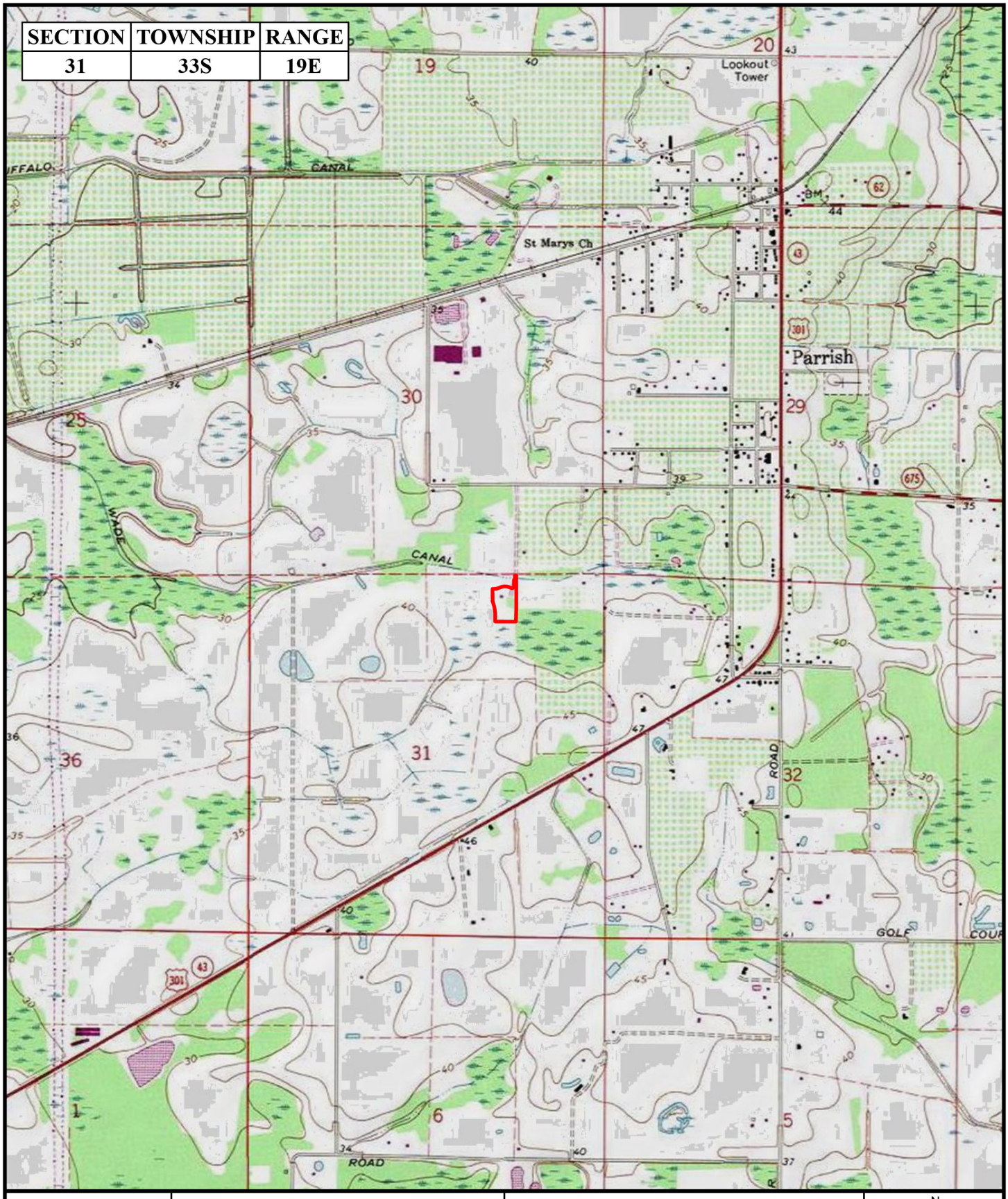
Project Boundary

N
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LOCATION MAP

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SECTION	TOWNSHIP	RANGE
31	33S	19E



Feet
0 2,000
1 inch = 2,000 feet

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA

Project Boundary

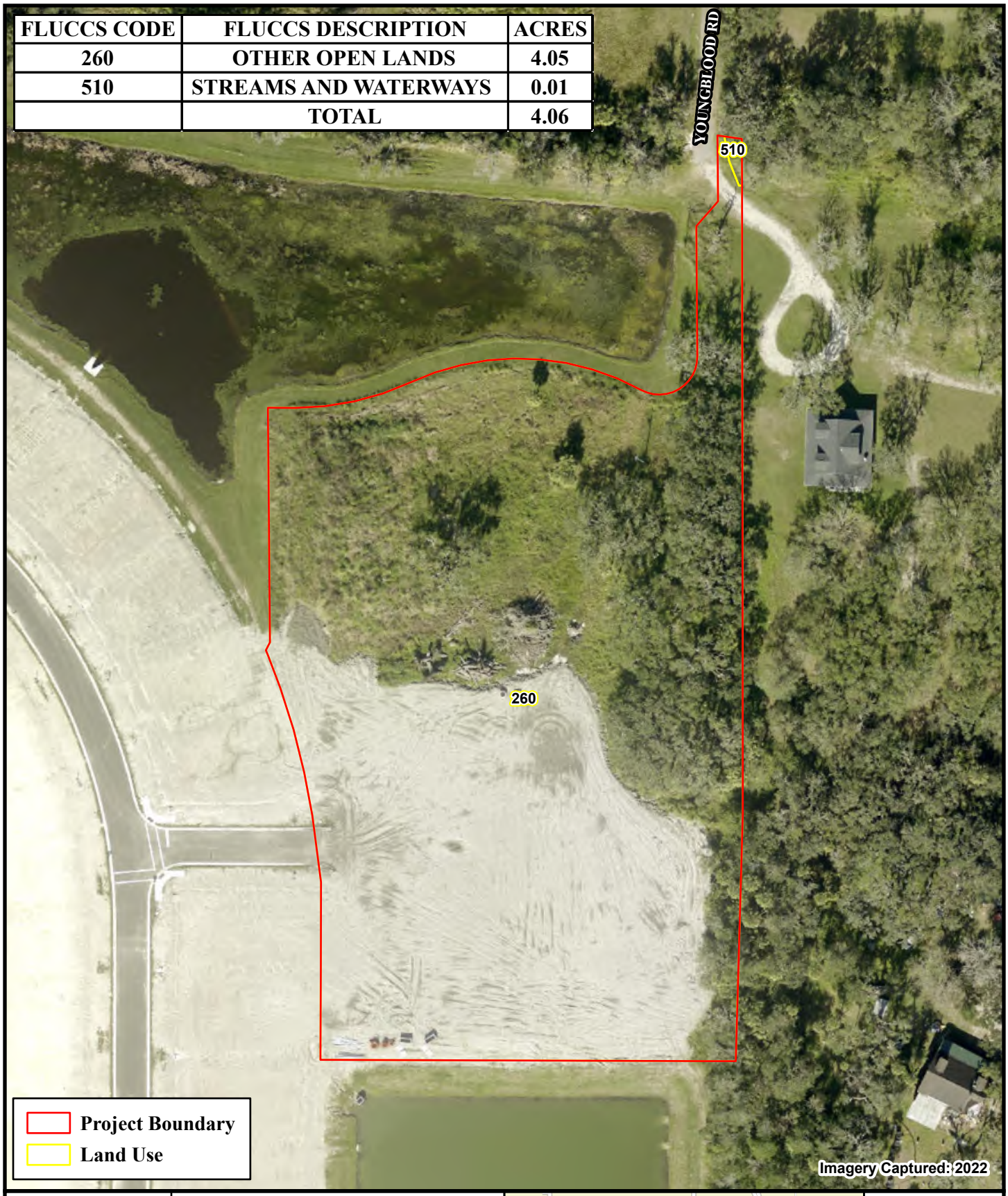
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QUAD MAP

FLATWOODS Consulting Group

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FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
260	OTHER OPEN LANDS	4.05
510	STREAMS AND WATERWAYS	0.01
	TOTAL	4.06



Feet
0 100
1 inch = 100 feet

FLATWOODS Consulting Group

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA

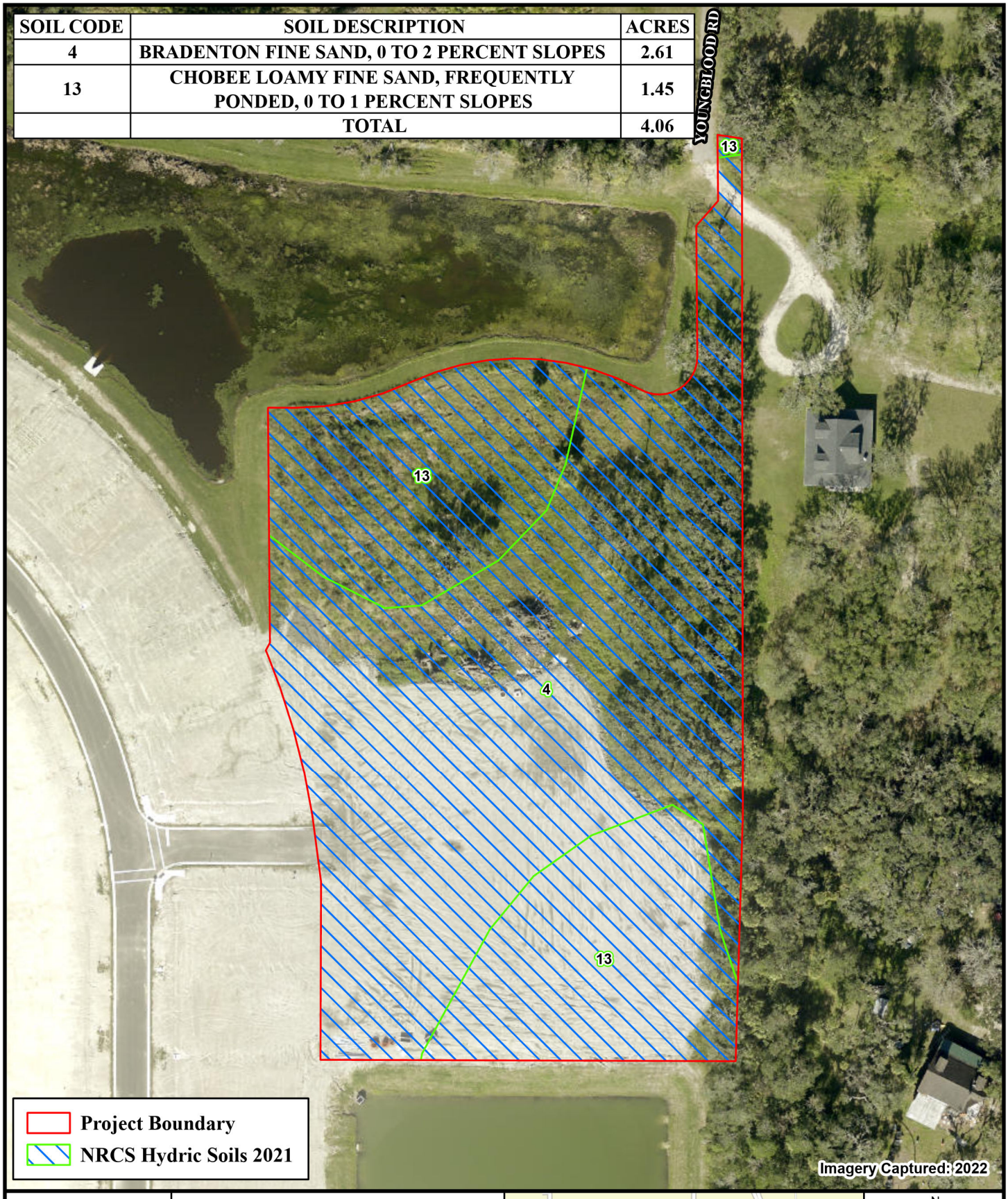


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LAND USE MAP

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SOIL CODE	SOIL DESCRIPTION	ACRES
4	BRADENTON FINE SAND, 0 TO 2 PERCENT SLOPES	2.61
13	CHOBEE LOAMY FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES	1.45
	TOTAL	4.06



Feet
0 100
1 inch = 100 feet

FLATWOODS Consulting Group

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA



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SOILS MAP

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Feet
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1 inch = 100 feet

FLATWOODS Consulting Group

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA



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WETLAND MAP

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CWES XV, LLC – Willow Bend Phase V
Photo Document May 2024



Representative photo from the center of the property looking north



Representative photo from the center of the property looking east

CWES XV, LLC – Willow Bend Phase V
Photo Document May 2024



Representative photo from the center of the property looking south



Representative photo from the center of the property looking west

CWES XV, LLC – Willow Bend Phase V
Photo Document May 2024



Representative photo of piles of brush onsite



Representative photo of a spoil pile onsite

CWES XV, LLC – Willow Bend Phase V
Photo Document May 2024



Surface Water 1

August 8, 2024

Dr. Douglas Weiland, M.D.
CWES XV, LLC
334 East Lake Road, Suite 172
Palm Harbor, FL 34685

RE: Willow Bend Phase V (±4.06 Acres)
Manatee County, Florida
Listed Species Survey

Dear Dr. Weiland:

On May 7, 2024, Flatwoods Consulting Group, LLC. (Flatwoods) personnel conducted a listed species survey on the Willow Bend Phase V property in Manatee County, Florida. The project area is an approximate 4.06 acre site located at 11605 63rd Ct E in Parrish, Florida. (Location Map). The site is within Section 31, Township 33 South, Range 19 East (Quad Map) and consists of one parcel (ID# 470410209) according to the Manatee County Property Appraiser.

LISTED SPECIES SURVEY

Flatwoods conducted a listed species survey at the Willow Bend Phase V property on May 7, 2024. During this survey, habitats were canvassed for floral and faunal species listed as Endangered, Threatened, or of Special Concern by the Florida Fish and Wildlife Conservation Commission (FWC) under Chapter 68A-27.003-005, Florida Administrative Code (F.A.C.), the U.S. Fish and Wildlife Service (FWS) under 50 Code of Federal Regulations (CFR) 17.11-12 and the Manatee County, Comprehensive Plan, Conservation Element, Policy 3.3.2.2. In addition, Flatwoods conducted a 100 percent survey to locate all gopher tortoise (*Gopherus polyphemus*) burrows and estimate the density of gopher tortoises on the project. The tortoise survey was conducted in accordance with the FWC methodology as outlined in the Gopher Tortoise Permitting Guidelines April 2008 (revised April 2023). An Authorized Gopher Tortoise Agent conducted the gopher tortoise survey.

No listed species were observed within the Willow Bend Phase V property (Listed Species Map). No FWS designated Critical Habitat occurs with the site. No gopher tortoise burrows were observed during the 100 percent survey. No osprey (*Pandion haliaetus*) nests or southeastern American kestrel (*Falco sparverius paulus*) cavities were observed. One known bald eagle (*Haliaeetus leucocephalus*) nest (MN054) occurs within one mile of the property according to the FWC Eagle Nest Locator and Audubon Eagle Nest Locator, which is current through the 2022-2023 nesting season. No bald eagle nests occur within 660-feet of the property therefore no FWS approvals are necessary. According to the 1999 FWC wading bird colony database, no wading bird colonies are located within one mile of the property. The site is located within one wood stork (*Mycteria americana*) Core Foraging Area (CFA): Ayers Point – Dot Dash. Although the project is located within the aforementioned wood stork CFA, the onsite habitat is not considered suitable for wood stork foraging. The property is located within the FWS consultation area for the crested caracara (*Caracara cheriway*) however the site does not contain suitable habitat. No listed

plants were observed and none of the listed plants are likely to occur.

HABITAT ASSESSMENT

During the field visit on May 7, 2024, Flatwoods ecologists assessed the quality of onsite habitat, and documented the presence and location of nuisance and exotic species located within the site. Existing upland and wetland communities were determined using a combination of the 2020 Southwest Florida Water Management District (SWFWMD) Florida Land Use, Cover and Forms Classification System (FLUCCS) data and site-specific field mapping and surveying based on current conditions (Land Use Map). Nuisance and exotic species were documented throughout the site evenly dispursed. Nuisance species observed include the following: caesarweed (*Urena lobata*), guineagrass (*Urochloa maxima*), wedelia (*Sphagneticola trilobata*), bermudagrass (*Cynodon dactylon*), smutgrass (*Sporobolus indicus*), and Brazilian pepper (*Schinus terebinthifolia*).

All uplands on the property are mapped as Other Open Lands (FLUCCS 260). One small manmade surface water occurs on the northern boundary of the property (FLUCCS 510). The property appears to have been cleared in 2022 and piles of brush occur throughout the northern half of the site. Multiple spoil piles from the creation of the offsite stormwater ponds also occur on the northern half of the property. The vegetation on site is ruderal and is dominated by bermudagrass, smutgrass, guineagrass, beggarticks (*Bidens alba*), and caesarweed. The eastern property boundary also contains live oak (*Quercus virginiana*) trees with a few scattered laurel oaks (*Quercus laurifolia*) and Brazilian pepper.

SUMMARY

Gopher Tortoise: No gopher tortoise burrows occur within the property. No permit from the FWC or FWS is required.

Wood Stork and Wading Birds: The site is located within one wood stork (*Mycteria americana*) Core Foraging Area (CFA): Ayers Point – Dot Dash. No suitable wading bird or wood stork habitat was observed. No authorizations from FWC or FWS are required.

Bald Eagle: No bald eagle nests occur within 660-feet of the project boundary.

Crested Caracara: The property is within the consultation area, however minimal suitable habitat occurs onsite, and the site has previously been cleared. No FWS consultation or authorization is required.

Listed Plants: No listed plants were observed, and none are likely to occur.

Protected Lands and Waters: No critical habitats, protected lands, or Outstanding Florida Waters (OFW) occur within the project boundary.

Habitat Assessment: Flatwoods did not observe any Native Plant Communities during this habitat assessment. No suitable onsite Native Upland Habitat occurs. Although some native species are present, the site contains significant encroachment of nuisance and non-native species within the subcanopy and groundcover stratum.

Please call our office with any questions or comments regarding this Listed Species Survey.

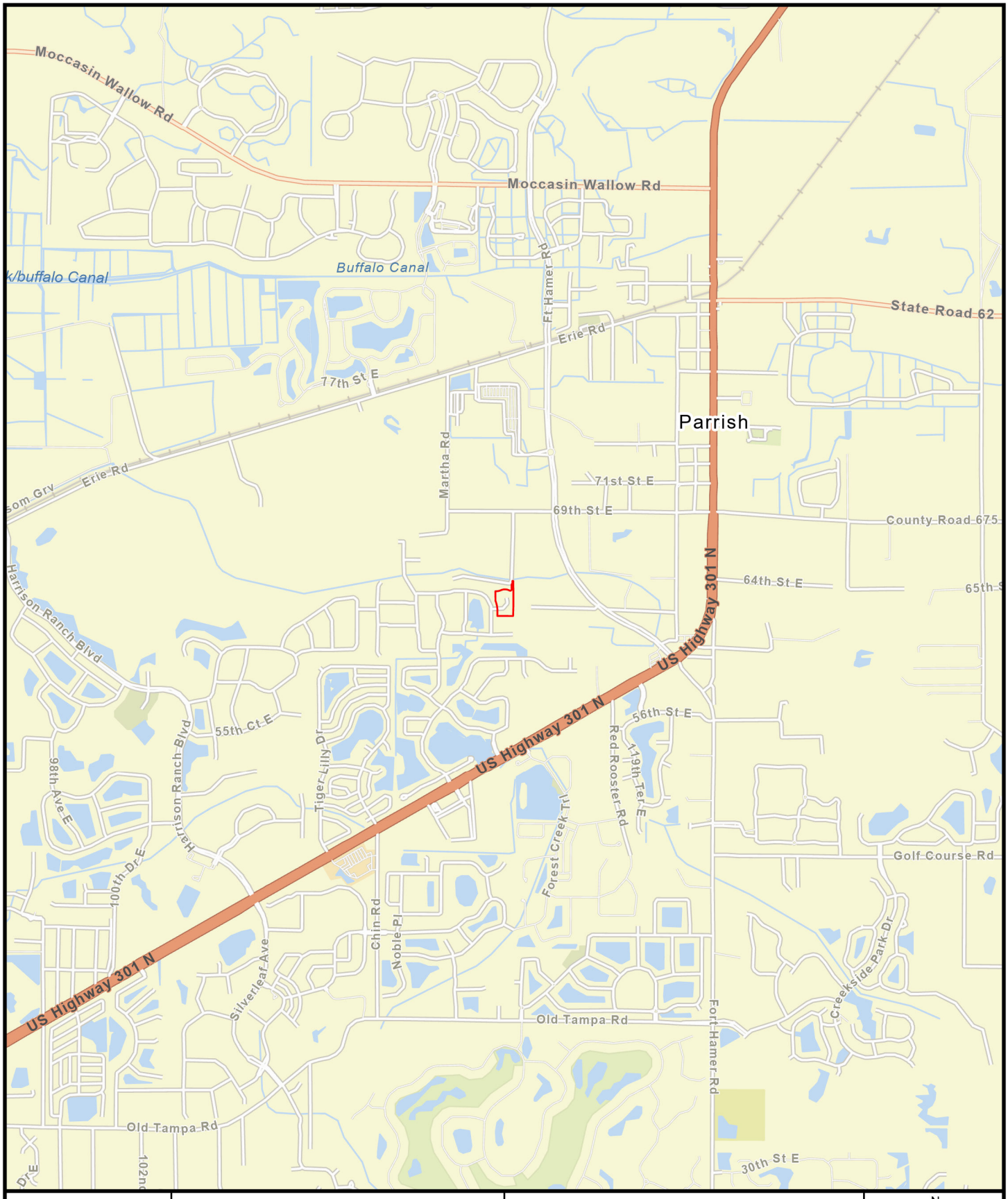
Sincerely,

Sarah Black
Project Manager

Brittany A. Banko
Senior Ecologist

Enclosures:

1. Location Map
2. Quad Map
3. Listed Species Map
4. Land Use Map
5. Photo Document



Miles
0 0.5
1 inch = 0.5 miles

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA

Project Boundary

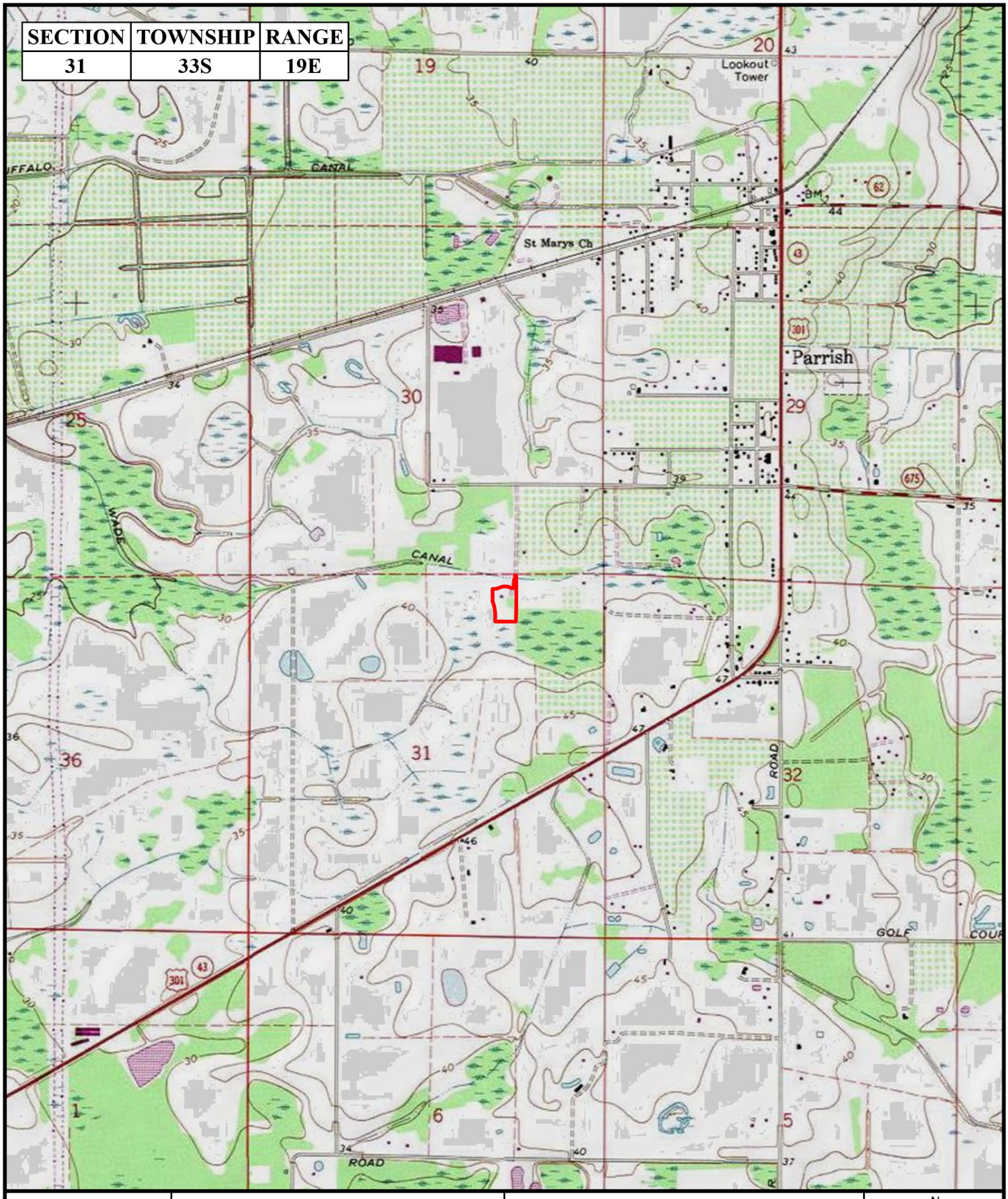
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LOCATION MAP

FLATWOODS Consulting Group

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SECTION	TOWNSHIP	RANGE
31	33S	19E



Feet
0 2,000
1 inch = 2,000 feet

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA

Project Boundary

N
W E
S

QUAD MAP

FLATWOODS Consulting Group

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Feet
0
100
1 inch = 100 feet

FLATWOODS Consulting Group

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA

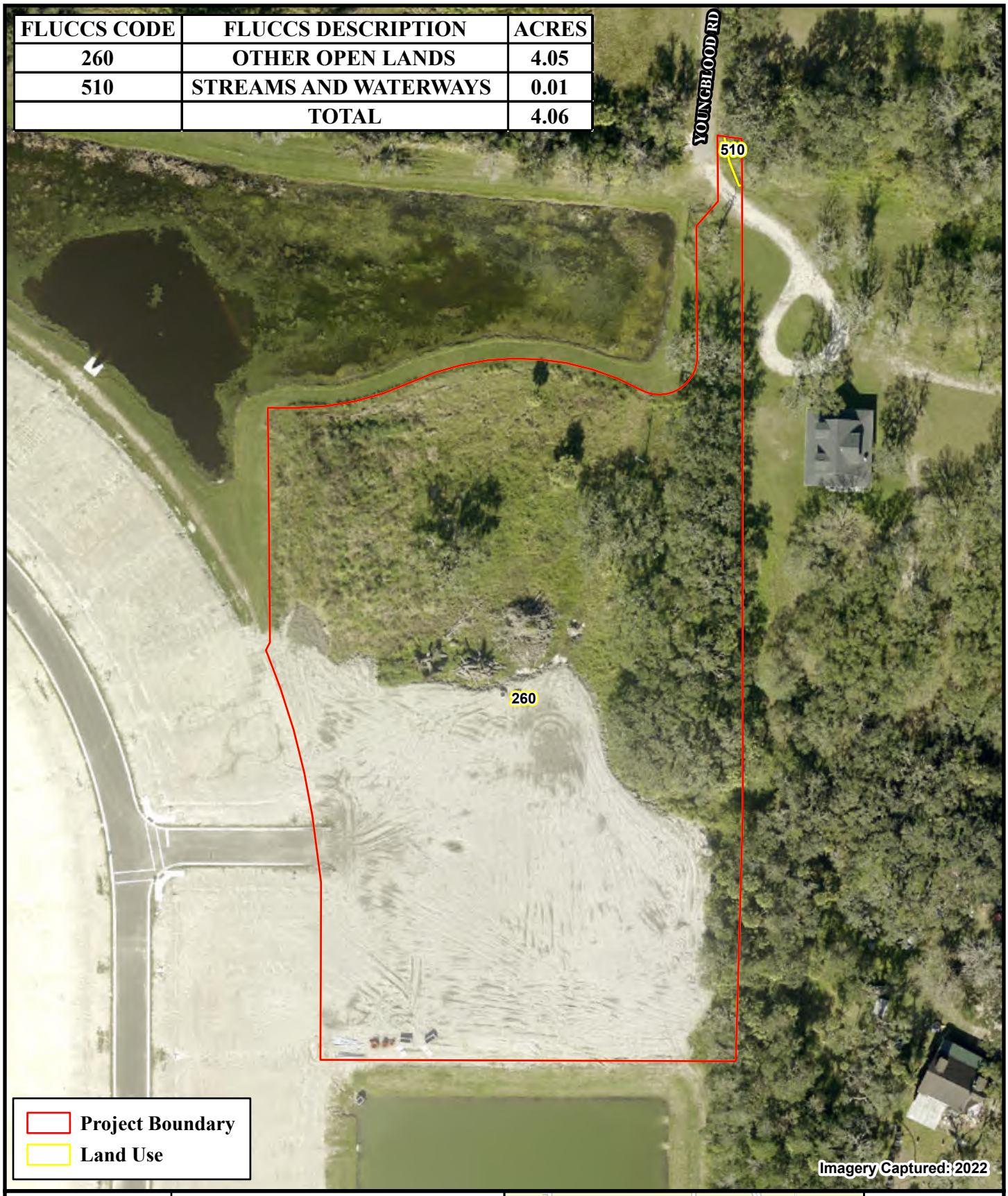


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LISTED SPECIES MAP

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FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
260	OTHER OPEN LANDS	4.05
510	STREAMS AND WATERWAYS	0.01
	TOTAL	4.06



Feet
0 100
1 inch = 100 feet

FLATWOODS Consulting Group

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA



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LAND USE MAP

P:\0486CWES\001-Willow Bend Phase V\GIS\JDLS.aprx

CWES XV, LLC – Willow Bend Phase V
Photo Document May 2024



Representative photo from the center of the property looking north



Representative photo from the center of the property looking east

CWES XV, LLC – Willow Bend Phase V
Photo Document May 2024



Representative photo from the center of the property looking south



Representative photo from the center of the property looking west



Representative photo of piles of brush onsite



Representative photo of a spoil pile onsite



Surface Water 1

CWES XV, LLC
WILLOW BEND PHASE V
MANATEE COUNTY, FLORIDA

Protected Plants and Animals Potentially Occurring Within the Project Boundary

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
BIRDS					
Aphelocoma coerulescens Florida scrub-jay	Inhabits fire dominated, low-growing, oak scrub habitat found on well-drained sandy soils. May persist in areas with sparser oaks or scrub areas that are overgrown.	S - March-October B - March-July	Low: No suitable habitat present	T	T
Caracara cheriway Crested caracara	Open country, including dry prairie and pasture lands with cabbage palm, cabbage palm/live oak hammocks, and shallow ponds and sloughs.	S - January-April B - December-June	Low: Little suitable habitat present	T	T
Egretta caerulea Little blue heron	Shallow freshwater, brackish water, and saltwater habitats.	S - Year round B - March-July	Moderate for foraging, nesting unlikely	---	T
Egretta tricolor Tricolored heron	Forages in a variety of permanently and seasonally flooded wetlands, ditches, and lakes. Inland nesting colonies typically found in Carolina willow dominated wetlands.	S - Year round B - March-July	Moderate for foraging, nesting unlikely	---	T
Falco sparverius paulus Southeastern American kestrel	Found in open pine habitats, woodland edges, dry prairies, and pastures.	S - April-August B - April-August	Low: Little suitable habitat present	---	T
Grus canadensis pratensis Florida sandhill crane	Prairies, freshwater marshes, and pasture lands. Avoids forests and deep marshes but uses transition zones and edges between these and prairies or pasture lands.	S - January-June B - December-June	Moderate for foraging, nesting unlikely	---	T
Haliaeetus leucocephalus Bald eagle	Areas close to the coast, bays, rivers, lakes, or other bodies of water. Typically nests in live mature pines and cypress trees.	S - Year round B - October-May	Low for foraging, nesting unlikely	---	---
Laterallus jamaicensis jamaicensis Eastern Black Rail	Tidally and non-tidally influenced marshes ranging in salinity from salt to brackish to fresh. Along the Atlantic coast, habitat includes impounded and unimpounded salt and brackish marshes with dense herbaceous cover.	S - Year round B - April-August	Low: Little suitable habitat present	T	T

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
Mycteria americana Wood stork	Forages in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Nests in colonies in cypress swamps.	S - Year round B - March-August	Low for foraging, nesting unlikely	E	E
Picoides borealis Red-cockaded Woodpecker	Nests in cavities in live pine trees. Prefer large mature pines for nesting and foraging.	S - Year Round B - April-June	Low: Little suitable habitat present	E	E
Platalea ajaja Roseate spoonbill	Primarily nests in mixed-species colonies on coastal islands Occasionally nests in willow heads at freshwater sites. Forages in shallow water including marine tidal flats and ponds, and freshwater sloughs and marshes.	S - Year round B - March-July	Low for foraging, nesting unlikely	---	T
REPTILES					
Alligator mississippiensis American alligator	Permanent bodies of fresh water, including marshes, swamps, lakes, and rivers. Occasionally wanders into brackish and salt water but rarely remains there.	S - Year round B - April-August	Low: Little suitable habitat present	T(SA)	T(SA)
Drymarchon corais couperi Eastern indigo snake	Broad range of habitats from scrub and sandhill to wet prairies, forested wetlands, and mangrove swamps. Often seeks refuge in gopher tortoise burrows in sandy uplands, but also forages in mesic and hydric habitats.	S - Year round B - November-April	Low: Little suitable habitat present	T	T
Gopherus polyphemus Gopher tortoise	Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry prairie flatwoods; also commonly uses disturbed habitats such as pastures, old fields, abandoned citrus groves, and road shoulders.	S - Year round B - March-October	Low: Little suitable habitat present, no burrows observed	---	T
Pituophis melanoleucus mugitus Florida pine snake	Dry upland areas will well-drained sandy soils with moderate to open pine or pine-oak canopy.	S - Year round B - June-August	Low: Little suitable habitat present	---	T
PLANTS					
Chrysopsis floridana Florida Golden Aster	Found in bare patches of sand in sand pine scrub, also found along railroads and road right-of-ways.	F – November-December	Low: Little suitable habitat present	E	E

[1]S = Survey Window, B =Breeding Season, F = Flowering Season
[2]E = Endangered, T = Threatened, T (SA) = Similarity of Appearance to a Threatened Taxon
[3]U.S. Fish and Wildlife Service
[4]Florida Fish and Wildlife Conservation Commission
Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, Florida Natural Areas Inventory, and FWS Species by County List

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D-4 - Level of Service Concurrency Reservation Application

Project Name: Willow Bend - Phase V

Proposed Land Use: Residential single-familt detached units.

List previous approvals:

Parent Project File # PDR 04-18(Z)(P)/FSP-14-04(R) CLOS # 16-035 Expiration Date: 10/2/2023

Please indicate number(s) for appropriate items:

# dwelling units 16	# hotel roomsN/A	# parking spaces N/A
# RV pads N/A	# berths N/A	# beds N/A
square feet of building N/A	acres of parcel 4 acres (Phase V)	
If church, # seats/pews N/A	square feet of building N/A	
If school/day care, # classrooms N/A	# students N/A	

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval. If this application form is not signed by the property owner(s), a notarized Affidavit of Ownership/Agent Authorization (see Form D1) must be submitted with the application.

manager

Signature of Property Owner or Applicant

Douglas Weiland
Printed Name

8/9/2024
Date

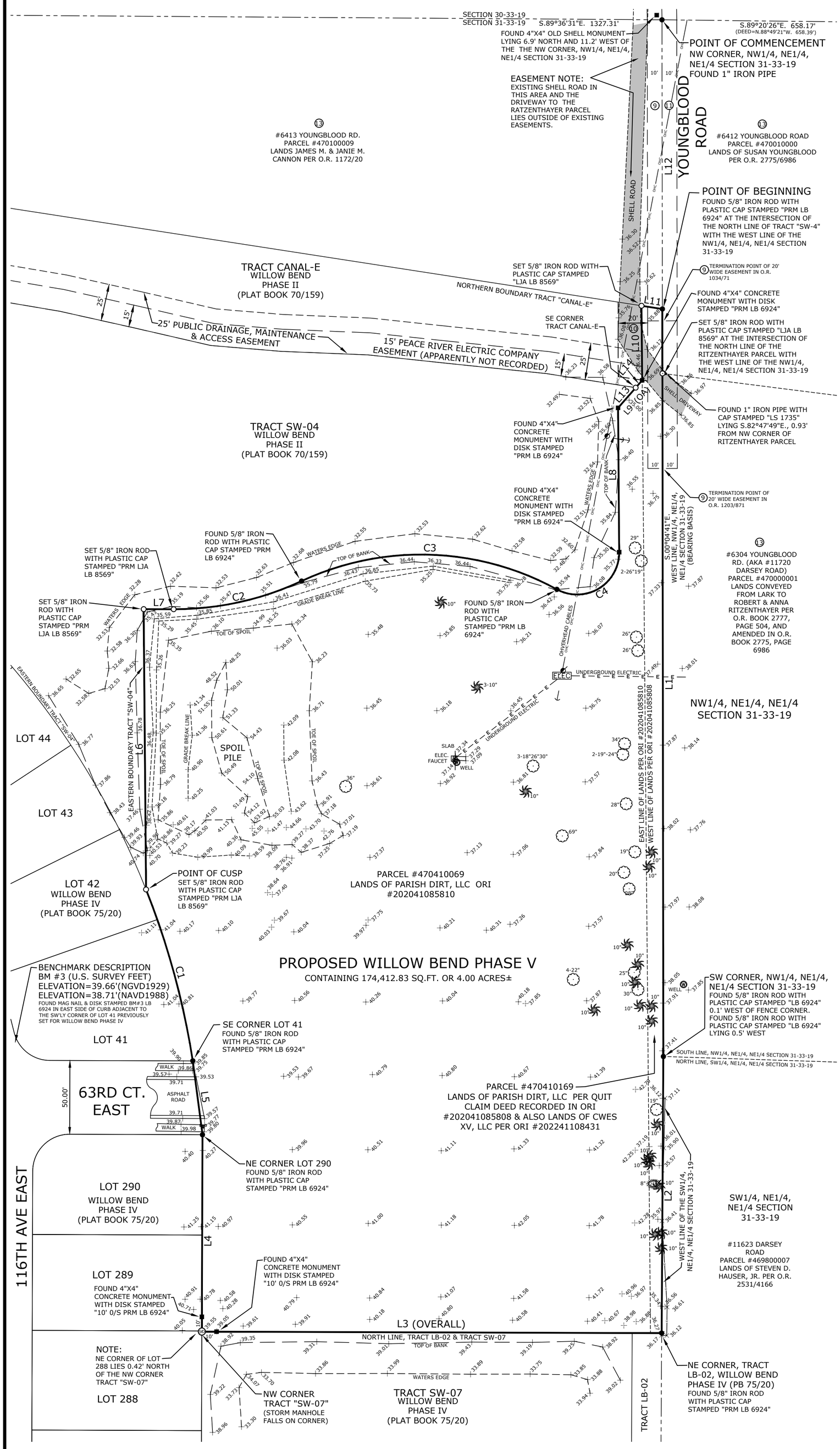
N:\Projects\PROJECTS 2013\13104 JES WILLOW BEND\PHASE 5\Boundary Survey\13104WillowBendP5 BoundarySurvey.dwg, Aug 16, 2024 - 1:03:18PM, sburkholder

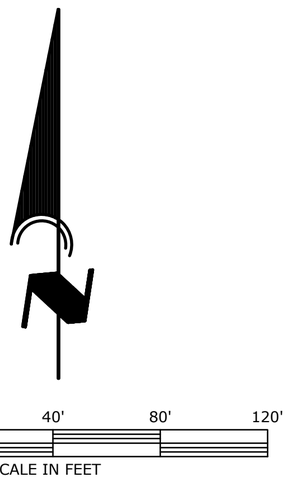
BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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THIS SURVEY IS CERTIFIED TO: CWES XV, LLC





LEGEND

These standard symbols will be found in the drawing.

- IRON ROD OR PIPE
- CONCRETE MONUMENT
- X CUT
- IRON ROD SET
- WOOD UTILITY POLE
- GUY ANCHOR
- CONCRETE UTILITY POLE
- STORM MANHOLE
- GAS VALVE
- SIGN
- MAIL BOX
- OAK
- PINE
- PALM
- UNKNOWN TREE
- SPOT ELEVATION
- AERIAL TARGET
- WELL
- ELEC ELECTRIC METER
- ELECTRIC OUTLET
- GAS REGULATOR
- FAUCET
- WATER VALVE

LEGAL DESCRIPTION (REVISED 08-01-2024 SEB)

A TRACT OF LAND LYING IN AND BEING THAT PART OF SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA, DESCRIBED AS FOLLOWS;
COMMENCE AT A 1" IRON PIPE FOUND MARKING THE NW CORNER OF THE NW1/4 OF THE NE1/4 OF THE NE 1/4 OF SAID SECTION 31; THENCE ALONG THE WEST LINE OF SAID NW1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, S.00°04'41"E., A DISTANCE OF 195.96 FEET TO THE POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE CONTINUE ALONG SAID WEST LINE, S.00°04'41"E., A DISTANCE OF 506.54' TO THE SW CORNER OF SAID NW1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31; THENCE ALONG THE WEST LINE OF THE SW1/4 OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 31, S.00°21'05"W., A DISTANCE OF 187.47 FEET TO THE NE CORNER OF TRACT LB-02, WILLOW BEND PHASE IV, A SUBDIVISION RECORDED IN PLAT BOOK 75, PAGE 20, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE ALONG THE NORTH LINE OF TRACT LB-02 AND TRACT SW-07 OF SAID WILLOW BEND PHASE IV, N.89°48'30"W., A DISTANCE OF 311.74 FEET TO THE NW CORNER OF SAID TRACT SW-07; THENCE N.00°11'20"E., A DISTANCE OF 133.42 FEET TO THE NE CORNER OF LOT 290 OF SAID WILLOW BEND PHASE IV; THENCE N.07°27'46"W., A DISTANCE OF 50.45 FEET TO THE SE CORNER OF LOT 41 OF SAID WILLOW BEND PHASE IV, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 540.00' AND A DELTA ANGLE OF 12°48'13", WHOSE CHORD BEARS N.15°15'34"W.; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE, A DISTANCE OF 120.67' TO A POINT OF CUSP WITH THE SOUTHERN AND EASTERN BOUNDARY OF TRACT SW-04, WILLOW BEND PHASE II, A SUBDIVISION RECORDED IN PLAT BOOK 70, PAGE 159, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EASTERN BOUNDARY OF SAID TRACT SW-04, THE FOLLOWING 7 COURSES AND DISTANCES; (1) N.00°29'27"W., A DISTANCE OF 189.96 FEET; (2) THENCE S.89°48'40"E., A DISTANCE OF 20.33 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 203.50' AND A DELTA ANGLE OF 25°12'18", WHOSE CHORD BEARS N.77°35'11"E.; (3) THENCE ALONG THE ARC OF SAID CURVE IN AN EASTERLY AND COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 89.52' TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 191.50' AND A DELTA ANGLE OF 53°46'02", WHOSE CHORD BEARS S.88°07'57"E.; (4) THENCE ALONG THE ARC OF SAID CURVE IN AN EASTERLY AND CLOCKWISE DIRECTION, A DISTANCE OF 179.71' TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 28.50' AND A DELTA ANGLE OF 119°11'45", WHOSE CHORD BEARS N.59°09'11"E.; (5) THENCE ALONG THE ARC OF SAID CURVE IN A NORTHEASTERLY AND COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 59.29'; (6) THENCE TANGENT TO THE LAST CURVE, N.00°26'41"W., A DISTANCE OF 97.82 FEET; (7) THENCE N.41°15'38"E., A DISTANCE OF 18.14 FEET TO THE SOUTHEAST CORNER OF TRACT CANAL-E OF SAID WILLOW BEND PHASE II; THENCE ALONG THE EASTERN BOUNDARY OF SAID TRACT CANAL-E, N.41°15'38"E., A DISTANCE OF 6.64 FEET TO ITS INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #202041085808, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE AND AFORESAID EASTERN BOUNDARY OF TRACT CANAL-E, N.00°30'02"W., A DISTANCE OF 50.55 FEET TO THE NORTHERN BOUNDARY OF SAID TRACT CANAL-E; THENCE ALONG THE EASTERLY EXTENSION OF SAID NORTHERN BOUNDARY OF TRACT CANAL-E, S.81°13'14"E., A DISTANCE OF 14.30 FEET TO THE POINT OF BEGINNING;

ABOVE-DESCRIBED PARCEL CONTAINS 174,412.83 SQUARE FEET, OR 4.004 ACRES, MORE OR LESS; SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.

SURVEYOR'S REPORT (LAST DATE OF FIELD SURVEY: 09/15/2023) (FIELD BOOK 50/50-51)

I HEREBY CERTIFY THAT:

I AM A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. 4521, AND THAT I AM ACTING ON BEHALF OF LJA ENGINEERING, INC., A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED LAND SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, HOLDING L.B. NO. 8569;

THIS BOUNDARY SURVEY, CONSISTING OF 2 SHEETS, IS NOT FULL AND COMPLETE WITHOUT BOTH SHEETS 1 OF 2 AND 2 OF 2 PRESENTED TOGETHER;

THIS BOUNDARY SURVEY REPRESENTS A FIELD SURVEY PERFORMED UNDER MY SUPERVISION OF THE LAND SHOWN AND DESCRIBED HEREON;

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO. 2061-4743502 WITH AN EFFECTIVE DATE OF APRIL 04, 2020 @ 8:00 AM, ISSUED BY BOOTH & COOK, P.A. FILE #20-290. THE FOLLOWING SCHEDULE B SECTION II EXCEPTIONS/NUMBERS ARE SHOWN ON THE SURVEY AND INDICATED BY THE EXCEPTION NUMBER WITHIN A CIRCLE, AND ARE AS FOLLOWS:

3.) THE APPARENT FORMER GAP BETWEEN THE DEEDED EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2301, PAGE 6907 AND THE WEST LINE, NW1/4, NE1/4, NE1/4 SECTION 31-33-19, SHOWN HEREON AS PID #470410159 HAS BEEN RESOLVED VIA QUIT CLAIM TO PARISH DIRT, LLC RECORDED IN ORI #202041085808, AND TO CWES XV, LLC IN ORI#202241108431.

9.) EASEMENTS CREATING RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 1034, PAGE 71, AND OFFICIAL RECORDS BOOK 1203, PAGE 3871 ARE SHOWN HEREON. NOTE THAT EASEMENT IN OFFICIAL RECORDS BOOK 1203, PAGE 3871 EXTENDS THE PRECIOUSLY RECORDED EASEMENT IN OFFICIAL RECORDS BOOK 1034, PAGE 71 BY 100.00 FEET FARTHER SOUTH;

10.) EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1152, PAGE 1066 IS SHOWN HEREON;

11.) MANATEE COUNTY PRIVATE STREET APPLICATION AND ACCEPTANCE RECORDED IN OFFICIAL RECORDS BOOK 1204, PAGE 87 IS SHOWN HEREON;

13.) CONCURRENT RIGHTS OF OTHERS TO USE THE EASEMENT DESCRIBED IN SCHEDULE "A" ARE SHOWN. THERE IS ALSO PORTIONS OF THE EXISTING DRIVEWAY TO THE RITZENTHAYER PROPERTY AND THE EXISTING SHELL ROAD THAT ARE OUTSIDE THE EASEMENT CROSSING THE SUBJECT PROPERTY.

THE LOCATION OF TREES, UTILITIES, OR ANY OTHER PERTINENT ATTRIBUTES AFFECTING SUBJECT PROPERTY NOT ABSTRACTED AS PART OF THIS SURVEY EXCEPT AS SHOWN;

WETLAND OR JURISDICTIONAL AREAS WERE NOT LOCATED AS A PART OF THE SCOPE OF SURVEY;

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE (0902), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). A BEARING OF S.00°04'41"E. FOR THE WEST LINE, NW1/4, NE1/4, NE1/4 OF SECTION 31-33-19, AS SHOWN HEREON, WAS USED;

UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN ON THIS SURVEY WERE FIELD MEASURED OR CALCULATED FROM OBSERVATIONS ELECTRONICALLY COLLECTED DURING THE FIELD SURVEY. DATA CONTAINED WITHIN PARENTHESIS (IF ANY) REPRESENTS THE RECORD DEED OR PLAT INFORMATION AND IS SHOWN FOR COMPARISON BETWEEN THE TWO;

ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929) OF 1929 IN ORDER TO COINCIDE WITH THE APPROVED CONSTRUCTION PLANS FOR WILLOW BEND. THE SOURCE BENCHMARK USED WAS MANATEE COUNTY BM "RIVERLAND" (NGS PID "DO7361") HAVING A PUBLISHED ELEVATION OF 34.94' (NAVD 1988); THE CONVERSION FROM N.A.V.D. 1988 BACK TO N.G.V.D. 1929 IS (+) 0.951 FEET (DETERMINED N.G.V.D. ELEVATION OF "RIVERLAND", A PUBLISHED N.A.V.D. BENCH MARK, USING N.G.S. CORPSCON SOFTWARE AND VERIFIED WITH NGS ONLINE COORDINATE CALCULATOR).

THIS SURVEY IS NOT INTENDED TO DELINEATE THE REGULAR JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD OR COMMISSION OR OTHER ENTITY;

THIS SURVEY MEETS THE STANDARDS OF PRACTICE (FORMERLY KNOWN AS THE MINIMUM TECHNICAL STANDARDS) FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, RULE NO. 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

LJA ENGINEERING, INC.
LB NO. 8569

BY: _____
STEVEN E. BURKHOLDER, P.L.S.,
VICE PRESIDENT, DIRECTOR OF SURVEYING
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE LS 4521
(NOT VALID UNLESS SIGNED IN INK WITH EMBOSSED SEAL AFFIXED HERETO)

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STEVEN E. BURKHOLDER * REGISTERED LAND SURVEYOR * CERTIFICATE NO. 4521 STATE OF FLORIDA

LINE	BEARING	DISTANCE
L1	S.00°04'41"E.	506.54'
L2	S.00°21'05"W.	187.47'
L3	N.89°48'30"W.	311.74'
L4	N.00°11'20"E.	133.42'
L5	N.07°27'46"W.	50.45'
L6	N.00°29'27"W.	189.96'
L7	S.89°48'40"E.	20.33'
L8	N.00°26'41"W.	97.82'
L9	N.41°15'38"E.	24.77'
L10	N.00°30'02"W.	50.55'
L11	S.81°13'14"E.	14.30'
L12	S.00°04'41"E.	195.96'
L13	N.41°15'38"E.	18.14'
L14	N.41°15'38"E.	6.64'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	540.00'	12°48'13"	120.67'	120.42'	N.15°15'34"W.
C2	203.50'	25°12'18"	89.52'	88.80'	N.77°35'11"E.
C3	191.50'	53°46'02"	179.71'	173.18'	S.88°07'57"E.
C4	28.50'	119°11'45"	59.29'	49.16'	N.59°09'11"E.

Drawing No. 1 of 1

Drawing Name: SEE PLOT STAMP
Project Number: 13105 (PHASE V)
Date: SEE STAMP
Scale: 1"=40'
Drawn By: SEB
Checked By: SEB

STEVEN E. BURKHOLDER * REGISTERED LAND SURVEYOR * CERTIFICATE NO. 4521 STATE OF FLORIDA

Revision Block

Date	Description	Revised By:
0816/2024	REVISED EASEMENT NOTE & REPORT NOTE #13	SEB
08/14/2024	CORRECTED LOCATION OF EASEMENT OR 1152/1066	SEB
08/01/2024	REVISED CALLS IN DESCRIPTION AND RECORDING INFO FOR ADJOINING PLATS	SEB

Project Name:
CWES XV, LLC.
PROPOSED WILLOW BEND, PHASE V

TYPE OF SURVEY SERVICES PROVIDED:
SECTION 31-33-19, MANATEE COUNTY, FLORIDA
BOUNDARY & TOPOGRAPHIC SURVEY

LJA ENGINEERING, INC.
CIVIL ENGINEERING & SURVEYING
325 INTERSTATE BOULEVARD
SARASOTA, FL. 34240 941-924-1600
FLORIDA LB #8569

NOTICE OF PUBLIC HEARING

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 **March 5, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida,** to consider and act upon the following matters:

PDR-24-18(Z)(P) – PENLER LORRAINE – T RALPH TAYLOR JR FAMILY LIMITED PARTNERSHIP LLLP (OWNER) – PENLER DEVELOPMENT LLC (CONTRACT PURCHASER)– PLN2406-0126
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of two parcels, totaling approximately 19.51 acres, generally located 1,130 feet south of 44th Avenue East along the east side of Lorraine Road in Bradenton (Manatee County), commonly known as 4973 and 4985 Lorraine Road, from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for 232 multifamily residential dwelling units with at least 25% of those units designated as affordable housing, subject to a proposed Land Use Restriction Agreement (LURA); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-24-29(P) – WILLOW BEND PHASE V – CWES XV LLC – PLN2409-0023
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan to add a new Phase V comprised of 16 single-family dwelling units on 4 acres to an existing subdivision comprised of 278 single-family dwelling units for a total of 294 single-family dwelling units on a total of 107.99 acres; the property is currently zoned PDR (Planned Development Residential) and is generally located half a mile north of the intersection of US 301 and 16th Avenue East, Phase V is located on 63rd Court East, with no address assigned, in Parrish (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDC-25-13(Z)(P) – ER AT LAKEWOOD NORTH /GOODWILL INDUSTRIES MANASOTA, INC. (OWNER) – PLN2505-0180
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.31 acres on the south side of SR64 and approximately 0.8 miles west of the intersection with Lakewood Ranch Boulevard, also known as 10106 SR 64 E in Bradenton (Manatee County), from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District; approving a Preliminary Site Plan for a Free Standing Emergency Department with a total of 13,450 square feet; subject to stipulations as conditions of approval voluntarily proffered by the Applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date

PDR-23-48(Z)(P) – YORT- 2351 /2351 RYE ROAD LLC AND YORT, LLC. (OWNERS) – PLN2309-0137
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 31.32 acres on the west side of Rye Road and north of the future extension of Mulholland Road, also known as 2351 and 2357 North Rye Road in Parrish (Manatee County), from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for a total of 733 single family units on 464.74 acres, which includes the 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south, already zoned PDR/ (Planned Development Residential), partially located within the CEA/CHH/CPA Overlays (Coastal Evacuation Area, Coastal High Hazard, and Coastal Planning Area Overlays), commonly known as 1921, 1381, and 1621 North Rye Road in Parrish (Manatee County); subject to voluntarily proffered conditions of approval; setting forth findings;

providing a legal description; providing for severability; and providing an effective date.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida; telephone number (941) 748-4501 x6878; e-mail to: planning.agenda@mymanatee.org.

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances. 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.

Rules of procedure for this public hearing are in effect pursuant to Resolution 25-013. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please send comments to: Manatee County Development Services Department
Attn: Planning Coordinator
1112 Manatee Avenue West / P.O. Box 1000
Bradenton, FL 34205
Planning.agenda@mymanatee.org

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or carmine.demilio@mymanatee.org, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

THIS HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Development Services Department
Manatee County, Florida
Date Published: February 20, 2026

From: Barbara Berg <bbcc12110@yahoo.com>
Sent: Monday, December 8, 2025 9:11:20 AM
To: Matt Bower <matt.bower@mymanatee.org>
Subject: Fw: Willow Bend Phase V

You don't often get email from bbcc12110@yahoo.com. Learn why this is important

To Whom it May Concern,

Reference: Record ID: PLN2409-0023

Project No.: PDR-24-29(P)

Project Name: Willow Bend Phase V

Address: 61ST ST E PARRISH, FL 34219 ?(63rd CT E)

Case Manager: CJ Mills

Application Type: Preliminary Site Plan (Public Hearing)

12-11-2025

Planning Commission Date:

Hearing Officer:

BOCC Meeting Date(s):

12/1/2025

I missed the earlier meeting due to other commitments, I'd appreciate you listing to my story.

My name is Barbara Berg, I own the home located at 6306 116th Ave. E., Parrish, Florida 34219.

My home is located at the corner of 63 Ct., E and 116th Ave. E. Parrish, Florida, Lot 41.

I have included a copy of my property survey.

I purchased this home on September 30, 2024. When I purchased this home, I provided a plot map of the empty land located behind my house by the County. The plot map showed eight large home lots around a cul-de-sac on 63 Ct. E. The lot directly behind my home was one large lot.

Recently everyone in the Willow Bend Community were advised of a change in the original plot layout of the four acres behind my home.

The developer had changed the plans from eight homes to 16 homes.

My home will be directly effected with lots 305 and 306.

These two lots were originally considered the one large lot behind my home. (the new and old plot map is included with this e-mail).

As you can see from the survey of my property, I have a very small back yard. At one point, there is only 20'9", from my Lanai to the property line of lot 306. Lot 306, appears to be 60' wide and runs parallel along the back of my property line. I believe Manatee County has a minimum 7 1/2 foot setback from the property line for the sides of a home and the rear building can't be closer than 15' from the property line.

With this in mind, my lanai would be approximately, 28'2" from the side of the new home to be built on lot 306. My (short) driveway is longer than 28'. I would love for you as a homeowner (if you own a home in a typical community in Parrish) to entertain this idea, stand in front of your garage and envision a wall built at the end of your driveway. That will give you an idea of how close my home would be to the new home.

I didn't pay $400,000.00 for a home to have a beautiful view of another homes electric meter!

The original plot map, a home would have been built and there would have been much more land between the two homes.

More important than esthetics, is the fear of my home flooding. The land that encompasses lots 305 and 306 is approximately 6" lower than my property right now. This land in usually underwater all summer, with usual rains. The south corner of my lot at 63 Ct. E. is flooded all summer, sometimes covering part of the sidewalk. The end of the black top on 63rd Ct. E. from 116th Ave. E. is flooded all summer, with up to four inches of water, encompassing the whole road, from one side to the other. The mowers don't mow all summer because of the sitting water on the four acres. The weeds at the end of the road grew to six-seven feet tall. (photo enclosed) They just started to mow a couple days ago cutting down the weeds as the sitting water has finally reseeded.

If this property is built up for a home, I am concerned that rainwater will eventually flow into my house through the lanai in my back door, having no where else to go. I am concerned that being in a flood zone X, I will still need to purchase flood insurance to protect my home. I have enclosed some photos depicting the weeds and the back of my home. When it rains heavy, I have an inch of water flowing between my house and my neighbor to the north 6310 116th Ave E.

I am not happy with this new home plan. If I had known I was going to have a neighbors west wall of a home this close to my home, I never would have purchased my home. I already feel claustrophobic thinking about this new plan.

I don't know if I will ever be able to sell my home with a neighbors wall that close to my back door.

If there is a window on that wall, they will be staring directly into my living area. I will have to keep my blinds closed all the time for privacy and noise reduction.

I would really appreciate if the commission would look at this issue closely and consider my property values and illuminate lot 306 as it sits now, giving plenty of room for a swale to be built for water flow between homes.

I understand the HOA approved the builder plans for 16 homes as part of bargaining chip to get items repaired around the community from the original development. Apparently there is some kind of Law Suit against the developer for repairs that he promised to fix, but hasn't. When I purchased this home, I was not advised of any Law Suit or any arbitration between developer and HOA. I don't appreciate the HOA making this decision affecting my back yard, as a deal to save money on lawyer fees.

Respectfully,

Barbara Berg

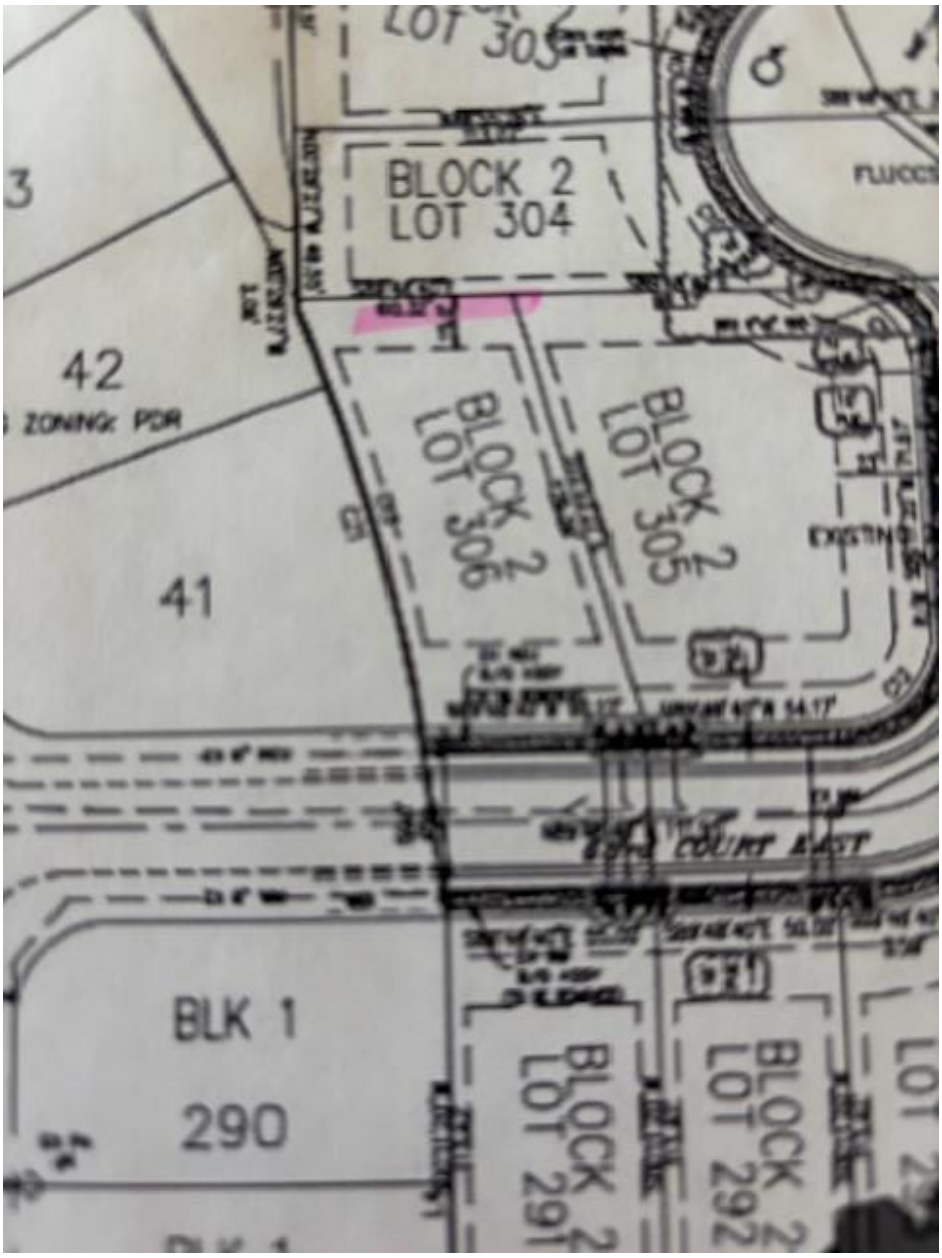
6306 116th Ave E.

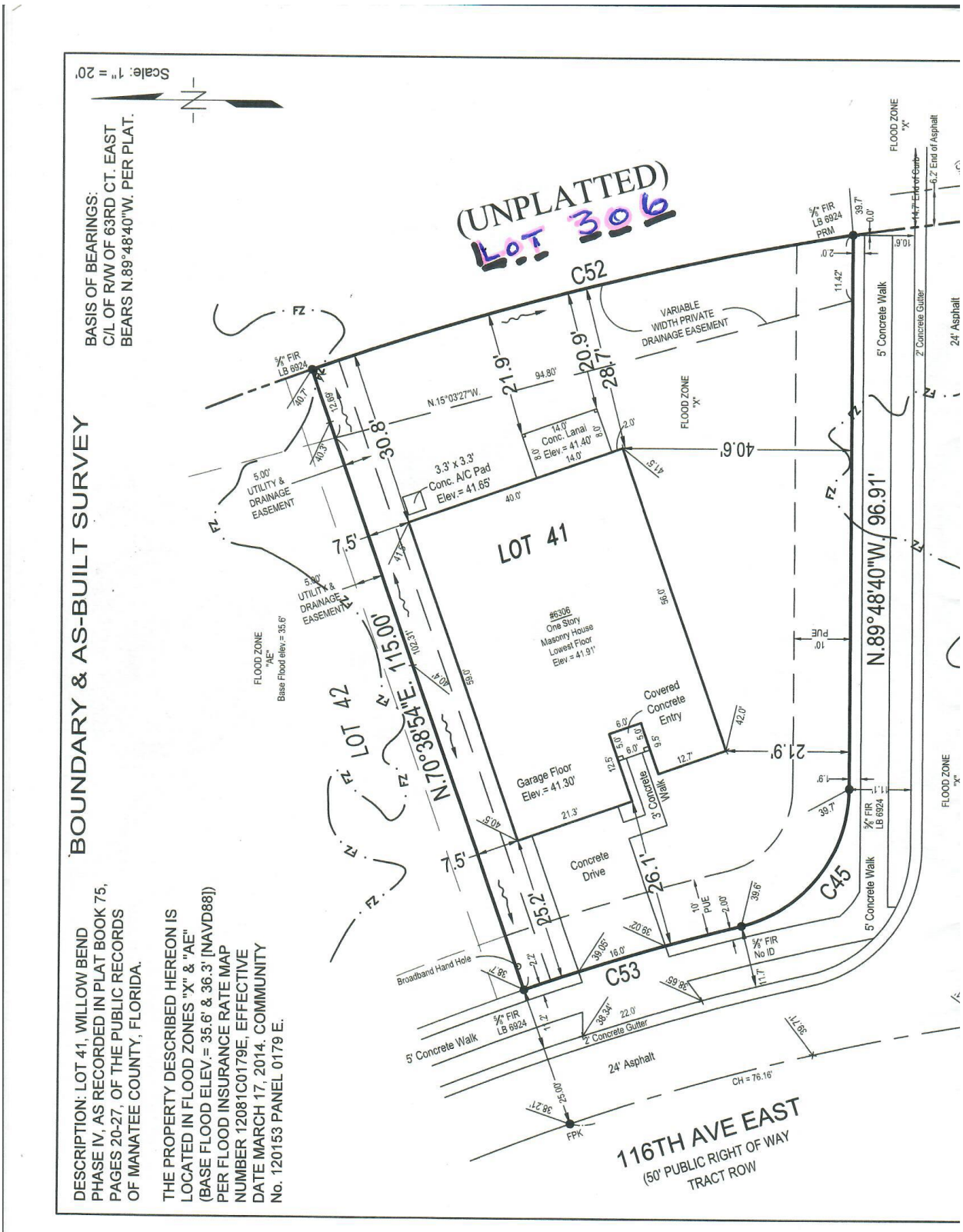
Parrish Florida, 34219

239-425-7741

Bbcc12110@yahoo.com

I will be attending the meeting December 11, 2025


LOT 305
BLOCK 2
LOT 304
42
ZONING: PDR
41
BLOCK 2
LOT 306
BLOCK 2
LOT 305
EXISTIN
COURT EAST
BLK 1
290
BLOCK 2
LOT 291
BLOCK 2
LOT 292


BOUNDARY & AS-BUILT SURVEY
DESCRIPTION: LOT 41, WILLOW BEND PHASE IV, AS RECORDED IN PLAT BOOK 75, PAGES 20-27, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONES "X" & "AE" (BASE FLOOD ELEV.= 35.6' & 36.3' [NAVD88]) PER FLOOD INSURANCE RATE MAP NUMBER 12081C0179E, EFFECTIVE DATE MARCH 17, 2014. COMMUNITY No. 120153 PANEL 0179 E.
BASIS OF BEARINGS: C/L OF R/W OF 63RD CT. EAST BEARS N.89°48'40"W. PER PLAT.
Scale: 1" = 20'
(UNPLATTED)
LOT 306
LOT 41
LOT 42
#6306 One Story Masonry House Lowest Floor Elev = 41.91'
N.89°48'40"W. 96.91'
N.70°38'54"E. 115.00'
C52
C53
C45
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
5.00' UTILITY & DRAINAGE EASEMENT
3.3' x 3.3' Conc. A/C Pad Elev.= 41.65'
14.0' Conc. Lanai Elev.= 41.40'
Garage Floor Elev.= 41.30'
Covered Concrete Entry
Concrete Drive
3' Concrete Walk
FLOOD ZONE "AE" Base Flood elev.= 35.6'
FLOOD ZONE "X"
5' Concrete Walk
2' Concrete Gutter
24' Asphalt
Broadband Hand Hole
5/8" FIR LB 6924
5/8" FIR LB 6924 PRM
5/8" FIR No ID
FPK
116TH AVE EAST
(50' PUBLIC RIGHT OF WAY
TRACT ROW
CH = 76.16'



Water that sits all summer, usually on my side of the road, this is from the little rain last night

Monday • Dec 8, 2025 • 7:33 AM Adjust

IMG_5629

Apple iPhone 15 HEIF

Main Camera — 26 mm ƒ1.6

24 MP · 4284 × 5712 · 5.3 MB

ISO64 | 26mm | 0ev | ƒ1.6 | 1/121s

Add a location...



The back of the chair is 7 1/2 feet from my property line

Monday • Dec 8, 2025 • 7:36 AM Adjust

IMG_5630

Apple iPhone 15 HEIF

Main Camera — 26 mm ƒ1.6

24 MP · 4284 × 5712 · 6 MB

ISO100 | 26mm | 0ev | ƒ1.6 | 1/121s

Add a location...



This is the weeds they are finally mowing

Monday • Dec 8, 2025 • 7:33 AM Adjust

IMG_5628

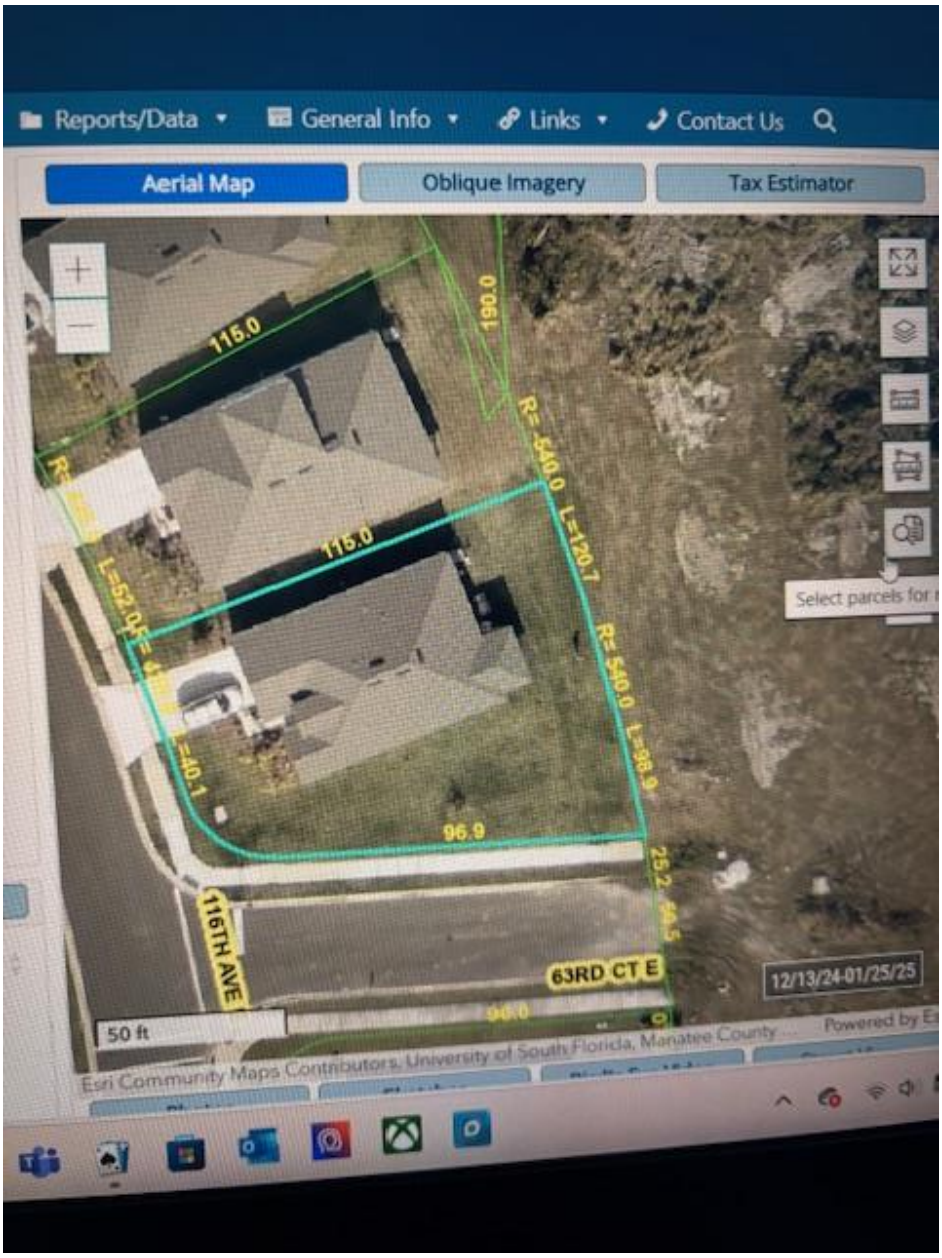
Apple iPhone 15 HEIF

Main Camera — 26 mm ƒ1.6

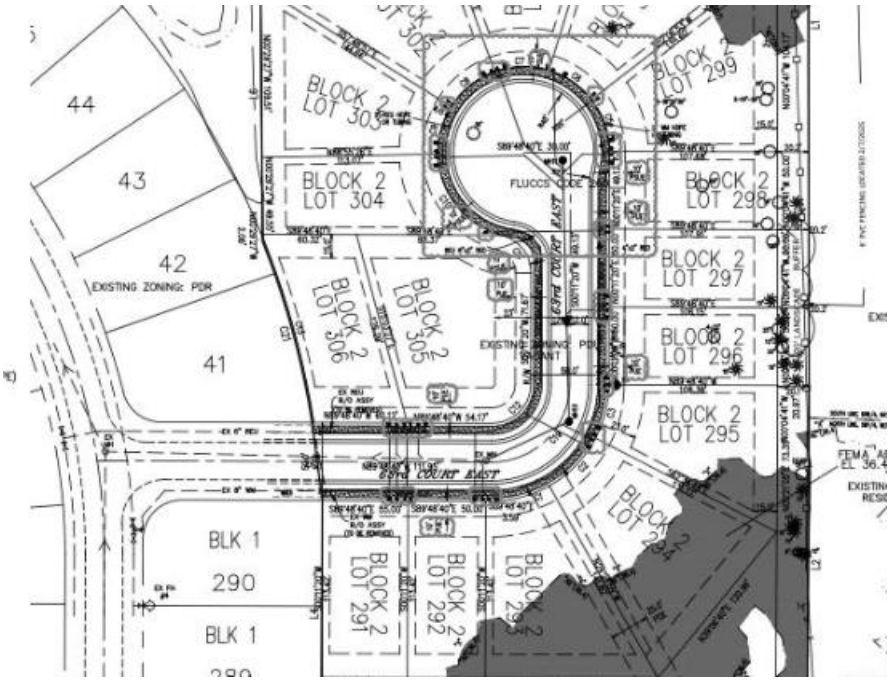
24 MP · 4284 × 5712 · 5.9 MB

ISO100 | 26mm | 0ev | ƒ1.6 | 1/121s

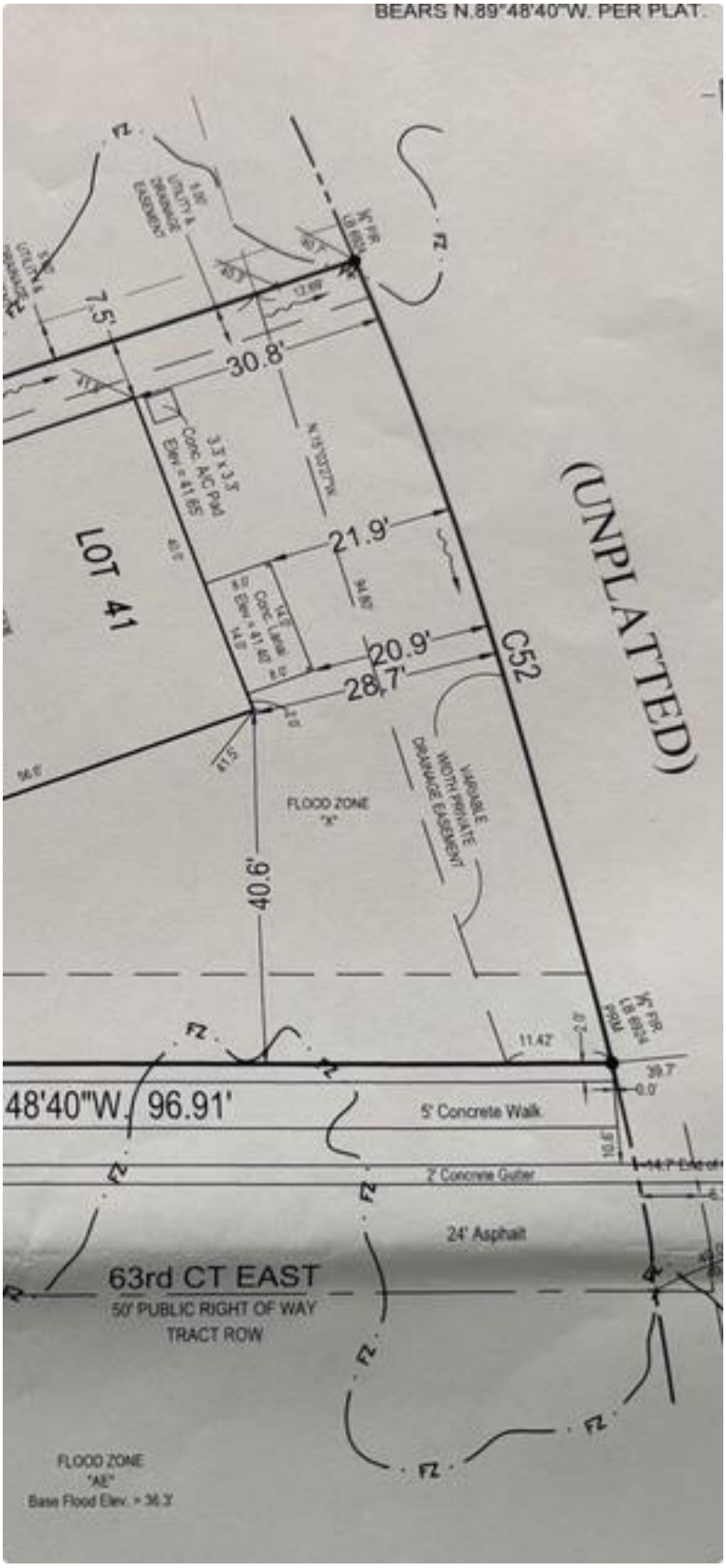
Add a location...


Reports/Data
General Info
Links
Contact Us
Aerial Map
Oblique Imagery
Tax Estimator
115.0
190.0
R=540.0 L=120.7
115.0
L=52.0
R=540.0 L=98.9
L=40.1
96.9
25.2
116TH AVE
63RD CT E
12/13/24-01/25/25
50 ft
Esri Community Maps Contributors, University of South Florida, Manatee County
Powered by




44
43
42
EXISTING ZONING: PDR
41
BLOCK 2
LOT 303
BLOCK 2
LOT 304
BLOCK 2
LOT 306
BLOCK 2
LOT 305
BLOCK 2
LOT 299
BLOCK 2
LOT 298
BLOCK 2
LOT 297
BLOCK 2
LOT 296
BLOCK 2
LOT 295
BLOCK 2
LOT 291
BLOCK 2
LOT 292
BLK 1
290
BLK 1




BEARS N.89°48'40"W. PER PLAT.
7.5'
30.8'
3.3' x 3.3' Conc. A/C Pad Elev = 41.65
LOT 41
21.9'
20.9'
28.7'
C52
(UNPLATTED)
FLOOD ZONE "X"
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
40.6'
11.42'
39.7'
0.0'
48'40"W. 96.91'
5' Concrete Walk
2' Concrete Gutter
24' Asphalt
63rd CT EAST
50' PUBLIC RIGHT OF WAY
TRACT ROW
FLOOD ZONE "AE"
Base Flood Elev. = 36.3'



MANATEE COUNTY This Water from Milton

Parrish resident says 6-foot flooding in backyard was from more than just rain

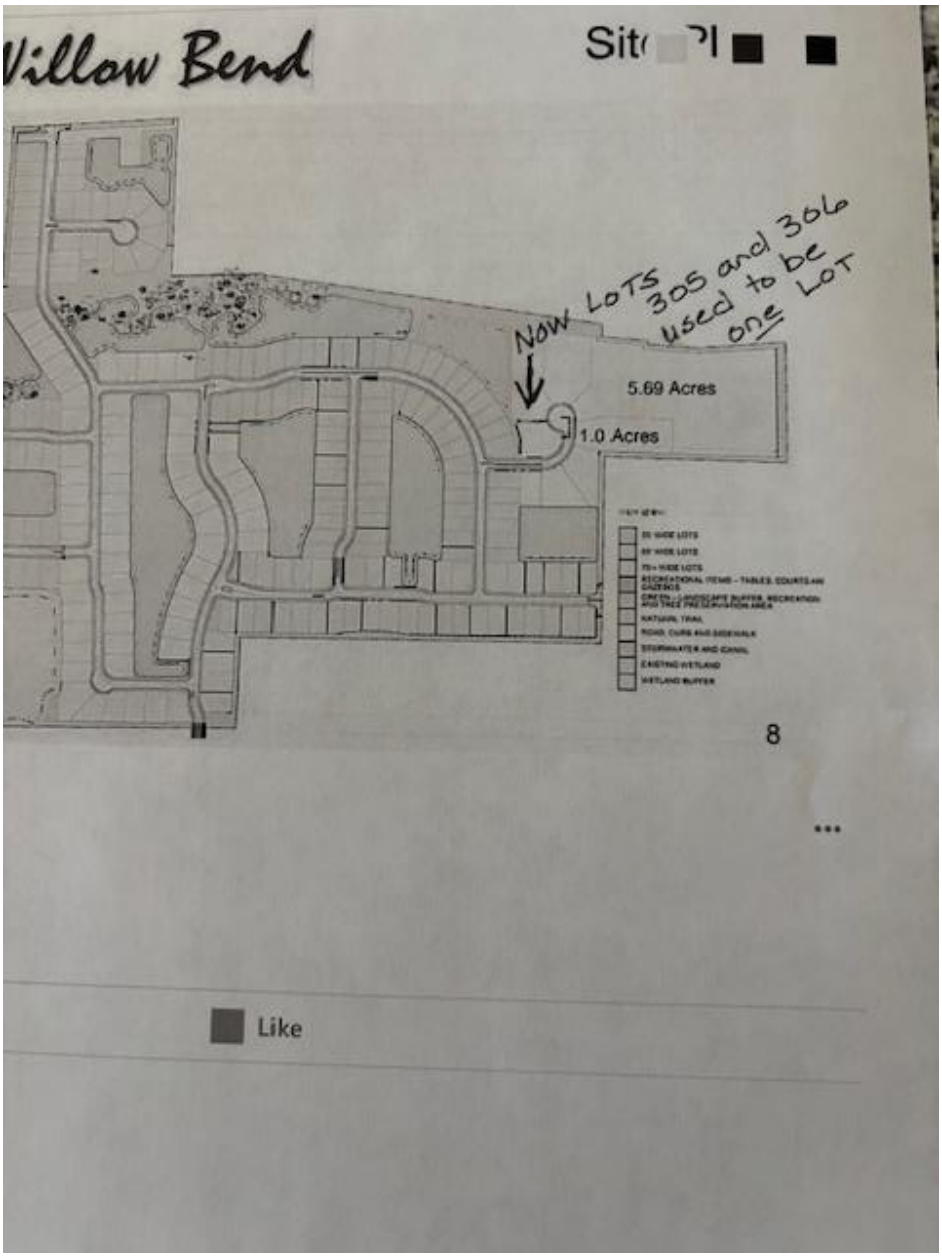
by: Marilyn Par



MANATEE COUNTY Unmowed Weeds

Parrish resident says 6-foot flooding in backyard was from more than just rain




Villow Bend
Now LOTS 305 and 306 used to be one LOT
5.69 Acres
1.0 Acres
8
Like

From: Nathan Pierce <npierce@live.com>
Sent: Wednesday, November 5, 2025 1:11 PM
To: CarolAnn Felts <carolann.felts@mymanatee.org>
Subject: Willow Bend Phase 5 - PDR-24-29(P) - LN2409-0023

You don't often get email from npierce@live.com. Learn why this is important

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Good Afternoon,

I am writing with a comment on the Willow Bend Phase 5 development plan. I apologize for being inexperienced in how to present my concerns.

I would ask that you consider accepting the proposal with modifications, my goal is not to ask you to block the construction but rather to ensure it is done responsibly. The density of the proposed housing is crowded not allowing enough green space, drainage area or even the aesthetics that this neighborhood appreciates. The neighboring properties have been struggling with water issues (flooding) since the construction of the previous phases has been completed, this will not improve by adding additional construction. Please seek to reduce the total builds in anyway.

The second concern is the developer has yet to complete the existing phases, hold him accountable to complete what he has started. Sidewalk sections are completely missing. Irrigation systems are incomplete - etc. The Willow Bend HOA has further details on these issues.

To conclude; when we purchased our home in this neighborhood, we were promised a lot of things that did not happen and this is another one. This area was not being built at that time and we were told that it would eventually be larger lots with larger custom homes.

Thank you for your time and consideration.

Nathan Pierce
717-810-6093
11516 61st St E.
Parrish, FL 34219

From: ryan blackmer <ryan91200@gmail.com>
Sent: Tuesday, November 4, 2025 5:03 PM
To: CarolAnn Felts <carolann.felts@mymanatee.org>
Subject: Project No. PDR-24-29(P) - PLN 2409-0023 District 1

[You don't often get email from ryan91200@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Good evening Commissioner Felts,

I am emailing as a concerned citizen in the development of The Retreat at Willow Bend in Parrish, FL. There is a 4 acre lot that is going to be on the Agenda after the Planning Commission moves the item forward on the Regular Meeting on December 4th. I say “move the item forward” because the Planning Commission doesn’t deny development.

I am concerned because the owner wants to put 16 rental homes in an HOA development that is physically attached to. We already have to enter/exit through Lexington and Harrison Ranch that don’t have rental homes attached to it deep in the neighborhood. When we moved here the original plan was to only build 7 more homes on that 4 acre lot. It is not in the best interest of this neighborhood nor the District.

There are so many builds that are already located in District 1 that are fully built and can’t sell because no one is buying out here anymore.

Commissioner Felts, I am respectfully requesting that you and the rest of the Commissioners do not approve this additional build in our community.

Very Respectfully,
Ryan Blackmer

FILED FOR RECORD
R. B. SHORE
2008 DEC 23 PM 2:25
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA

MANATEE COUNTY ZONING ORDINANCE
PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND
DTS # 20050314

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR THE REZONING OF APPROXIMATELY 114.81 ACRES SOUTH OF ERIE ROAD AT 6985 MARTH ROAD, PARRISH FROM A/NCO (GENERAL AGRICULTURE/NORTH CENTRAL OVERLAY) AND A-1/NCO (SUBURBAN AGRICULTURE/NORTH CENTRAL OVERLAY) TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT, RETAINING THE NORTH CENTRAL OVERLAY; APPROVE A PRELIMINARY SITE PLAN FOR 279 LOTS FOR SINGLE-FAMILY DETACHED RESIDENCES; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

FILED
2008 DEC 15 PM 1:03

WHEREAS, David McNabb, et. Al (the "Applicant") filed an application to rezone approximately 114.81 acres described in Exhibit "A", attached hereto, (the "property") from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay; and

WHEREAS, the applicant filed a Preliminary Site Plan for 279 lots for single-family detached residences (the "Project") on the property; and

WHEREAS, the applicant filed a request for Special Approval for a project: 1) exceeding a gross density of 1 dwelling unit per acre in the UF-3 Future Land Use Category, and 2) adjacent to a Perennial Stream; and

WHEREAS, the applicant filed a request for Specific Approval for an alternative to Section 712.2.8 of the Land Development Code; and

WHEREAS, Planning staff recommended approval of the rezone, Preliminary Site Plan, and Special Approval, and denial of the Specific Approval, subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on November 13, 2008 to consider the rezone, Preliminary Site Plan, Special Approval, and Specific Approval, received the staff recommendation, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the Rezone, Preliminary Site Plan, and Special Approval applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications, subject to the stipulations contained in the staff report.

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

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

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

A. The Board of County Commissioners 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 Exhibit "A" of this Ordinance from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay.

B. The Board of County Commissioners held a duly noticed public hearing on December 4, 2008 regarding the 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 the public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A", herein, is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

D. For the purposes of granting Special Approval, the Board finds that the project, as detailed on the Preliminary Site Plan and as conditioned herein, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for 279 lots for single-family detached residences on the property subject to the following Stipulations:

STIPULATIONS:

A. DESIGN AND LAND USE CONDITIONS:

1. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

2. All corner lots shall be 15% wider than the minimum lot size identified for each phase or lot type. If there is common open space between the lot and the right-of-way, the common open space and the side yard setback combined shall meet the minimum front yard setback.

3. No lots shall be platted through any greenbelt, landscape buffer, retention pond, wetland, or wetland buffer.

4. Prior to Final Plat approval, the applicant shall post a sign at the inter-neighborhood tie to the west informing perspective purchasers and residents of the future Inter-neighborhood tie. The size, placement, and materials for this sign shall be determined with the Final Site Plan.

5. Any Phase of this project containing more than one hundred (100) dwelling units shall have a second means of access in accordance with LDC Section 712.2.8.

B. TRANSPORTATION CONDITIONS:

1. At the time of Final Site Plan and Construction Plan approval for each phase of the project the developer shall be responsible for any additional on-site or off-site transportation operational and safety improvements attributable to this project, as determined by the Public Works Department, and in accordance with LDC Section 722.1.3.4., as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.

2. All traffic concurrency-related transportation improvements and required traffic safety and operational improvements shall be shown on the Final Site Plan(s) and Construction Plan(s).

3. Once 90% of the certificates of occupancy for homes in Willow Bend subdivision have been issued, Willow Bend HOA shall contribute 42% of the actual cost to repair (one time) the existing decorative pavers at the entrance portion of Lexington Drive at US 301 and 116th Avenue East at US 301 and at the

intersection of 57th Street East, 57th Circle East and Lexington Drive.

4. The Construction Access and second means of access through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan, shall be 20 feet wide of stabilized shell or other material and maintained by the applicant for travel until such time as a second means of access to the Willow Bend Subdivision has been constructed to County Standards, in any event, for a period not to exceed 7 years after approval of the First Construction Drawings for Willow Bend. The design for construction of this second means of access through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan shall be approved by Public Works, Fire and EMS. However, if a second means of access to Willow Bend Subdivision has not been constructed to County standards prior to issuance of the certificate of occupancy for the 101st home in Willow Bend Subdivision, then the second means of access through a separate property to the north as generally shown on sheet 10 of the preliminary site plan shall be paved 20 feet wide with ¾" asphalt (not to County standards).

5. The roadway connection to Lexington shall be blocked with a fence, gate or other similar barrier as approved by Public Works, EMS and Fire, until such time as all infastructure for Phase I of the project is certified complete. After this time, signs shall be placed directing construction traffic to project's Erie Road access.

6. The declaration of covenants and restrictions for the project shall include a provision that prohibits construction vehicles from accessing the project via 114th Drive East, and the right for the Willow Bend HOA to enforce this prohibition and provide for remedies, including but not limited to imposing charges against any lot owner whose contractor(s) or subcontractor(s) violate this provision while constructing a house for such lot owner. One warning will be issued for the 1st violation by a lot owner, his contractor(s) or subcontractor(s), the 2nd violation by a lot owner, his contractor(s) or subcontractor(s), will be a $25.00 charge, the 3rd violation by a lot owner, his contractor(s) or subcontractor(s), will be a $50.00 charge. After that, each violation by a lot owner, his contractor(s) or subcontractor(s), will be a $100 charge.

7. The applicant shall post a sign (subject to Lexington HOA approval of location) In the Lexington Subdivision that states that no construction vehicles may enter Willow Bend through the Lexington Subdivision or they will be fined per the deed restrictions. The sign will also state the following, "Lexington residents, please report any violations to the Willow Bend HOA manager at (phone #) or by emailing (email address)".

C. STORMWATER CONDITIONS:

1. Any fill within the 25-year or 100-year floodplains of the Wade Canal shall be compensated by the creation of an equal or greater storage volume above seasonal high water table, or a CLOMR shall be obtained prior to final site plan

approval. 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).

2. Any crossing of Wade Canal shall be approved by the Stormwater Management Division and be based on the No-Rise permit approval. A no-rise permit shall be required for all encroachment within the FEMA 100-year floodway on Wade Canal.

3. A Private Drainage Easement shall be shown on the Final Site Plan and Final Plat along the eastern property line of Lot #42, within the project boundaries, and be exclusive of any landscape easement or buffer.

4. There shall be full 25-year attenuation on all stormwater ponds within the development.

5. The existing 25-year flood elevation along the Wade Canal shall be utilized as tail water condition.

6. All residential lots shall be outside of the post-development 25-year floodplain.

7. The project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Wade Canal. Modeling shall be used to determine pre- and post-development flows.

8. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and site runoff.

9. The existing drainage conveyance system between Lexington Subdivision and Wade Canal shall be maintained or a bypass conveyance system shall be provided. Final engineering design of a bypass conveyance system must be approved prior to Final Site Plan approval.

10. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along Wade Canal within the project boundaries. In addition, twenty-five (25) feet wide Drainage Maintenance and Access Easement shall be dedicated on at least on side of Wade Canal. Drainage-Maintenance Access Easements shall be free of exotic/nuisance vegetation and proposed landscaping. Existing trees are permitted to remain. Manatee County is only responsible for maintaining the free flow of drainage through these systems. The developer shall include in the homeowner's documents that Manatee County has no obligation relative to Wade Canal to maintain, change, improve, clean, repair natural erosion, restore the natural changes in the course of the stream bed or correct any other condition not caused by the County.

11. A No-Rise Certification (and all corresponding technical data) required for encroachment within the regulatory floodway of Wade Canal must be approved prior to Final Site Plan and Construction Drawing approval.

12. Stormwater facilities shall be provided for the second means of access if constructed of an impervious surface such as shell, asphalt, concrete, etc. Stormwater facilities will not have to be provided for the second means of access if constructed with a pervious surface such as number 57 stone over geo-grid. The design shall be included with the Final Site Plan and Construction Plans for this project. The design shall provide free flow of existing drainage runoff across the proposed second means of access.Stormwater facilities, if required, shall be privately maintained by the development and comply with all additional stormwater and floodplain stipulations.

D. BUFFERS:

1. No detention or retention ponds shall be constructed within landscape buffers or greenbelts.

2. Existing native vegetation within required landscape buffers shall be preserved to the greatest extent possible. There shall be no overheard or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation.

3. All required landscaping within the buffers shall be installed on the exterior of any walls or fences.

4. All walls and fences within the buffers shall be measured from the finished grade of the adjacent road or lot (exclusive of any swales), whichever is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

5. At time of Final Site Plan approval, all perimeter buffers adjacent to active agriculture shall be a minimum of 35' wide. At time of Final Plat approval, if active agriculture is no longer present, the buffers may be reduced to 20'.

6. The southernmost 20 feet of Lot 42 shall be placed in a Tree Preservation Easement.

E. ENVIRONMENTAL CONDITIONS:

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Planning Department for review prior to Final Site Plan approval.

2. Prior to Final Site Plan approval, improvements within the recreation area shall be adjusted to minimize impacts to trees in that area. The adjustments shall be

based on a site visit by staff with the applicant to assess the health of trees and to avoid impacts to healthy viable trees.

3. The project shall be designed so that no temporary wetland buffer impacts, other than those allowed by Section 719.11.1.2 of the LDC, occur in areas that contain native desirable vegetation. This shall be reviewed and approved by the Planning Department with Final Site Plan.

4. A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.

5. Existing native vegetation within any required landscape buffer shall be preserved to the greatest extent possible. There shall be no overhead or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation with the exception of limited crossings.

6. All proposed mulch nature trails, board walks, and shade structures in wetland buffers and areas where native vegetation is to remain shall be designed in a manner that minimizes impacts to trees or areas of significant vegetation and in accordance with Section 719 of the LDC if applicable.

7. Tree barricades for trees to be preserved shall be at the drip line, unless approved by the Planning Department. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by the Planning Department.

8. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 508.3.34.7(j) of the LDC.

9. A Well Management Plan shall be submitted to the Planning Department for review and approval prior to Final Site Plan approval. The Well Management Plan shall include identification of which wells are to be retained or abandoned; the timing of abandonment, wellhead protection details for those wells to remain, and a copy of all Water Use Permits, if applicable.

10. 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, including on individual lots.

F. RECREATIONAL:

1. At time of Final Site Plan, the recreational amenities shall be substantially consistent with those shown on the approved Preliminary Site Plan.

2. Detailed plans of all recreational amenities shall be required with or prior to the Final Site Plan for the subdivision.

3. The material and location of the proposed nature trail shall be reviewed and approved by the Planning, Parks and Recreation, and the Public Works Departments with the Final Site Plan.

G. NOTICES

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Site Plan, and shall include language informing prospective homeowners in the project:

a. The location of the inter-neighborhood ties and the potential for future traffic through the subdivision,

Section 3. SPECIAL AND SPECIFIC APPROVALS. Special Approval is hereby granted for a project: 1) exceeding gross density of 1 dwelling unit per acre in the UF-3 Future Land Use Category, and 2) adjacent to a Perennial Stream. The Special Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof. Specific Approval is hereby denied for an alternative to Section 712.2.8 of the Land Development Code.

Section 4. 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 Exhibit "A" herein from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central 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 Official Zoning Atlas.

Section 5. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, clause, sentence, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 6. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 7. 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 4th day of December, 2008.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Dr. Gwendolyn Brown
Dr. Gwendolyn Y. Brown, Chairman

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

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS SEAL MANATEE CO. FLA.

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION (REVISED 08/13/08)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 30 AND 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE S.81°12'45"E., A DISTANCE OF 1,329.25 FEET; THENCE S.00°29'30"E., A DISTANCE OF 50.42 FEET; THENCE S.84°56'52"E., A DISTANCE OF 166.39 FEET; THENCE S.00°38'13"E., A DISTANCE OF 13.78 FEET; THENCE S.85°44'13"E., A DISTANCE OF 188.32 FEET; THENCE N.85°42'02"E., A DISTANCE OF 321.91 FEET; THENCE S.00°04'57"E., A DISTANCE OF 459.53 FEET; THENCE N.88°16'24"W., A DISTANCE OF 661.84 FEET; THENCE S.00°20'21"W., A DISTANCE OF 697.92 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LEXINGTON PHASE V, VI, VII - A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.89°51'45"W., ALONG SAID NORTH LINE, A DISTANCE OF 1326.23 FEET TO THE WEST LINE OF SAID LEXINGTON PHASE V, VI, VII; THENCE S.00°04'39"W. ALONG SAID WEST LINE, A DISTANCE OF 336.40 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LEXINGTON, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 42 PAGE 155 OF SAID PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.89°10'58"W. ALONG SAID NORTH LINE , A DISTANCE OF 690.28 FEET; THENCE CONTINUE ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION S.89°14'48"W., A DISTANCE OF 825.50 TO THE INTERSECTION WITH THE EAST LINE OF HARRISON RANCH PHASE IIB, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 123 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°28'27"E., ALONG SAID EAST LINE, A DISTANCE OF 1560.31 FEET TO THE NORTHEAST CORNER OF SAID HARRISON RANCH, PHASE IIB; THENCE N.80°08'23"E., A DISTANCE OF 520.35 FEET; THENCE N.00°12'06"W., A DISTANCE OF 729.84 FEET; THENCE N.88°02'41"E., A DISTANCE OF 657.08 FEET; THENCE S.00°18'32"E., A DISTANCE OF 644.48 FEET; THENCE N.88°57'41"E., A DISTANCE OF 335.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 114.81 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

BOARD OF COUNTY COMMISSIONERS SEAL MANATEE CO. FLA.

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 05 day of December ,20 08
R.B. SHORE
Clerk of Circuit Court
By: Vicki Isaacs D.C.

FILED FOR RECORD
R. B. SHORE

2008 DEC 23 AM 10:43

CLERK OF CIRCUIT COURT
MANATEE COUNTY

FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

December 16, 2008

Honorable R. B. "Chips" Shore
Clerk of Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Ms. Vicki Tessmer, D.C.

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated December 10, 2008 and certified copies of Manatee County Ordinance Nos. 08-07, 08-50, Z-84-76(R7), Z-84-76(R8), Z-08-09, PDMU-06-53(Z) (P), PDPI-06-46(Z) (G), PDR-04-18(Z) (P) and PDR-06-38(Z) (P), which were filed in this office on December 15, 2008.

As requested, one date stamped copy is being returned for your records.

Sincerely,

Liz Cloud

Liz Cloud
Program Administrator

LC/srd
Enclosure

DIRECTOR'S OFFICE
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • **http://dlis.dos.state.fl.us**

COMMUNITY DEVELOPMENT
850.245.6600 • FAX: 850.245.6643

STATE LIBRARY OF FLORIDA
850.245.6600 • FAX: 850.245.6744

STATE ARCHIVES OF FLORIDA
850.245.6700 • FAX: 850.488.4894

LEGISLATIVE LIBRARY SERVICE
850.488.2812 • FAX: 850.488.9879

RECORDS MANAGEMENT SERVICES
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY
850.245.6270 • FAX: 850.245.6282

MANATEE COUNTY ZONING ORDINANCE
PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND
DTS # 20050314

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR THE REZONING OF APPROXIMATELY 114.81 ACRES SOUTH OF ERIE ROAD AT 6985 MARTH ROAD, PARRISH FROM A/NCO (GENERAL AGRICULTURE/NORTH CENTRAL OVERLAY) AND A-1/NCO (SUBURBAN AGRICULTURE/NORTH CENTRAL OVERLAY) TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT, RETAINING THE NORTH CENTRAL OVERLAY; APPROVE A PRELIMINARY SITE PLAN FOR 279 LOTS FOR SINGLE-FAMILY DETACHED RESIDENCES; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, David McNabb, et. Al (the "Applicant") filed an application to rezone approximately 114.81 acres described in Exhibit "A", attached hereto, (the "property") from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay; and

WHEREAS, the applicant filed a Preliminary Site Plan for 279 lots for single-family detached residences (the "Project") on the property; and

WHEREAS, the applicant filed a request for Special Approval for a project: 1) exceeding a gross density of 1 dwelling unit per acre in the UF-3 Future Land Use Category, and 2) adjacent to a Perennial Stream; and

WHEREAS, the applicant filed a request for Specific Approval for an alternative to Section 712.2.8 of the Land Development Code; and

WHEREAS, Planning staff recommended approval of the rezone, Preliminary Site Plan, and Special Approval, and denial of the Specific Approval, subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on November 13, 2008 to consider the rezone, Preliminary Site Plan, Special Approval, and Specific Approval, received the staff recommendation, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the Rezone, Preliminary Site Plan, and Special Approval applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications, subject to the stipulations contained in the staff report.

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

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

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

A. The Board of County Commissioners 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 Exhibit "A" of this Ordinance from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay.

B. The Board of County Commissioners held a duly noticed public hearing on December 4, 2008 regarding the 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 the public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A", herein, is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

D. For the purposes of granting Special Approval, the Board finds that the project, as detailed on the Preliminary Site Plan and as conditioned herein, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for 279 lots for single-family detached residences on the property subject to the following Stipulations:

STIPULATIONS:

A. DESIGN AND LAND USE CONDITIONS:

1. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

2. All corner lots shall be 15% wider than the minimum lot size identified for each phase or lot type. If there is common open space between the lot and the right-of-way, the common open space and the side yard setback combined shall meet the minimum front yard setback.

3. No lots shall be platted through any greenbelt, landscape buffer, retention pond, wetland, or wetland buffer.

4. Prior to Final Plat approval, the applicant shall post a sign at the inter-neighborhood tie to the west informing perspective purchasers and residents of the future Inter-neighborhood tie. The size, placement, and materials for this sign shall be determined with the Final Site Plan.

5. Any Phase of this project containing more than one hundred (100) dwelling units shall have a second means of access in accordance with LDC Section 712.2.8.

B. TRANSPORTATION CONDITIONS:

1. At the time of Final Site Plan and Construction Plan approval for each phase of the project the developer shall be responsible for any additional on-site or off-site transportation operational and safety improvements attributable to this project, as determined by the Public Works Department, and in accordance with LDC Section 722.1.3.4., as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.

2. All traffic concurrency-related transportation improvements and required traffic safety and operational improvements shall be shown on the Final Site Plan(s) and Construction Plan(s).

3. Once 90% of the certificates of occupancy for homes in Willow Bend subdivision have been issued, Willow Bend HOA shall contribute 42% of the actual cost to repair (one time) the existing decorative pavers at the entrance portion of Lexington Drive at US 301 and 116th Avenue East at US 301 and at the

intersection of 57th Street East, 57th Circle East and Lexington Drive.

4. The Construction Access and second means of access through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan, shall be 20 feet wide of stabilized shell or other material and maintained by the applicant for travel until such time as a second means of access to the Willow Bend Subdivision has been constructed to County Standards, in any event, for a period not to exceed 7 years after approval of the First Construction Drawings for Willow Bend. The design for construction of this second means of access through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan shall be approved by Public Works, Fire and EMS. However, if a second means of access to Willow Bend Subdivision has not been constructed to County standards prior to issuance of the certificate of occupancy for the 101st home in Willow Bend Subdivision, then the second means of access through a separate property to the north as generally shown on sheet 10 of the preliminary site plan shall be paved 20 feet wide with ¾" asphalt (not to County standards).

5. The roadway connection to Lexington shall be blocked with a fence, gate or other similar barrier as approved by Public Works, EMS and Fire, until such time as all infastructure for Phase I of the project is certified complete. After this time, signs shall be placed directing construction traffic to project's Erie Road access.

6. The declaration of covenants and restrictions for the project shall include a provision that prohibits construction vehicles from accessing the project via 114th Drive East, and the right for the Willow Bend HOA to enforce this prohibition and provide for remedies, including but not limited to imposing charges against any lot owner whose contractor(s) or subcontractor(s) violate this provision while constructing a house for such lot owner. One warning will be issued for the 1st violation by a lot owner, his contractor(s) or subcontractor(s), the 2nd violation by a lot owner, his contractor(s) or subcontractor(s), will be a $25.00 charge, the 3rd violation by a lot owner, his contractor(s) or subcontractor(s), will be a $50.00 charge. After that, each violation by a lot owner, his contractor(s) or subcontractor(s), will be a $100 charge.

7. The applicant shall post a sign (subject to Lexington HOA approval of location) In the Lexington Subdivision that states that no construction vehicles may enter Willow Bend through the Lexington Subdivision or they will be fined per the deed restrictions. The sign will also state the following, "Lexington residents, please report any violations to the Willow Bend HOA manager at (phone #) or by emailing (email address)".

C. <u>STORMWATER CONDITIONS</u>:

1. Any fill within the 25-year or 100-year floodplains of the Wade Canal shall be compensated by the creation of an equal or greater storage volume above seasonal high water table, or a CLOMR shall be obtained prior to final site plan

approval. 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).

2. Any crossing of Wade Canal shall be approved by the Stormwater Management Division and be based on the No-Rise permit approval. A no-rise permit shall be required for all encroachment within the FEMA 100-year floodway on Wade Canal.

3. A Private Drainage Easement shall be shown on the Final Site Plan and Final Plat along the eastern property line of Lot #42, within the project boundaries, and be exclusive of any landscape easement or buffer.

4. There shall be full 25-year attenuation on all stormwater ponds within the development.

5. The existing 25-year flood elevation along the Wade Canal shall be utilized as tail water condition.

6. All residential lots shall be outside of the post-development 25-year floodplain.

7. The project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Wade Canal. Modeling shall be used to determine pre- and post-development flows.

8. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and site runoff.

9. The existing drainage conveyance system between Lexington Subdivision and Wade Canal shall be maintained or a bypass conveyance system shall be provided. Final engineering design of a bypass conveyance system must be approved prior to Final Site Plan approval.

10. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along Wade Canal within the project boundaries. In addition, twenty-five (25) feet wide Drainage Maintenance and Access Easement shall be dedicated on at least on side of Wade Canal. Drainage-Maintenance Access Easements shall be free of exotic/nuisance vegetation and proposed landscaping. Existing trees are permitted to remain. Manatee County is only responsible for maintaining the free flow of drainage through these systems. The developer shall include in the homeowner's documents that Manatee County has no obligation relative to Wade Canal to maintain, change, improve, clean, repair natural erosion, restore the natural changes in the course of the stream bed or correct any other condition not caused by the County.

11. A No-Rise Certification (and all corresponding technical data) required for encroachment within the regulatory floodway of Wade Canal must be approved prior to Final Site Plan and Construction Drawing approval.

12. Stormwater facilities shall be provided for the second means of access if constructed of an impervious surface such as shell, asphalt, concrete, etc. Stormwater facilities will not have to be provided for the second means of access if constructed with a pervious surface such as number 57 stone over geo-grid. The design shall be included with the Final Site Plan and Construction Plans for this project. The design shall provide free flow of existing drainage runoff across the proposed second means of access.Stormwater facilities, if required, shall be privately maintained by the development and comply with all additional stormwater and floodplain stipulations.

D. BUFFERS:

1. No detention or retention ponds shall be constructed within landscape buffers or greenbelts.

2. Existing native vegetation within required landscape buffers shall be preserved to the greatest extent possible. There shall be no overheard or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation.

3. All required landscaping within the buffers shall be installed on the exterior of any walls or fences.

4. All walls and fences within the buffers shall be measured from the finished grade of the adjacent road or lot (exclusive of any swales), whichever is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

5. At time of Final Site Plan approval, all perimeter buffers adjacent to active agriculture shall be a minimum of 35' wide. At time of Final Plat approval, if active agriculture is no longer present, the buffers may be reduced to 20'.

6. The southernmost 20 feet of Lot 42 shall be placed in a Tree Preservation Easement.

E. ENVIRONMENTAL CONDITIONS:

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Planning Department for review prior to Final Site Plan approval.

2. Prior to Final Site Plan approval, improvements within the recreation area shall be adjusted to minimize impacts to trees in that area. The adjustments shall be

based on a site visit by staff with the applicant to assess the health of trees and to avoid impacts to healthy viable trees.

3. The project shall be designed so that no temporary wetland buffer impacts, other than those allowed by Section 719.11.1.2 of the LDC, occur in areas that contain native desirable vegetation. This shall be reviewed and approved by the Planning Department with Final Site Plan.

4. A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.

5. Existing native vegetation within any required landscape buffer shall be preserved to the greatest extent possible. There shall be no overhead or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation with the exception of limited crossings.

6. All proposed mulch nature trails, board walks, and shade structures in wetland buffers and areas where native vegetation is to remain shall be designed in a manner that minimizes impacts to trees or areas of significant vegetation and in accordance with Section 719 of the LDC if applicable.

7. Tree barricades for trees to be preserved shall be at the drip line, unless approved by the Planning Department. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by the Planning Department.

8. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 508.3.34.7(j) of the LDC.

9. A Well Management Plan shall be submitted to the Planning Department for review and approval prior to Final Site Plan approval. The Well Management Plan shall include identification of which wells are to be retained or abandoned; the timing of abandonment, wellhead protection details for those wells to remain, and a copy of all Water Use Permits, if applicable.

10. 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, including on individual lots.

F. RECREATIONAL:

1. At time of Final Site Plan, the recreational amenities shall be substantially consistent with those shown on the approved Preliminary Site Plan.

2. Detailed plans of all recreational amenities shall be required with or prior to the Final Site Plan for the subdivision.

3. The material and location of the proposed nature trail shall be reviewed and approved by the Planning, Parks and Recreation, and the Public Works Departments with the Final Site Plan.

G. NOTICES

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Site Plan, and shall include language informing prospective homeowners in the project:

a. The location of the inter-neighborhood ties and the potential for future traffic through the subdivision,

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Section 5. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, clause, sentence, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 6. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 7. 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 4th day of December, 2008.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Dr. Gwendolyn Brown
Dr. Gwendolyn Y. Brown, Chairman

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

BY: Susan Thorne
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS SEAL MANATEE CO. FLA.

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION (REVISED 08/13/08)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 30 AND 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

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CONTAINING 114.81 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

BRADENTON HERALD

WWW.BRADENTON.COM
P.O. Box 921
Bradenton, FL 34206-0921
102 Manatee Avenue West
Bradenton, FL 34205-8894
941-745-7048

Bradenton Herald
Published Daily
Bradenton, Manatee County, Florida

STATE OF FLORIDA
COUNTY OF MANATEE

Before the undersigned authority personally appeared Danica Sherrill, who, on oath, says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, **NOTICE OF ZONING CHANGES** as published in said newspaper in the issue **11/20/2008.**
Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Danica Sherrill
(Signature of Affiant)

Sworn to and subscribed before me this
24 Day of Nov, 2008

Emma Goglas
Commission # DD484714
Expires October 23, 2009
Bonded Troy Fain Insurance, Inc 800-385-7019

Emma Goglas
SEAL & Notary Public
Personally Known_____ OR Produced Identification_____
Type of Identification Produced_____

BRADENTON HERALD
CLASSIFIED ADVERTISING

Order:	131866917	Pubs:	1,9	Rate:	LE
Phone:	9417493070	Class:	4995	Charges:	$ 0.00
Account:	11950	Start Date:	11/20/2008	List Price:	$ 741.48
Name:	MANATEE,	Stop Date:	11/20/2008	Payments:	$ 0.00
Firm:	MANATEE CO PLANNING	Insertions:	2	Balance:	$ 741.48

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 **Thursday, December 4, 2008, at 9:00 A.M.** at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider and act upon the following matters:

Z-84-76(R7) – CREEKWOOD COMMONS DEVELOPMENT, LLC AND RIDAN INDUSTRIES, LLC

Request: An Ordinance of Manatee County, Florida approving a revised Zoning Ordinance and General Development Plan to:

1.)Amend the allowable uses to include telecommunication towers within Parcel I, limited to the area west of Lena Road;
2.)Amend the GDP to reflect the above changes; and
3.) Amend the Zoning Ordinance to update terminology and departmental references, and various other changes, codifying and restating the existing zoning ordinance; providing for severability, and providing for an effective date.

Creekwood is at the northwest and northeast intersections of State Road 70 and I-75 (+/-818.26 Acres).

Z-84-76(R8) – CREEKWOOD INVESTORS LTD AND CREEKWOOD EAST CORPORATE PARK LLC/ CREEKWOOD

Request: An Ordinance of Manatee County, Florida approving a revised Zoning Ordinance and General Development Plan to:
2.)Decrease Industrial entitlements from 950,000 square feet to 800,000 square feet;
3.)Delete Project Phasing and Buildout Condition #10 (which limits the amount of square footage);
4.)Delete various Transportation Conditions;
4.)Amend the GDP to reflect the above changes; and
5.) Amend the Zoning Ordinance to update terminology and departmental references, and various other changes, codifying and restating the existing zoning ordinance; providing for severability, and providing for an effective date.

Creekwood is at the northwest and northeast intersections of State Road 70 and I-75 (+/-818.26 Acres).

PDO/PDC-05-12(P) – DEREL TRUST / DEREL CENTER

An Ordinance of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 87,110 square feet of mini-storage, 8,100 square feet of office, and a 6,045 square foot daycare center on approximately 10.34 acres on the north side of US 301, approximately 0.25 miles west of Red Rooster Road at 11700 US 301 North, Parrish; subject to stipulations as conditions of approval; setting forth finding; providing a legal description; providing for severability, and providing an effective date.

Z-08-02 – SKY HIGH VENTURES, LLC

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 0.80 acres on the west side of U.S. 41, ± 535 feet north of 33rd Street West at 3501 U.S. 41 N., Palmetto from NC-M (Neighborhood Commercial-Medium) to HC (Heavy Commercial); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-08-38(Z)(P) – MOCCASIN VILLAGE LLC - MOCCASIN VILLAGE

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code); relating to zoning within the unincorporated area; providing for a rezone of approximately 9.86 acres on the south side of Moccasin Wallow Road, approximately 0.35 miles east of US 41 and ¼ mile west of Ellenton-Gillette Road at 3005 Moccasin Wallow Road, Palmetto, from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 72 multi-family units in 10 buildings with 39% of the units designated as affordable housing; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-08-13(Z)(P) – AURORA FOUNDATION / AURORA FOUNDATION ASSISTED LIVING FACILITY

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 17.28 acres on the north side of SR 64, and west of Greyhawk Boulevard, at 12705 SR 64, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for a 143,536 square foot large group care home (with 160 units for up to 218 residents); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (•17.28 acre rezone; •14.21 acres site plan approval).

PDMU-08-53(Z)(P) – WESTPORT VENTURE, LLC / WESTPORT SUBDIVISION & PROFESSIONAL OFFICE

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1 acre on the west side of North Rye Road, approximately ½ mile south of Golf Course Road, at 3405 North Rye Road, Parrish from A/NCO (General Agricultural, 1 dwelling unit per 5 acres/North Central Overlay) to the A-1/NCO (Suburban Agriculture, 1 dwelling unit per acre) zoning district, retaining the North Central Overlay District; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 114.81 acres south of Erie Road at 6985 Martha Road, Parrish from A/NCO (General Agricultural/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central Overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay District; approving a Preliminary Site Plan for 279 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-08-09 - COLLINS REZONE

An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1 acre on the west side of North Rye Road, approximately ½ mile south of Golf Course Road, at 3405 North Rye Road, Parrish from A/NCO (General Agricultural, 1 dwelling unit per 5 acres/North Central Overlay) to the A-1/NCO (Suburban Agriculture, 1 dwelling unit per acre) zoning district, retaining the North Central Overlay District; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

SA-08-13 / R-08-273 – COLLINS SPECIAL APPROVAL

A Resolution of Manatee County, Florida, to grant Special Approval for a project (Collins Rezone) to: 1) Utilize 1

Septic Tank, rather than requiring connection to Manatee County's public sanitary sewer system; and 2) for a project within the Coastal Evacuation Area (CEA), for a ±1 acre site on the West side of North Rye Road and ± ½ mile south of Golf Course Road at 3405 North Rye Road, Parrish; setting forth findings; and providing an effective date.

PDR-06-73(Z)(P) – LOCKWOOD RIDGE DEVELOPMENT, LLC / HAWKS NEST

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.3 acres on the east side of Lockwood Ridge Road, approximately ½ mile south of SR 70 at 5855 Lockwood Ridge Road from RSMH-4.5 and RSMH-4.5/WPE (Residential Single-Family, 4.5 dwelling units per acre/Evers Reservoir Watershed Protection Overlay) to the PDR and PDR/WPE (Planned Development Residential) zoning districts, retaining the WPE Overlay; approval of a Preliminary Site Plan for 140 lots for single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (± 2.3 acre rezone; ± 39.96 acre site plan).

Interested parties may examine the proposed Ordinances and related documents and may obtain assistance regarding this matter from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 749-3070; e-mail to:.

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 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 accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Planning Department
Manatee County, Florida
11/20/'08

AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS CLASSIFIED DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN SARASOTA COUNTY DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

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 Thursday, December 4, 2008, at 9:00 A.M. at the Manatee County Government Administr

IN THE COURT WAS PUBLISHED IN THE SARASOTA EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

11/20 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED Shari Brickley

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 20 DAY OF Nov, A.D., 20 08
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

Marian Gusler
Notary Public

Notary Public State of Florida
Marian Gusler
My Commission DD67 3479
Expires 11/08/2012

My commission expires 8 day of Nov, 2012

Herald-Tribune

Order:	SC52G0DO4W	Pubs:	1,10	Rate:	LE
Phone:	(941)749-3070	Class:	0005	Charges:	$ 0.00
Account:	27042400	Start Date:	11/20/2008	List Price:	$ 310.80
Name:	N/A,	Stop Date:	11/20/2008	Payments:	$ 0.00
Caller:	12/4 Meeting	Insertions:	2	Balance:	$ 310.80
Taken By:	SC52	Columns:	2	Lines:	222
Schedule:	11/20 1x, 11/20 1x, , ,			Taken On:	11/17/2008

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 Thursday, December 4, 2008, at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider and act upon the following matters:

Z-04-[illegible] – CREEKWOOD CORNERS DEVELOPMENT, LLC AND EDDAN INDUSTRIES, LLC
Request: An Ordinance of Manatee County, Florida approving a Revised Zoning Ordinance and General Development Plan to:

1.) Amend the allowable uses to include telecommunication towers within Parcel I, limited to the area west of Lena Road;
2.) Amend the GDP to reflect the above changes; and
3.) Amend the Zoning Ordinance to update terminology and departmental references, and various other changes, codifying and restating the existing zoning ordinance; providing for severability, and providing for an effective date.

Creekwood is at the northwest and northeast intersections of State Road 70 and I-75 (+/-818.76 Acres).

Z-04-[illegible] – CREEKWOOD INVESTORS LTD AND CREEKWOOD EAST CORPORATE PARK [illegible]
Request: An Ordinance of Manatee County, Florida approving a revised Zoning Ordinance and General Development Plan to:
2.) Decrease industrial entitlements from 950,000 square feet to 600,000 square feet;
3.) Delete Project Phasing and Buildout Condition #10 (which limits the amount of square footage);
4.) Create various Transportation Conditions;
4.) Amend the GDP to reflect the above changes; and
5.) Amend the Zoning Ordinance to update terminology and departmental references, and various other changes, codifying and restating the existing zoning ordinance; providing for severability, and providing for an effective date.

Creekwood is at the northwest and northeast intersections of State Road 70 and I-75 (+/-818.86 Acres).

PDR(PSC-05-12(P) – DEBEL TRUST / DEBEL CENTER
An Ordinance of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 87,110 square feet of mini-storage, 8,100 square feet of office, and a 6,045 square foot day-care center on approximately 10.34 acres on the north side of US 301, approximately 0.25 miles west of Red Rooster Road at 11700 US 301 North; Parrish; subject to stipulations or conditions of approval; setting forth finding; providing a legal description; providing for severability, and providing an effective date.

Z-05-[illegible] – SKY HIGH VENTURES, LLC
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 0.80 acres on the west side of U.S. 41, + 535 feet north of 32nd Street West at 3801 U.S. 41 N., Palmetto from HC-M (Neighborhood Commercial-Medium) to HC (Heavy Commercial); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-05-[illegible] – MOCCASIN VILLAGE, LLC - MOCCASIN VILLAGE
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code); relating to zoning within the unincorporated area; providing for a rezone of approximately 0.86 acres on the south side of Moccasin Wallow Road, approximately 0.35 miles east of US 41 and ¼ mile west of Ellenton-Gillette Road at 3005 Moccasin Wallow Road, Palmetto, from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 72 multi-family units in 10 buildings with 36% of the units designated as affordable housing; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-05-[illegible] – AMBERA FOUNDATION / AMBERA FOUNDATION ASSISTED LIVING FACILITY
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 17.28 acres on the north side of SR 64 and west of Greyhawk Boulevard, at 12705 SR 64, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for a 143,536 square foot large group care home (with 180 units for up to 216 residents); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (17.28 acre rezone; 14.21 acre site plan approval).

PDR(P)-05-[illegible] – WESTPORT VENTURE, LLC / WESTPORT SUBDIVISION & PROFESSIONAL OFFICE
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the

Attention: Peggy Fax: 708-6157

This is a final proof. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

Thanks Maxine

unincorporated area; providing for a rezone of approximately 44.09 acres north of Garden Lakes, south of SR 70, west of 36th Street East, and along both sides of 27th Street East, Bradenton, from PDR (Planned Development Residential), A-1 (Suburban Agriculture), and RSID-6 (Residential Duplex District) to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for lots for single-family detached residences and 10 lots for single-family semi-detached residences (with 25% affordable), a 210 bed Group Care Home, and 69,100 square feet of offices; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

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An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1 acre on the west side of North Rye Road, approximately ¼ mile south of Golf Course Road, at 3405 North Rye Road, Parrish from AMCO (General Agriculture, 1 dwelling unit per 3 acres/North Central Overlay) to the A-1/AMCO (Suburban Agriculture, 1 dwelling unit per acre) zoning district, retaining the North Central Overlay District; setting forth findings, providing a legal description; providing for severability, and providing an effective date.

PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / MYLLOW BEND
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 114.61 acres south of Erie Road at 6905 Myrtle Road, Parrish from AMCO (General Agriculture/North Central Overlay) and A-1/AMCO (Suburban Agriculture/North Central Overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay District; approving a Preliminary Site Plan for 270 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

SP-08-13 / R-08-272 – COLLINS SPECIAL APPROVAL
A Resolution of Manatee County, Florida, to grant Special Approval for a project (Collins Subdivision) to: 1) Utilize 1 Septic Tank, rather than requiring connection to Manatee County's public sanitary sewer system; and 2) for a project within the Coastal Evacuation Area (CEA), for a ±1 acre site on the West side of North Rye Road and ± ¼ mile south of Golf Course Road at 3405 North Rye Road, Parrish; setting forth findings; and providing an effective date.

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An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.3 acres on the east side of Lockwood Ridge Road, approximately ½ mile south of SR 70 at 5905 Lockwood Ridge Road from RSMH-4.5 and RSMH-4.5/MPE (Residential Single-Family, 4.5 dwelling units per acre/Evers Reservoir Watershed Protection Overlay) to the PDR and PDR/MPE (Planned Development Residential) zoning districts, retaining the MPE Overlay; approval of a Preliminary Site Plan for 140 lots for single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date (± 2.3 acre rezone; ± 39.98 acre site plan).

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THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF
COUNTY COMMISSIONERS
Manatee County Planning Department
Manatee County, Florida

Pub: November 20, 2008

Attention:_____ Fax:-

_____

This is a final proof. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

Copy of Newspaper Advertising

Sarasota Herald - Tribune

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An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1 acre on the west side of North Rye Road, approximately ½ mile south of Golf Course Road, at 3405 North Rye Road, Parrish from A/NCO (General Agricultural, 1 dwelling unit per 5 acres/North Central Overlay) to the A-1/NCO (Suburban Agriculture, 1 dwelling unit per acre) zoning district, retaining the North Central Overlay District; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 114.81 acres south of Erie Road at 6986 Martha Road, Parrish from A/NCO (General Agricultural/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central Overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay District; approving a Preliminary Site Plan for 279 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

SA-08-13 / R-08-273 – COLLINS SPECIAL APPROVAL
A Resolution of Manatee County, Florida, to grant Special Approval for a project (Collins Subdivision) to: 1) Utilize 1 Septic Tank, rather than requiring connection to Manatee County's public sanitary sewer system; and 2) for a project within the Coastal Evacuation Area (CEA), for a ±1 acre site on the West side of North Rye Road and ± ½ mile south of Golf Course Road at 3405 North Rye Road, Parrish; setting forth findings; and providing an effective date.

PDR-06-73(Z)(P) –LOCKWOOD RIDGE DEVELOPMENT, LLC / HAWKS NEST
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.3 acres on the east side of Lockwood Ridge Road, approximately ½ mile south of SR 70 at 5855 Lockwood Ridge Road from RSMH-4.5 and RSMH-4.5/WPE (Residential Single-Family, 4.5 dwelling units per acre/Evers Reservoir Watershed Protection Overlay) to the PDR and PDR/WPE (Planned Development Residential) zoning districts, retaining the WPE Overlay; approval of a Preliminary Site Plan for 140 lots for single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (± 2.3 acre rezone; ± 39.96 acre site plan).

Interested parties may examine the proposed Ordinances and related documents and may obtain assistance regarding this matter from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 749-3070; e-mail to:.

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 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 accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF
COUNTY COMMISSIONERS
Manatee County Planning Department
Manatee County, Florida

Pub: November 20, 2008

AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS

STATE OF Florida

COUNTY OF Manatee

BEFORE ME, the undersigned authority, personally appeared Marcus Nelmuth who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the agent for owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application **for PDR-04-18(Z)(P) – Moran/Willow Bend (DTS # 20050314** to be heard before the **Manatee County Planning Commission** at a public hearing to be held on **11/13/08** and to be heard before the **Manatee County Board of County Commissioners** at a public hearing to be held on **12/04/08** and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information, and belief.

2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 90-01, on the property identified in the application, and the sign(s) was conspicuously posted 5 feet from the front property line on the 3rd day of November, 2008

3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 90-01, as amended, by U.S. Mail, on the 31st day of October, 2008, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 90-01, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

Marcus Nelmuth
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on 3rd of Nov., 2008 (date) by Marcus Nelmuth (name of affiant). He/she is personally known to me or has produced _____ (type of identification) as identification and who did take an oath.

Heather Scanlan
Signature of Person Taking Acknowledgment

SEAL

HEATHER SCANLAN
MY COMMISSION # DD783075
EXPIRES June 06, 2012
(407) 398-0153 FloridaNotaryService.com

Type Name

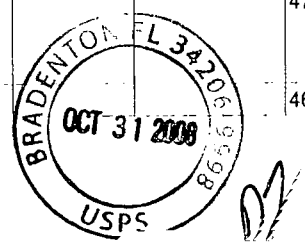
Title or Rank

My Commission Expires:

Serial Number, if any

Commission No.:

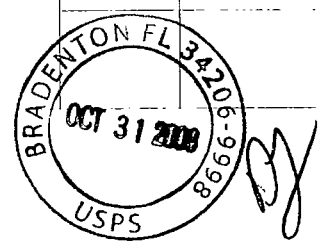
	OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
1	ADAMS, GARY S	3502 162ND AVE E		PARRISH	FL	34219				470932709	11415	57TH	ST	E	
2	ALEXANDER, JOHN SCOTT	5805 LEXINGTON DR		PARRISH	FL	34219				470947109	5805	LEXINGTON	DR		
3	ANTOINE, OBED	5823 LEXINGTON DR		PARRISH	FL	34219				470947359	5823	LEXINGTON	DR		
4	ARBOLEDA, JOSE CRUZ	11426 57TH ST E		PARRISH	FL	34219				470933659	11426	57TH	ST	E	
5	ATKINS, RODERICK REGINALD	5855 LEXINGTON DR		PARRISH	FL	34219				470947759	5855	LEXINGTON	DR		
6	B & B SUNCOAST LAND DEVELOPMENT INC	10603 RIVERBANK TER		BRADENTON	FL	34212				467510109		MARTHA	RD		
7	B & B SUNCOAST LAND DEVELOPMENT INC	8441 BIG BUCK LN		SARASOTA	FL	34240				470400052	6403	YOUNGBLOOD	RD		
8	B/W GENERAL CONTRACTORS INC	607 7TH ST E		BRADENTON	FL	34208				470948009	5834	LEXINGTON	DR		
9	BALLARD, JOYCE A	8713 53RD PL E		BRADENTON	FL	34211				470932559	11427	57TH	ST	E	
10	BARNHILL, BRANDON D	5828 115TH DR E		PARRISH	FL	34219				470949159	5828	115TH	DR	E	
11	BASSETT, ROBERT	11435 57TH ST E		PARRISH	FL	34219				470932459	11435	57TH	ST	E	
12	BESTAJOVSKY, CLAUDIA	5747 LEXINGTON DR		PARRISH	FL	34219				470947059	5747	LEXINGTON	DR		
13	BROWN, LLOYD E	11410 57TH ST E		PARRISH	FL	34219				470933859	11410	57TH	ST	E	
14	BRUCE WILLIAMS HOMES LLC	607 7TH ST E		BRADENTON	FL	34208				470952159	5807	117TH	TER	E	
15	BRUCE WILLIAMS HOMES LLC	607 7TH ST E		BRADENTON	FL	34208				470952009	5810	117TH	TER	E	
16	BRUCE WILLIAMS HOMES LLC	607 7TH ST E		BRADENTON	FL	34208				470950609	5915	LEXINGTON	DR		
17	BRUCE WILLIAMS HOMES LLC	607 7TH ST E		BRADENTON	FL	34208				470951909		NO ASSIGNED ADDRESS			
18	BRUCE WILLIAMS HOMES LLC	607 7TH ST E		BRADENTON	FL	34208				470951959		NO ASSIGNED ADDRESS			
19	CANNON, JAMES M	11621 69TH ST E		PARRISH	FL	34219				468700000	11621	69TH	ST	E	



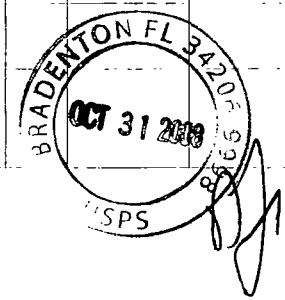
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20	CANNON, JAMES M	11621 69TH ST E		PARRISH	FL	34219				470100009	6413	YOUNGBLOOD	RD		
21	COX, WILLIAM M	876 LILAC LN		GALESBURG	IL	61401				470952259	5815	117TH	TER	E	
22	CRAFT, TERRY L	16 SHELDON AVE		CASTLE ROCK	CO	80104	8820			470947209	5811	LEXINGTON	DR		
23	CRAFT, TERRY L	16 SHELDON AVE		CASTLE ROCK	CO	80104	8820			470947609	5843	LEXINGTON	DR		
24	CRUZ, GUILLERMO	11472 57TH ST E		PARRISH	FL	34219				470933459	11472	57TH	ST	E	
25	DARSEY, CECIL MILLER	11850 DARSEY RD		PARRISH	FL	34219				484402059	11850	DARSEY	RD		
26	DARSEY, CECIL MILLER	11840 DARSEY RD		PARRISH	FL	34219				469900005		NO ASSIGNED ADDRESS			
27	DARSEY, WINTON ROSS	11740 DARSEY RD		PARRISH	FL	34219				469700159	11740	DARSEY	RD		
28	DAVIS, ALVIN	11551 69TH ST E		PARRISH	FL	34219				468000005	11551	69TH	ST	E	
29	DICKERSON, SCOTT A	5736 114TH DR E		PARRISH	FL	34219				470932859	5736	114TH	DR	E	
30	DO, ANH TRAM VIET	5731 LEXINGTON DR		PARRISH	FL	34219				470946859	5731	LEXINGTON	DR		
31	DUKOVAC, JOSEPH THEODORE	5851 LEXINGTON DR		PARRISH	FL	34219				470947709	5851	LEXINGTON	DR		
32	EMORY, PAUL	5842 LEXINGTON DR		PARRISH	FL	34219				470947909	5842	LEXINGTON	DR		
33	FINLEY, HOWARD G	5739 LEXINGTON DR		PARRISH	FL	34219				470946959	5739	LEXINGTON	DR		
34	FURRY, TIMOTHY W	11464 57TH ST E		PARRISH	FL	34219				470933559	11464	57TH	ST	E	
35	FURST, THOMAS C	9050 HIGH GATE WAY		BELVIDERE	IL	61008				470947009	5743	LEXINGTON	DR		
36	GERKEN, RICHARD B	11423 57TH ST E		PARRISH	FL	34219				470932609	11423	57TH	ST	E	
37	GRAZIANO, LOUIS E	5859 LEXINGTON DR		PARRISH	FL	34219				470947809	5859	LEXINGTON	DR		
38	GRIFFEN, EDWARD J	5806 LEXINGTON DR		PARRISH	FL	34219				470948259	5806	LEXINGTON	DR		
39	GUIDO, EVAN R	11715 69TH ST E		PARRISH	FL	34219				469300109	11715	69TH	ST	E	
40	HARTUNG, CLAUDIA	11819 69TH ST E		PARRISH	FL	34219				469407001	11741	69TH	ST	E	
41	HARTZELL, DAVID	11447 57TH ST E		PARRISH	FL	34219				470932309	11447	57TH	ST	E	

BRADENTON FL 34210
OCT 31 2008
USPS

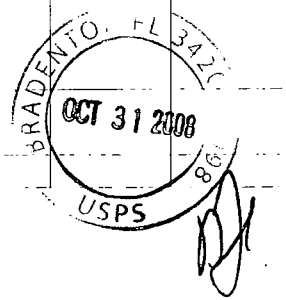
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42	HAUSER, STEVEN D JR	11623 DARSEY RD		PARRISH	FL	34219				469800007	11623	DARSEY	RD		
43	HEALY, PAUL C	5830 LEXINGTON DR		PARRISH	FL	34219				470948059	5830	LEXINGTON	DR		
44	HERC, RACHAEL A	5831 LEXINGTON DR		PARRISH	FL	34219				470947459	5831	LEXINGTON	DR		
45	HIGGINS, TERRY C	11414 57TH ST E		PARRISH	FL	34219				470933809	11414	57TH	ST	E	
46	HORTON FAMILY LAND TRUST #5824	PO BOX 291848		TAMPA	FL	33687				470949209	5824	115TH	DR	E	
47	HOYER, MICHAEL E	5820 115TH DR E		PARRISH	FL	34219				470949259	5820	115TH	DR	E	
48	HUBBARD, VIRGIL L	5819 LEXINGTON DR		PARRISH	FL	34219				470947309	5819	LEXINGTON	DR		
49	JAMSZOLIK, MARCIN	5838 LEXINGTON DR		PARRISH	FL	34219				470947959	5838	LEXINGTON	DR		
50	JEBARA, ALEX	6533 N CHARLESWORT ST		DEARBORN HEIGHTS	MI	48127				470933759	11418	57TH	ST	E	
51	JONES, ALONZO L	250 STONER RD		WINTER SPRINGS	FL	32708				469700209		DARSEY	RD		
52	JONES, PAUL D	11405 57TH ST E		PARRISH	FL	34219				470932809	11405	57TH	ST	E	
53	KNISPEL, SCOTT	5720 114TH DR E		PARRISH	FL	34219				470933059	5720	114TH	DR	E	
54	KOEPNICK, JAMES I	11476 57TH ST E		PARRISH	FL	34219				470933409	11476	57TH	ST	E	
55	KONKOL, WILLIAM J	5711 114TH DR E		PARRISH	FL	34219				470934059	5711	114TH	DR	E	
56	KOONTZ, BRIAN J	8441 BIG BUCK LN		SARASOTA	FL	34240				467700001	6602	MARTHA	RD		
57	KUTINSKY, RONALD K	6622 MARTHA RD		PARRISH	FL	34219				467600003	6622	MARTHA	RD		
58	LACHER, KIMBERLY	5742 LEXINGTON DR		PARRISH	FL	34219				470948359	5742	LEXINGTON	DR		
59	LAM, NHON V	7125 CALSTON PL		SAN DIEGO	CA	92126				470948309	5746	LEXINGTON	DR		
60	LARK, KENNETH W	6303 YOUNGBLOOD RD		PARRISH	FL	34219				470410059	6303	YOUNGBLOOD	RD		
61	LARK, MARYJO F	147 15TH AVE N		SAINT PETERSBURG	FL	33704				470000001	6304	YOUNGBLOOD	RD		
62	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 NORTH LOIS AVE 507		TAMPA	FL	33607				470939459	5714	114TH	DR	E	



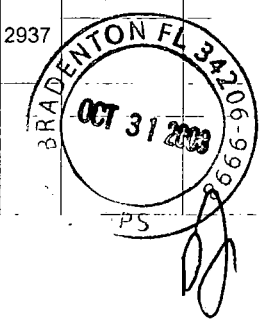
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63	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 N LOIS AVE 507		TAMPA	FL	33607				470950109	5723	115TH	DR	E	
64	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 NORTH LOIS AVE 507		TAMPA	FL	33607				470939409	11416	57TH	ST	E	
65	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 NORTH LOIS AVE 507		TAMPA	FL	33607				470939309	5641	LEXINGTON	DR		
66	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 N LOIS AVE 507		TAMPA	FL	33607				470950009	5817	LEXINGTON	DR		
67	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 N LOIS AVE 507		TAMPA	FL	33607				470949809		NO ASSIGNED ADDRESS			
68	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 N LOIS AVE 507		TAMPA	FL	33607				470952409		NO ASSIGNED ADDRESS			
69	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 N LOIS AVE 507		TAMPA	FL	33607				470952509		NO ASSIGNED ADDRESS			
70	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 N LOIS AVE 507		TAMPA	FL	33607				470952359		NO ASSIGNED ADDRESS			
71	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 N LOIS AVE 507		TAMPA	FL	33607				470949859		NO ASSIGNED ADDRESS			
72	LYNCH, JARLATH F	5716 114TH DR E		PARRISH	FL	34219				470933109	5716	114TH	DR	E	
73	MAHONEY, KATHLEEN J	725 WALTON WAY DR		HARTSVILLE	SC	29550	9126			470947559	5839	LEXINGTON	DR		
74	MALTBY, ERIK	5846 LEXINGTON DR		PARRISH	FL	34219				470947859	5846	LEXINGTON	DR		
75	MCCLAIN, PATRICIA KAYE	11731 69TH ST E		PARRISH	FL	34219				469400055	11731	69TH	ST	E	
76	MCGINNIS, MEL M	11723 DARSEY RD		PARRISH	FL	34219				469800155	11723	DARSEY	RD		
77	MCNABB, DAVID	10603 RIVERBANK TERR		BRADENTON	FL	34212				467500559		ERIE	RD		



	OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
78	MCNABB, DAVID	10603 RIVERBANK TER		BRADENTON	FL	34212				470410109		YOUNGBLOOD	RD		
79	MEIHLS, RICHARD F	5728 114TH DR E		PARRISH	FL	34219				470932959	5728	114TH	DR	E	
80	MIHEVIC MANAGEMENT INC	11300 US 301 N		PARRISH	FL	34219				470910001	11300	US 301		N	
81	MITCHELL, LEROY C	11468 57TH ST E		PARRISH	FL	34219				470933509	11468	57TH	ST	E	
82	MORAN, LEE VAN	8113 WOODLAWN CR S		PALMETTO	FL	34221				467510059	6985	MARTHA	RD		
83	MOSSMAN, THOMAS	6712 MARTHA RD		PARRISH	FL	34219				468500059	6712	MARTHA	RD		
84	MURCHISON, ROBERT W	1519 BAY HILL CIR		SARASOTA	FL	34232				470948209	5810	LEXINGTON	DR		
85	NIMZ, WILLIAM R	5719 114TH DR E		PARRISH	FL	34219				470934009	5719	114TH	DR	E	
86	ORESKOVICH, JOHN	71 QUEEN ST	KAPUSKASING ONTARIO					CANADA	P5N 1H3	470948109	5826	LEXINGTON	DR		
87	OWEN, EDSIL G	PO BOX 121		ELLENTON	FL	34222				470947159	5809	LEXINGTON	DR		
88	PARTIN, GREGORY	6616 YOUNGBLOOD RD		PARRISH	FL	34219				469310007	6616	YOUNGBLOOD	RD		
89	PARTIN, JEFFERY B	5015 RED ROOSTER RD		PARRISH	FL	34219				469310056	11661	69TH	ST	E	
90	PATEL, SAMIR	607 51ST ST NW		BRADENTON	FL	34209				470932759	11409	57TH	ST	E	
91	PAWLEY, STEPHEN E	11455 57TH ST E		PARRISH	FL	34219				470932209	11455	57TH	ST	E	
92	PECARIC, JOSEPH A	285 MOZART DR	ANCASTER ONT					CANADA	L9G 4T9	470949309	5816	115TH	DR	E	
93	PETTIT, MICHAEL R	1509 RICHMOND DR		ZIONSVILLE	IN	46077				470952209	5811	117TH	TER	E	
94	PULTE HOME CORPORATION	3810 NORTHDALE BLVD SUITE 100		TAMPA	FL	33624				726452959		NO ASSIGNED ADDRESS			
95	R & S BURNTSTORE HARBORSIDE LLC	73 S PALM AVE 223		SARASOTA	FL	34236				467500509		ERIE	RD		
96	RODRIGUEZ, WILFREDO JR	11443 57TH ST E		PARRISH	FL	34219				470932359	11443	57TH	ST	E	
97	ROLLER, JOYIL M	11451 57TH ST E		PARRISH	FL	34219				470932259	11451	57TH	ST	E	

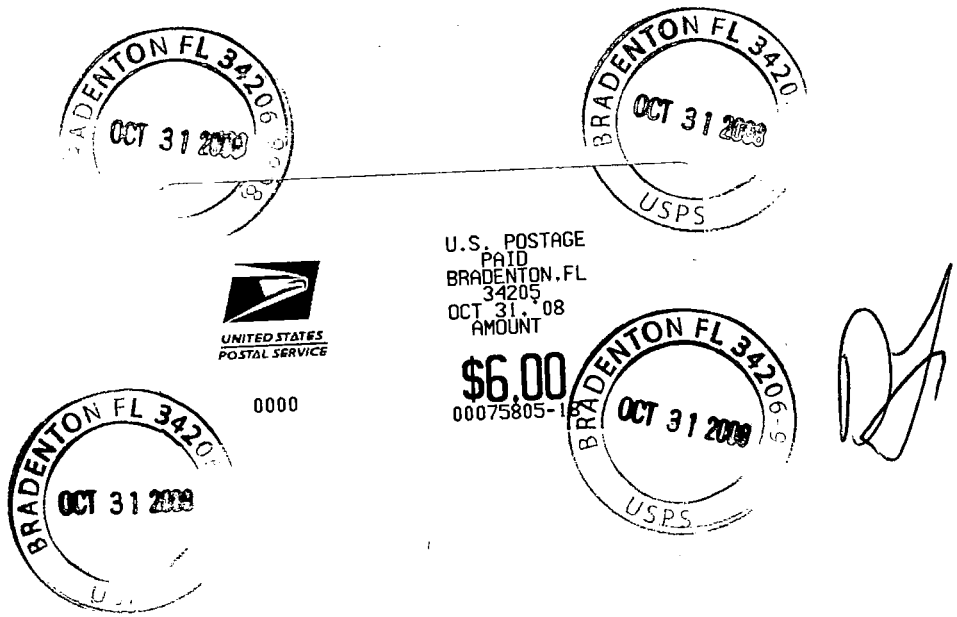


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98	ROYER, KENNETH P SR	5815 LEXINGTON DR		PARRISH	FL	34219				470947259	5815	LEXINGTON	DR		
99	SCHELLENTRAGER GREGG W	5735 LEXINGTON DR		PARRISH	FL	34219				470946909	5735	LEXINGTON	DR		
100	SCHNEIDER, DONALD S	11432 57TH ST E		PARRISH	FL	34219				470933609	11432	57TH	ST	E	
101	SEGARS, A DILLARD	11737 DARSEY RD		PARRISH	FL	34219				469800106	11737	DARSEY	RD		
102	SENECK, PAUL A	5727 114TH DR E		PARRISH	FL	34219				470933909	5727	114TH	DR	E	
103	SORG, DAVID W JR	11721 69TH ST E		PARRISH	FL	34219				469405005	11721	69TH	ST	E	
104	SOSA, RAMIRO	2910 73RD AVE I		ELLENTON	FL	34222				468200001	11511	69TH	ST	E	
105	STEFFEN, KALE D	5732 114TH DR E		PARRISH	FL	34219	5821			470932909	5732	114TH	DR	E	
106	STINSON, JOHN P JR	6818 MARTHA RD		PARRISH	FL	34219				468010004	6818	MARTHA	RD		
107	THORSON, THOMAS L	21 BITTERSWEET LN		OGDEN DUNES	IN	46368				470950559	5909	LEXINGTON	DR		
108	TICHENOR, JACK	11851 DARSEY RD		PARRISH	FL	34219				469800209	11851	DARSEY	RD		
109	TRAN, TIEN THANH	11422 57TH ST E		PARRISH	FL	34219				470933709	11422	57TH	ST	E	
110	VAUGHAN, RICHARD	6650 MARTHA RD		PARRISH	FL	34219				468500109	6650	MARTHA	RD		
111	VAZQUEZ, EDUARDO M	5724 114TH DR E		PARRISH	FL	34219				470933009	5724	114TH	DR	E	
112	VISALI, PHILIP C	8222 SHADY GROVE CT		JACKSONVILLE	FL	32256				470932409	11439	57TH	ST	E	
113	W L PROPERTIES INC	333 THIRD AVE I		SAINT PETERSBURG	FL	33701				470950659	5919	LEXINGTON	DR		
114	WADE, MICHAEL J	5827 LEXINGTON DR		PARRISH	FL	34219				470947409	5827	LEXINGTON	DR		
115	WAHL, DAVID C	26776 WILLOW CREEK RD		STERLING	IL	61081				470948409	5738	LEXINGTON	DR		
116	WEBBER, DON C	6632 MARTHA RD		PARRISH	FL	34219				468600002	6632	MARTHA	RD		
117	WEISMAN, TIMOTHY V R	12015 ASTER AVE		BRADENTON	FL	34212	2937			470933959	5723	114TH	DR	E	
118	WILLARD, JAMES A	11431 57TH ST E		PARRISH	FL	34219				470932509	11431	57TH	ST	E	
119	WILLIAMS & HEROLD COMMUNITIES LLC	607 7TH ST E		BRADENTON	FL	34208				474400259		NO ASSIGNED ADDRESS			



Parcel Owners With In a 500 Foot Buffer Around a Parcel

	OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
120	WILSON, MIKE	5847 LEXINGTON DR		PARRISH	FL	34219				470947659	5847	LEXINGTON	DR		
121	X261	11419 57TH ST E		PARRISH	FL	34219				470932659	11419	57TH	ST	E	
122	YOUNGBLOOD, SUSAN DALE	PO BOX 121		PARRISH	FL	34219	0121			470010000	6412	YOUNGBLOOD	RD		
123	ZIELIN, HENRY J	5835 LEXINGTON DR		PARRISH	FL	34219				470947509	5835	LEXINGTON	DR		
124	ZIMBLER, BARRY S	5818 LEXINGTON DR		PARRISH	FL	34219				470948159	5818	LEXINGTON	DR		



USPS Bradenton
BRADENTON, Florida
342059998
1189290105 -0096
10/31/2008 (800)275-8777 11:53:16 AM

Sales Receipt

Product Description	Sale Qty	Unit Price	Final Price
Postage Due Pickup	1	$6.00	$6.00

Total: $6.00

Paid by:
Cash $10.00
Change Due: -$4.00

Order stamps at USPS.com/shop or call 1-800-Stamp24. Go to USPS.com/clicknship to print shipping labels with postage.
For other information call 1-800-ASK-USPS.

Bill#: 1000401632137
Clerk: 18

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Customer Copy

USPS Bradenton
BRADENTON, Florida
342059998
1189290105 -0096
10/31/2008 (800)275-8777 11:35:25 AM

Sales Receipt

Product Description	Sale Qty	Unit Price	Final Price
42c Take Me Out to the Ball Game PSA	4	$0.42	$1.68
Forever Stamp Booklet	1	$8.40	$8.40
42c Flags 24/7 PSA Cl/100	1	$42.00	$42.00

Total: $52.08

Paid by:
Cash $52.08

Order stamps at USPS.com/shop or call 1-800-Stamp24. Go to USPS.com/clicknship to print shipping labels with postage.
For other information call 1-800-ASK-USPS.

Bill#: 1000401632095
Clerk: 18

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PUBLIC NOTICE
NOV 3 2008


PUBLIC NOTICE
NOV 3 2008

Manatee County
Clerk of the Circuit Court and Comptroller
R.B. "Chips" Shore
P.O. Box 25400 ○ Bradenton, Florida 34206 ○ (941) 749-1800 ○ FAX (941) 741-4082 ○ www.manateeclerk.com

December 10, 2008

Liz Cloud, Chief
Florida Department of State
Administrative Code Unit
R.A. Gray Building, Room 101
500 S. Bronough Street
Tallahassee, Florida 32399-0250

Dear Ms. Cloud:

Enclosed are two certified copies each of Ordinances **Z-84-76(R7), Z-08-09, 08-07, 08-50, Z-84-76(R8), PDMU-06-53(Z)(P), PDPI-06-46(Z)(G), PDR-06-38(Z)(P), and PDR-04-18(Z)(P)** approved by the Board of County Commissioners, Manatee County, Florida, in open session on December 4, 2008.

Please stamp both copies with the date filed by the Office of the Secretary of State, retain one copy of each Ordinance for your file and return one copy of each to my office.

Sincerely,

Vicki Tessmer

R. B. Shore
By: Vicki Tessmer, D.C.

RBS/SGR/QA
Enclosures (4)
cc: Board Records

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	PDR-04-18(Z)(P) – B & B Suncoast Land Development / Willow Bend Center	**TYPE AGENDA ITEM**	Advertised Public Hearing – Presentations scheduled
DATE REQUESTED	12/04/08	**DATE SUBMITTED/REVISED**	11/11/08
BRIEFINGS? Who?	None	**CONSEQUENCES IF DEFERRED**	N/A
DEPARTMENT/DIVISION	Planning / Community Planning	**AUTHORIZED BY TITLE**	Carol B. Clarke, Planning Director
CONTACT PERSON TELEPHONE/EXTENSION	Erika Barrett / ext. 6836 / DTS #20050314	**PRESENTER/TITLE TELEPHONE/EXTENSION**	Erika Barrett / Planner / ext. 6836
ADMINISTRATIVE APPROVAL			

ACTION DESIRED
INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED

I move to approve PDR-04-18(Z)(P) per the recommended motion in the staff report attached to this memo.

ENABLING/REGULATING AUTHORITY
Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy

Manatee County Comprehensive Plan and Manatee County Land Development Code.

BACKGROUND/DISCUSSION

- Proposed is a rezoning and preliminary site plan approval for 279 single-family detached residences on a ± 114.81 acre parcel located south of Erie Road, north of Lexington Subdivision, and east of Harrison Ranch Subdivision at 6985 Martha Road in Parrish.
- Thjs land is being rezoned from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay.
- The Planning Commission hearing for this project was held on November 13, 2008.
    - James Koepnick, Lexington resident, noted the Lexington HOA voted against the proposed inter-neighborhood tie to Lexington. The opening of the access would create more traffic, and pose a safety hazard to residents.
    - Albert Scoccia, Lloyd Brown, David Morford, Ron Porterfield, Rabbi Larry Mahrer, and Debbie Brogdon, Lexington Residents, expressed concern regarding the following: Lexington CDD paying for the road improvements; additional traffic; congested streets; construction vehicles; protecting the existing community; safety of homeowners; and decreased value of homes.
- New stipulations were proposed which require all construction traffic utilize a second means of access proposed from Erie Road; allow the second means of access to be constructed of shell or other similar surface for a limited period of time not to exceed 7 years; and to protect existing trees within a buffer area along the southeast property line adjacent to Lot 42.
- On November 13, 2008, by a vote of 7 – 0, the Planning Commission recommended APPROVAL with stipulations.
- An additional stipulation has been added to require the applicant to provide stormwater facilities for this second means of access if constructed of shell or other impervious surface;
- Staff recommends approval of this project with the stipulations as updated in the staff report.

COUNTY ATTORNEY REVIEW

Check appropriate box	
☐	**REVIEWED** **Written Comments:** ☐ **Attached** ☐ **Available from Attorney (Attorney's initials:)**
☒	**NOT REVIEWED (No apparent legal issues.)**

AGENDA MEMORANDUM (continued)

☐	**NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)**
☐	**OTHER**

ATTACHMENTS: (List in order as attached)		**INSTRUCTIONS TO BOARD RECORDS:**	
Staff report for PDR-04-18(Z)(P) Ordinance for PDR-04-18(Z)(P)		Please send a copy of the executed document to Bobbi Roy/Planning Department.	
COST:	n/a	**SOURCE (ACCT # & NAME):**	n/a
COMMENTS:		**AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)**	

B.O.C.C. 12/04/08

PDR-04-18(Z) (P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 114.81 acres south of Erie Road at 6985 Martha Road, Parrish from A/NCO (General Agricultural/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central Overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay; approving a Preliminary Site Plan for 279 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

App Received: 05/05/04

P.C.: 11/13/08 **B.O.C.C.: 12/04/08**

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 ADOPT Manatee County Zoning Ordinance No. PDR-04-18(Z) (P); APPROVAL of the Preliminary Site Plan with Stipulations A.1-A.5, B.1-B.5, C.1-C.11, D.1-D.6, E.1.-E.10, F.1-F.3, and G.1; GRANTING Special Approval for a project: 1) exceeding gross density of 1 dwelling unit per acre in the UF-3 Future Land Use Category, and 2) adjacent to a Perennial Stream; and GRANTING Specific Approval for an alternative to Section 712.2.8 of the Land Development Code, as recommended by Planning Commission.

(COMMISSIONER BUSTLE)

PLANNING COMMISSION ACTION:

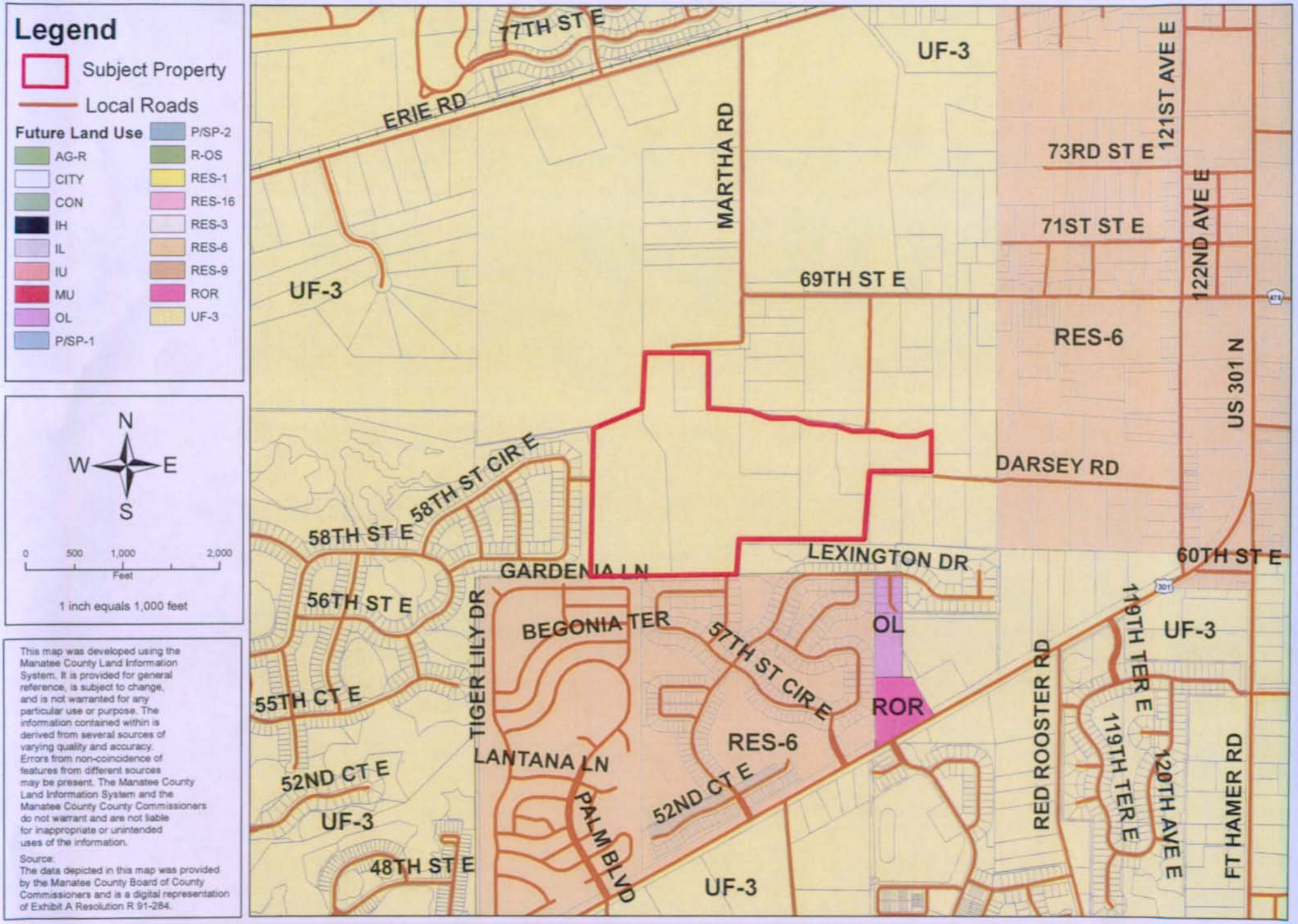
On November 13, 2008, by a vote of 7 – 0, the Planning Commission recommended APPROVAL with stipulations.

PUBLIC COMMENT AND CORRESPONDENCE:

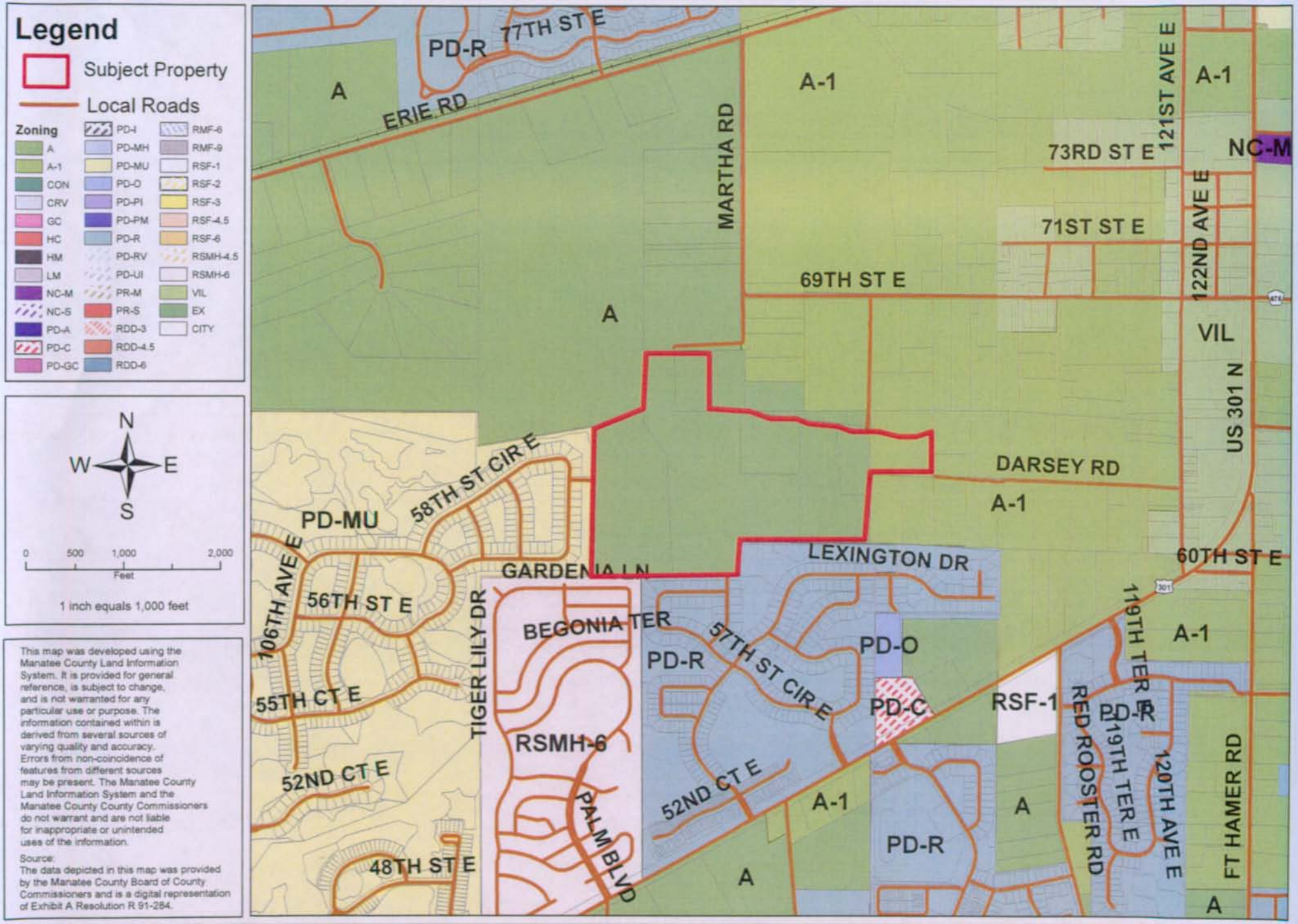
James Koepnick, Lexington resident, noted the Lexington HOA voted against the proposed inter-neighborhood tie to Lexington. The opening of the access would create more traffic, and pose a safety hazard to residents.

Albert Scoccia, Lloyd Brown, David Morford, Ron Porterfield, Rabbi Larry Mahrer, and Debbie Brogdon, Lexington Residents, expressed concern regarding the following: Lexington CDD paying for the road improvements; additional traffic; congested streets; construction vehicles; protecting the existing community; safety of homeowners; and decreased value of homes.

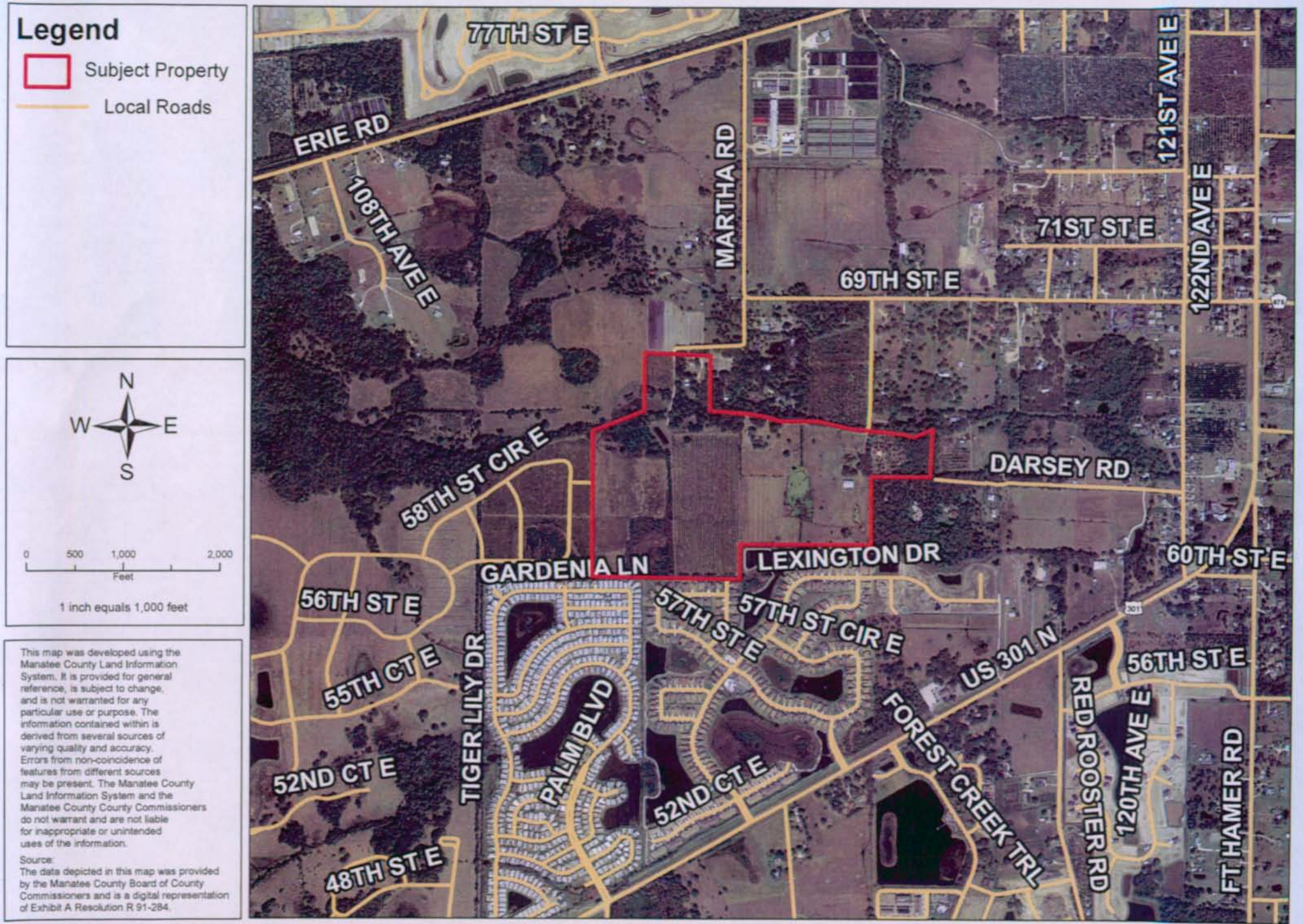
PDR-04-18(Z)(P) - WILLOW BEND



PDR-04-18(Z)(P) - WILLOW BEND



PDR-04-18(Z)(P) - WILLOW BEND



PROJECT SUMMARY	
CASE#	PDR-04-18(Z) (P) (DTS #20050314)
PROJECT NAME	WILLOW BEND
APPLICANT(S):	David McNabb, et. Al.
PROPOSED ZONING:	PDR (Planned Development Residential)
EXISTING ZONING:	A (General Agriculture) A-1 (Suburban Agriculture)
PROPOSED USE(S):	Preliminary Site Plan for 279 single-family detached lots
CASE PLANNER:	Erika Barrett
STAFF RECOMMENDATION:	APPROVAL - SIGNIFICANT ISSUES
SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	6985 Martha Road, Parrish
GENERAL LOCATION:	South of Erie Road
SIZE:	± 114.81 acres
EXISTING USE(S):	Orange Grove / Pasture / Residential
FUTURE LAND USE CATEGORY:	UF-3 (Urban Fringe, 3 dwelling units per acre)
DENSITY:	2.43 gross – 2.69 net
SPECIAL APPROVAL(S):	1) Density exceeding one (1) dwelling unit per acre in the UF-3 FLUC 2) Adjacent to a Perennial Stream
OVERLAY DISTRICT(S):	North Central Overlay

SPECIFIC APPROVAL(S):	**1) Section 712.2.8 – Construction of second means of access for over 100 units to county standards**
SURROUNDING USES & ZONING	
NORTH	**Single-family homes, vacant land, and proposed Pristine Point Subdivision zoned A/NCO (General Agriculture / North Central Overlay)**
SOUTH	**Single-family homes in Lexington Subdivision zoned PDR/NCO (Planned Development Residential / North Central Overlay), and the Gardens Manufactured Home Park zoned RSMH-6 (Residential Single-Family Manufactured Home, 6 dwelling units per acre)**
EAST	**Single-family homes and vacant land zoned A/NCO**
WEST	**Single-family homes in Harrison Ranch Subdivision zoned PDMU/NCO (Planned Development Mixed Use / North Central Overlay)**
SITE DESIGN DETAILS	
LOT SIZES:	**55' width – 71 lots 65' width – 114 lots 75' width – 87 lots 100' width – 7 lots**
SETBACKS:	**Front (front loaded garage): 25' Front (side loaded garage): 20' Side: 7.5' Rear: 15' Wetland: 15' Waterfront: 30'**
OPEN SPACE:	**39.71 acres – 34.59%**
RECREATIONAL AMENITIES:	**Trails, volley ball court, basketball court, picnic tables, gazebo's, and open play areas**
RECREATIONAL ACREAGE:	**±5.96 Acres**
BUFFERS:	**15' perimeter 30' wetland buffers**
ACCESS:	**5 interneighborhood tie access points - • 1 to Harrison Ranch**

	• 1 to proposed Pristine Point • 1 to Lexington • 1 to north • 1 to east
FLOOD ZONE(S)	Zones X and AE with Base Flood Elevations between 34-35' MSL and the regulatory floodway of Wade Canal, per FIRM Panel 120153 0205C, revised 7/15/92
AREA OF KNOWN FLOODING	Yes – 50% reduction required
UTILITY CONNECTIONS	Water and sewer available by extension
WETLAND ACREAGE & IMPACTS	
Overall Wetland Acreage:	±3.97
Proposed Impact Acreage:	none

Wade Canal is considered a Perennial Stream and, therefore, Special Approval is required in accordance with Comp. Plan Policy 3.2.2.1.

Wetlands Info.
There is one 3.965 acre wetland on-site. No impacts are proposed to the wetland or respective 30' wetland buffer. If necessary, wetland buffer enhancement will be demonstrated with the Final Site Plan in those parts of the buffer where there are either nuisance exotic species to be removed or there is no existing vegetation.

Upland Habitat
There is no native upland habitat available on the site for preservation. In lieu of this staff has asked that the trees in the recreation area be preserved by adjusting proposed improvements prior to Final Site Plan approval. A stipulation is provided.

Threatened and Endangered Species
There is no native habitat on-site; therefore, there is little chance of the site housing any Threatened & Endangered Species.

Trees
There are 734 trees and 133 palms on-site. The applicant proposes to preserve 438 trees and 68 palms. Of the 296 trees and 60 palms to be removed, 94 trees and 35 palms are on single family lots. 268 trees are proposed for replacement. Proposed replacement exceeds the requirements of Section 714.8 of the LDC. Additionally, trees within single-family lots may be preserved depending on the amount of fill and other factors in preparing the lots and constructing the homes.

There are 36 trees on two large lots (41 & 42) that have a high probability of survival

due to lot size.

NEARBY DEVELOPMENT

PROJECT	LOTS	DENSITY	FLUC	APPROVED
Pristine Pointe	360	1.97	UF-3	Pending
Ancient Oaks	246	1.17	RES-3 & UF-3	2000
Lexington	352	2.42	RES-6	2002
Harrison Ranch	1,168	1.60	UF-3	2003
Lexington Addition	35	1.72	UF-3 and OL	2005
Copperstone (aka Valencia Groves	633	2.70	UF-3 & P/SP-1	2005
Eagle Point	1,072	1.53	UF-3	2006
Saltsman	1,960	2.63	UF-3	2008

POSITIVE ASPECTS

- PDR zoning better conforms to the UF-3 FLUC than existing A zoning, and allows the Board to stipulate development to ensure compatibility.
- Open space provided is 34.59% instead of minimum 25%.
- Recreational amenities are proposed including trails, volley ball court, basketball court, picnic tables, gazebo's, and open play areas.

NEGATIVE ASPECTS

- Proposed lot sizes are significantly smaller than surrounding agricultural parcels to the east.
- Adjacent A zoning permits agricultural uses potentially incompatible with single-family homes.
- 279 lots are proposed, and at this time there will be only one existing means of access through Lexington Subdivision.

MITIGATING MEASURES

- Other nearby approved subdivisions have comparable densities and lot sizes.
- Staff recommends a stipulation to preserve trees on the east end property to provide a more significant buffer .

- **There are a total of five (5) interneighborhood ties proposed with adjacent parcels.**

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

2. All corner lots shall be 15% wider than the minimum lot size identified for each phase or lot type. If there is common open space between the lot and the right-of-way, the common open space and the side yard setback combined shall meet the minimum front yard setback.

3. No lots shall be platted through any greenbelt, landscape buffer, retention pond, wetland, or wetland buffer.

4. Prior to Final Plat approval, the applicant shall post a sign at the inter-neighborhood tie to the west informing perspective purchasers and residents of the future Inter-neighborhood tie. The size, placement, and materials for this sign shall be determined with the Final Site Plan.

5. Any Phase of this project containing more than one hundred (100) dwelling units shall have a second means of access in accordance with LDC Section 712.2.8.

B. TRANSPORTATION CONDITIONS:

1. At the time of Final Site Plan and Construction Plan approval for each phase of the project the developer shall be responsible for any additional on-site or off-site transportation operational and safety improvements attributable to this project, as determined by the Public Works Department, and in accordance with LDC Section 722.1.3.4., as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.

2. All traffic concurrency-related transportation improvements and required traffic safety

and operational improvements shall be shown on the Final Site Plan(s) and Construction Plan(s).

3. The construction access and second access, through a separate parcel to the north as shown on Exhibit B, shall be stabilized and maintained for travel by the applicant until such time as the road is fully constructed to County standards.

4. The Construction Access or second means of access described in Exhibit B, shall be stabilized shell or other material and maintained by the applicant for travel until such time as a second means of access to the Willow Bend Subdivision has been constructed to County Standards, in any event, for a period not to exceed 7 years after approval of the First Construction Drawings for Willow Bend. The design for construction of this second means of access as shown on Exhibit B shall be approved by Public works, Fire and EMS.

5. The roadway connection to Lexington shall be blocked with a fence, gate or other similar barrier as approved by Public Works, EMS and Fire, until such time as all infrastructure for Phase I of the project is certified complete. After this time, signs shall be placed directing construction traffic to project's Erie Road access.

C. STORMWATER CONDITIONS:

1. Any fill within the 25-year or 100-year floodplains of the Wade Canal shall be compensated by the creation of an equal or greater storage volume above seasonal high water table, or a CLOMR shall be obtained prior to final site plan approval. 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).

2. Any crossing of Wade Canal shall be approved by the Stormwater Management Division and be based on the No-Rise permit approval. A no-rise permit shall be required for all encroachment within the FEMA 100-year floodway on Wade Canal.

3. A Private Drainage Easement shall be shown on the Final Site Plan and Final Plat along the eastern property line of Lot #42, within the project boundaries, and be exclusive of any landscape easement or buffer.

4. There shall be a full 25-year attenuation on all stormwater ponds within the development.

5. The existing 25-year flood elevation along the Wade Canal shall be utilized as tail water condition.

6. All residential lots shall be outside of the post-development 25-year floodplain.

7. The project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Wade Canal. Modeling shall be used to determine pre- and post-development flows.

8. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and site runoff.

9. The existing drainage conveyance system between Lexington Subdivision and Wade Canal shall be maintained or a bypass conveyance system shall be provided. Final engineering design of a bypass conveyance system must be approved prior to Final Site Plan approval.

10. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along Wade Canal within the project boundaries. In addition, twenty-five (25) feet wide Drainage Maintenance and Access Easement shall be dedicated on at least on side of Wade Canal. Drainage-Maintenance Access Easements shall be free of exotic/nuisance vegetation and proposed landscaping. Existing trees are permitted to remain. Manatee County is only responsible for maintaining the free flow of drainage through these systems. The developer shall include in the homeowner's documents that Manatee County has no obligation relative to Wade Canal to maintain, change, improve, clean, repair natural erosion, restore the natural changes in the course of the stream bed or correct any other condition not caused by the County.

11. A No-Rise Certification (and all corresponding technical data) required for encroachment within the regulatory floodway of Wade Canal must be approved prior to Final Site Plan and Construction Drawing approval.

12. Stormwater facilities shall be provided for the second means of access if constructed of an impervious surface such as shell, asphalt, concrete, etc. Stormwater facilities will not have to be provided for the second means of access if constructed with a pervious surface such as number 57 stone over geo-grid. The design shall be included with the Final Site Plan and Construction Plans for this project. The design shall provide free flow of existing drainage runoff across the proposed second means of access. Stormwater facilities, if required, shall be privately maintained by the development and comply with all additional stormwater and floodplain stipulations.

D. <u>BUFFERS</u>:

1. No detention or retention ponds shall be constructed within landscape buffers or greenbelts.

2. Existing native vegetation within required landscape buffers shall be preserved to the

greatest extent possible. There shall be no overheard or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation.

3. All required landscaping within the buffers shall be installed on the exterior of any walls or fences.

4. All walls and fences within the buffers shall be measured from the finished grade of the adjacent road or lot (exclusive of any swales), whichever is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

5. At time of Final Site Plan approval, all perimeter buffers adjacent to active agriculture shall be a minimum of 35' wide. At time of Final Plat approval, if active agriculture is no longer present, the buffers may be reduced to 20'.

6. The southernmost 20 feet of Lot 42 shall be placed in a Tree Preservation Easement.

E. ENVIRONMENTAL CONDITIONS:

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Planning Department for review prior to Final Site Plan approval.

2. Prior to Final Site Plan approval, improvements within the recreation area shall be adjusted to minimize impacts to trees in that area. The adjustments shall be based on a site visit by staff with the applicant to assess the health of trees and to avoid impacts to healthy viable trees.

3. The project shall be designed so that no temporary wetland buffer impacts, other than those allowed by Section 719.11.1.2 of the LDC, occur in areas that contain native desirable vegetation. This shall be reviewed and approved by the Planning Department with Final Site Plan.

4. A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.

5. Existing native vegetation within any required landscape buffer shall be preserved to the greatest extent possible. There shall be no overhead or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation with the exception of limited crossings.

6. All proposed mulch nature trails, board walks, and shade structures in wetland buffers and areas where native vegetation is to remain shall be designed in a manner that minimizes impacts to trees or areas of significant vegetation and in accordance with Section 719 of the LDC if applicable.

7. Tree barricades for trees to be preserved shall be at the drip line, unless approved by the Planning Department. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by the Planning Department.

8. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 508.3.34.7(j) of the LDC.

9. A Well Management Plan shall be submitted to the Planning Department for review and approval prior to Final Site Plan approval. The Well Management Plan shall include identification of which wells are to be retained or abandoned; the timing of abandonment, wellhead protection details for those wells to remain, and a copy of all Water Use Permits, if applicable.

10. 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, including on individual lots.

F. RECREATIONAL:

1. At time of Final Site Plan, the recreational amenities shall be substantially consistent with those shown on the approved Preliminary Site Plan.

2. Detailed plans of all recreational amenities shall be required with or prior to the Final Site Plan for the subdivision.

3. The material and location of the proposed nature trail shall be reviewed and approved by the Planning, Parks and Recreation, and the Public Works Departments with the Final Site Plan.

G. NOTICES

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Site Plan, and shall include language informing prospective homeowners in the project:

    a. The location of the inter-neighborhood ties and the potential for future traffic through the subdivision,

b. The potential uses associated with surrounding agriculture zoning which may have a negative impact on residences (e.g., noise and odor).
REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

COMPLIANCE WITH LDC				
Standard(s) Required	**Design Proposal**	**Compliance**		**Comments**
		Y	**N**	
BUFFERS				
Roadway buffer, St/Ave	N/A			This project does not front on any existing roadways
20' perimeter buffer	20'	Y		
20' perimeter buffer next to Wade Canal	20'	Y		Landscaping in accordance with NCO standards.
Buffer landscaping		Y		Landscaping in accordance with NCO standards
TREES				
Tree replacement 358 trees removed 268 req'd. replacement		Y		129 trees shown to be removed are on individual lots
Street tree landscaping		Y		Landscaping in accordance with LDC standards
SIDEWALKS				
5' internal sidewalks	Both sides of internal roadways	Y		
5' sidewalk, exterior	N/A			This project does not front on any existing roadways
ROADS & RIGHTS-OF-WAY				
50 ' internal rights-of-way	50'	Y		Streets to be public. All internal roadways are designed with a 50' right-of-way
24' paved roadways	24'	Y		All internal roadways are designed to be 24' paved sects.
Interneighborhood Ties	5 ties proposed	Y		All access to this project is through existing and

				proposed interneighborhood ties – existing tie with Lexington Subdivision; proposed ties with Harrison Ranch and Pristine Point
Visibility triangles		**Y**		**To be evaluated with Final Site Plan**
DRAINAGE/FLOODING				
FFE 21" above crown of road - 1' above yr. flood elev.		**Y**		**To be evaluated with Final Site Plan**
ENVIRONMENTAL ISSUES				
Exotic species removal		**Y**		**To be provided with Final Site Plan**
Wetland buffer signs		**Y**		**To be provided with Final Site Plan**
25% Open space	**34.59% (±39.71ac)**	**Y**		

COMPLIANCE WITH THE LAND DEVELOPMENT CODE SECTION 504.5 - REZONE CRITERIA

1. **COMPATIBILITY**
PDR zoning is consistent with patterns in the area and appropriate for the orderly development of the community. Planned Development zoning requires site plan approval and allows the Board to attach stipulations to ensure compatibility with the surrounding uses.

Recently approved planned development projects in the area include Copperstone (f.k.a. Valencia Groves), Harrison Ranch, Eagle Pointe, Summer Woods, Lexington, Lexington addition, and Saltsman.

PDR zoning can be found to be compatible with surrounding uses and zoning.

2. **TIMING, TRENDS CHANGES TO EXISTING CONDITIONS**
PDR zoning is consistent with existing and planned development patterns in the area and appropriate for the orderly development of the community. A number of projects have been approved in the area for suburban type residential development. The timing is appropriate given the recent approvals in the area. Therefore, the rezone appears to be appropriate given the development trends.

3. **IMPACTS TO INFRASTRUCTURE**
This site will be served by county water and sewer. A traffic study was provided.

4. **GENERAL HEALTH, SAFETY, AND WELFARE CONCERNS**
A rezone to PDR should have no negative impact on the public health, safety, and welfare in this location.

5. ENVIRONMENTAL AND HISTORIC RESOURCE IMPACTS

There are ±3.96 acres of wetlands on site. The site is in an area of moderate archaeological site potential. There are no known historical or archaeological resources on the site.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the UF-3 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. The surrounding area is characterized by agricultural uses, but is changing to residential. Based on approved and proposed projects, this area is in transition from agricultural and low density residential to a suburban development pattern. However, there is an issue with access to the site. There is currently only one constructed access to this parcel which is the interneighborhood tie with Lexington Subdivision.

Policy 2.2.1.112.1 Intent. This project complies with the intent of the UF-3 category, which is for development to follow a logical expansion of the urban environment, typically growing from west to east, consistent with the availability of services. The UF-3 category also anticipates low density or clustered low to moderate density residential. These designations allow residential uses.

Policy 2.2.1.11.2 Range of Potential Uses. Residential land uses are in the range of potential uses.

Policy 2.6.1.1 Compatibility. The Preliminary Site Plan design is compatible with surrounding development. Appropriate buffers are provided for compatibility and transition between this site and surrounding uses.

Policy 2.6.2.7 Require Clustering to Limit Impacts. The site design avoids any impacts to wetlands, and wetland buffers.

Policy 2.6.5.5 Preserve/Protect Open Space.
The site plan shows 34.59% open space (±39.71 acres). 25% open space is required.

Transportation Concurrency Table

Project Name and Number Willow Bend-PDR-04-18(Z)(P)/04-S-45(P) 20050314

ESTIMATED TRANSPORTATION IMPACT FEE CALCULATIONS					
Land Use	**Land Use Type**	**Land Use Description**	**Size (units/ksf)**	**Roads Impact Fee Rate[4]**	**Manatee County Transportation Impact Fee[3]**
A	Residential	Single family	279	$7,013/du	$1,956,627
B					
				TOTAL	$1,956,627
Description: Land Use A assumes 3 bedrooms per dwelling unit.					

CONCURRENCY

CLOS APPLIED FOR: Y __X__ N ____
TRAFFIC STUDY REQ'D: Y __X__ N ____

AFFECTED ROADWAY	LINK(S)	ADOPTED LOS	IMPROVEMENTS REQUIRED Y / N
Erie Rd (CR 10)	Erie Rd(CR75) to US301 (Parrish)	D	Y
U.S. 301	Chin Road to Ft. Hamer Rd	D	Y

REQUIRED IMPROVEMENTS
For PDR-04-18(Z)(P)
For Phase II of the Development (154 dwelling units)**

Intersection/ Road Segment	Improvement	Applicant Seeking Impact Fee Credit (Y/N)[2]	When Required	Applicant's Proposed Estimated Cost of Improvement[1,3]	Applicant's Proposed impact (%)	Applicant's Proposed Estimate - Cost $ of Applicant's Proposed Impact[3]
1. Erie Rd (CR10) & Erie Rd (CR75)	Signalize when warranted	Y	Prior to Final Plat for Phase II	$281,990	1.38%	$3,891
	Construct one southbound right-turn lane	Y	Prior to 42nd dwelling unit for	$158,795	1.38%	$2,191

			Phase II certificate of occupancy			
	Construct one eastbound left-turn lane	Y	Prior to 42nd dwelling unit for Phase II certificate of occupancy	$294,200	1.38%	$4,060
2. U.S. 301 & Erie Rd (Parrish)	Signalize when warranted	Y	Prior to Final Plat for Phase II	$281,990	1.45%	$4,089
	Signalize when warranted	Y	Prior to Final Plat for Phase II	$281,990	2.18%	$6,147
3. U.S. 301 & Ft. Hamer Rd	Construct a second northbound approach lane	Y	Prior to 98th dwelling unit for Phase II certificate of occupancy	$158,840	2.18%	$3,463
			Total			**Total**
			$1,457,805.00			$23,842.00

**** Note; FSP (Final Site Plan) Phasing shall reflect scheduled required improvement time frame under "when required" as shown on table above.**

Right of Way

Applicable Thoroughfare Road	ROW Provided?(1/2 or full RW, where applicable)	Applicant Seeking Impact Fee Credit? (Yes/No)[2]	Applicant's Proposed - Land Area of Impact Fee for T-Fare ROW, Creditable Dedication	Applicant's Proposed Estimated Land Value[1,3]	Applicant's Proposed Estimated Impact Fee Credit[2,4]
1. N/A			+/- AC		
				Total:	$0

TRAFFIC STUDY ANALYSIS

NUMBER OF TRIPS (daily & pm peak)	Net, New Daily = 2,672 Net, New P.M. Peak Hour = 270

Distribution network and split	Erie Road, west of project site = 9.5% Erie Road, east of project site = 6% U.S. 301, west of project site = 67% U.S. 301, east of project site = 17.5%
Improvements applicant relied on in their analysis	FDOT scheduled widening of U.S. 301 to 4 lanes from Erie Road (Ellenton) to CR 675, including associated intersection improvements (i.e., turn-lane additions and signalization)
Timing for improvements relied on by applicant	Scheduled to begin construction in FY 2009
What the LOS will be when improvements are done	All study intersections and roadway segments will operate at or above the adopted LOS performance standards
What is the timeframe for improvements required by applicant	Required turn lane improvements must be constructed by the timeframe identified above and signals will be installed when warranted (FSP Phasing shall reflect scheduled required improvement timeframes under "when required" as shown)
Other reservations on links applicant is using	Link 2470 - 970 PM Peak Trips Link 2480 - 1124 PM Peak Trips Link 2490 - 688 PM Peak Trips Link 2520 - 1218 PM Peak Trips Link 3412 - 1852 PM Peak Trips Link 3413 - 1953 PM Peak Trips Link 3414 - 1395 PM Peak Trips Link 3415 - 1241 PM Peak Trips Link 4070 - 89 PM Peak Trips Link 3420 - 1229 PM Peak Trips Link 2960 - 516 PM Peak Trips

FOOTNOTES:

1. Provided for informational purposes only. The values stated are preliminary estimates – that have not been verified by staff, such that they may be adjusted.
2. Impact fee credits shall be awarded in accordance with the procedures and standards established in the County Land Development Code. Any waiver of roads impact fee credits must be memorialized in a stipulation or agreement.
3. Project/Improvement/ROW cost estimates are provided using FDOT data or other MCPWD approved sources. Estimates as to cost of road improvements, intersection improvements or land value will vary over time due to market conditions, property values, construction costs and other variables. Updated estimates may be required at a later date.
4. Please reference latest adopted Impact Fee schedule. Please direct questions to the Impact Fee Coordinator in the County Planning Department.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request(s):

1. **Alternative to LDC Section 712.2.8. which requires second means of access, constructed to county standards, for over 100 units.**

   The applicant requests the ability to construct a second means of access to the north, through a separate parcel, to Erie Road. This road will also function as the construction entrance and emergency access all 279 lots with only one currently existing means of access to U.S. 301 North; through Lexington Subdivision.

   Staff Analysis and Recommendation

   The plan currently shows five access points; one to Harrison Ranch, one to Pristine Point (proposed project, not yet approved), one to Lexington, and future connections to parcels to the north and east. Only the interneighborhood tie to Lexington is currently constructed. That loop of road within Lexington currently has 46 units with a single means of access. In accordance with the LDC, an additional 54 units could be constructed within this project's first phase for the maximum of 100 units with a single means of access.

   As justification for this request, the applicant states that on October 21, 2008, the Board of County Commissioners granted the developer of Harrison Ranch a 7-year extension of the letter of credit and requirement to complete construction of the road. His request indicates reliance on the fact that this road would be constructed by the developer of Harrison Ranch by the time Willow Bend constructed 100 units.

   The applicant proposes to construct a shell or similar surface road to the north to connect to Erie Road to serve as both a second means of access and a construction entrance. Staff proposes stipulations which address stormwater retention, construction, and maintenance of this temporary road along with a maximum time limit of seven (7) years from the date of first construction drawing approval for Willow Bend, for paving. The applicant's proposal, together with the stipulations proposed by staff, appear to satisfy the public purpose of the Land Development Code regulations to an equivalent or greater degree.

   Staff recommends approval of this request.

DETAILED DISCUSSION

The 114.81± acre site is south of Erie Road a nd west of Martha Road. Single-family detached homes are proposed with a minimum lot depth of 110'. There is a range of lot widths proposed; 71 – 55' wide lots, 114 – 65' wide lots, 87 – 75' wide lots and 7- 100'+ wide lots. All proposed setbacks are 25' front (front load garage), 20' front (side loaded garage) 7.5' side, 15' rear, and 30' waterfront setbacks. The project will be constructed in six phases.

The Preliminary Site Plan shows 279 single-family detached homes. The density is 2.43 dwelling units per acre. The requested density is comparable to previously approved projects in the area.

Streets within this project will be public. Access to the site remains an issue as there is no primary access point. The applicant for this project has requested specific approval to allow construction of second means of access to the north which is not constructed to county standards. The plan currently shows five access points; one to Harrison Ranch, one to Pristine Point (proposed project, not yet approved), one to Lexington, and future connections to parcels to the north and east. Only the interneighborhood tie which connects to Lexington is currently constructed. That loop of road within Lexington currently has 46 units with a single means of access. In accordance with the LDC, an additional 54 units could be constructed within this project's first phase for the maximum of 100 units with a single means of access.

The proposed roadway in Harrison Ranch does have final plat approval and has been bonded. On October 21, 2008, the Board of County Commissioners granted the developer of Harrison Ranch a 7-year extension of the letter of credit and requirement to complete construction of the road. The applicant for this project has requested specific approval to allow construction of a second means of access through adjacent property north to Erie Road. Staff recommends approval of this specific approval request.

The applicant proposes to construct a shell road through the proposed Pristine Point project to Erie Road which will function as the second means of access, as well as the access for all construction vehicles for the Willow Bend project. He also proposes that this shell road provide the required emergency access to Willow Bend. New stipulations are proposed which address stormwater concerns for this roadway, require all construction traffic utilize this second means of access; and allow the second means of access to be constructed of shell or other similar surface for a limited period of time not to exceed 7 years. Staff recommends granting this Specific Approval request.

Sidewalks are provided on both sides of all internal streets.

Recreational amenities include volleyball court, halfcourt basketball, two gazebos, picnic tables, benches, multi-age playground, 2,620' of mulch trail, 1,010' of 4' wide paved walkway.

There are 3.97 acres of wetlands with no impacts. Wetlands are surrounded by the required

30' wetland buffer.

There are several large lots proposed at the east end of this project. Staff recommends a stipulation to preserve a tree line of significant oaks along the southern property line in this area to provide a greater buffer to the large lot agricultural/residential uses located to the south.

Staff recommends approval subject to the staff recommended stipulations.

ATTACHMENTS

1. Applicable Comprehensive Plan Policies
2. Review Comments
3. Zoning Disclosure Affidavit
4. Request for Specific Approval
5. Copy of Newspaper Advertising
6. Ordinance PDR-04-18(Z)(P)

APPLICABLE COMP PLAN POLICIES

Policy: 2.1.2.4 Limit urban sprawl through the consideration of new development, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

Policy: 2.1.2.7 Review all proposed development for compatibility and appropriate timing. This analysis shall include:

- **consideration of existing development patterns,**
- **types of land uses,**
- **transition between land uses,**
- **density and intensity of land uses,**
- **natural features,**
- **approved development in the area,**
- **availability of adequate roadways,**
- **adequate centralized water and sewer facilities,**
- **other necessary infrastructure and services.**
- **limiting urban sprawl**
- **(See also policies under Objs. 2.6.1 - 2.6.3)**

Policy: 2.2.1.11 UF-3: Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.11.1 Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments.

Policy: 2.2.1.11.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, medium retail and office commercial uses, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives

4.2.1 and 2.10.4).

Policy: 2.2.1.11.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
3 dwelling units per acre

Maximum Net Residential Density:
9 dwelling units per acre
(except within the WO or CSVA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio:
0.23
(0.35 for mini-warehouse uses only)

Policy: 2.2.1.11.4 Other Information:

(a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to 163.3202, F.S.

(b) All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.

(c) Any nonresidential project exceeding 30,000 square feet shall require special approval.

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, And Other Mitigative Measures: Require suitable separation between adjacent land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.

Policy 2.6.1.1 Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:

- **use of undisturbed or undeveloped and landscaped buffers**
- **use of increased size and opacity of screening**
- **increased setbacks**
- **innovative site design(which may include planned development review)**
- **appropriate building design**
- **limits on duration/operation of uses**
- **noise attenuation techniques**
- **limits on density and/or intensity [see policy 2.6.1.3]**

Policy: 2.6.2.7 Require clustering, as appropriate, to limit impacts of residential development on adjacent agricultural, conservation, open space, or environmentally sensitive uses.

Policy: 2.6.5.5 Maximize the conservation and/or protection of public or private open space, including common open space, through the land development process by requiring that minimum percentages of the upland area on any project be maintained as undisturbed or landscaped areas.

Objective 2.6.5 Quality in Project Design: Promote appropriate diversity within and between existing and future development projects to achieve high quality, efficient functioning design.

Policy: 2.6.5.1 Provide incentives for, and otherwise encourage the use of the planned unit development procedure to achieve quality, highly functional, and well-integrated project designs.

Policy 2.6.5.5 Maximize the conservation and/or protection of public or private open space, including common open space, through the land development process by requiring that minimum percentages of the upland area on any project be maintained as undisturbed or landscaped areas.

Objective 2.9.1 Strong Communities: Create and maintain communities, which are characterized by, their:

- **connection, integration, and compatibility with surrounding land uses,**
- **community spaces and focal points,**
- **protection of the natural environment,**
- **connection and integration of pedestrian, bicycle, and vehicular systems,**
- **usable open spaces, and public access to water features,**
- **unifying design elements and features,**
- **variety of housing stock,**
- **pedestrian oriented structures, and pedestrian friendly design,**
- **connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.**

Policies 2.9.1.1 Minimize the development of residential projects which create isolated neighborhoods.

Policy 2.9.1.2 Promote the connection and integration of community pedestrian, bicycle, and vehicular systems to the larger county systems. (See also Obj. 3.3.3)

Policy 2.9.1.3 Provide vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one

neighborhood.

Policy 2.9.1.5 Promote the development of pedestrian friendly designs.

Policy 2.9.1.6 Promote the use of unifying design elements and features.

Policy 2.9.1.7 Encourage the development of community spaces, including usable open space and public access to water features.

Policy 2.9.1.8 Encourage the design of residential projects providing continuous green space connecting neighborhoods.

Policies 2.9.1.9 Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3)

Objective: 2.9.4 Community Image: Develop an aesthetically pleasing environment which enhances the image of Manatee County as a high quality community in which to live, work, and visit.

Policy 3.2.3.2 Require all water users to use the lowest quality of available water which adequately and safely meets their water use needs by requiring stormwater reuse, alternative irrigation sources, reclaimed water use, and gray water irrigation systems where feasible. [See Policies 9.4.1.11, 9.6.1.2, and policies under objective 9.1.5]
Objective 3.3.1 Wetlands Protection: Preserve and protect existing, viable Wetland systems to:

- **maintain control of flooding and erosion through storage of agricultural and urban runoff in wetland areas;**
- **achieve biological filtration of pollutants associated with urban and agricultural runoff by wetlands;**
- **maintain protection of coastal areas from tidal storm surges through maintaining wetlands as a natural buffer;**
- **achieve water recharge of surficial aquifers through wetland areas;**
- **maintain unique habitat functions of wetland areas as homes and critical breeding areas for many animal and plant species;**
- **maintain essential chemical and energy cycles facilitated by wetlands;**
- **maintain educational and recreational opportunities provided by wetlands.**

Policy 3.3.1.1 Prohibit removal, alteration, or encroachment within wetlands except in cases where no other practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit. Such determination will require completion of impact avoidance and Minimization analyses which clearly demonstrate the necessity of the proposed impact. [See policy 4.1.2.2 of the Coastal

Management Element for coastal wetlands.]

Policy 3.3.1.2 Require that the extent of wetland areas on any proposed development or redevelopment site be identified on a signed-and-sealed wetlands delineation at time of preliminary site plan, preliminary plat, or other preliminary development plan or similar approval. Manatee County may revoke any development orders where the difference between an estimate of wetland areas shown on a signed-and-sealed survey and actual wetlands on site is determined to be significant enough to warrant substantial project redesign.

Policy 3.3.2.2 Require the preservation of native upland habitat during land development activities through the following strategies:

(1) Maintenance of areas of non-exotic vegetation, or viable portions thereof, on any project site, especially when such area or viable portions of areas, are part of larger upland habitats which may extend beyond the boundaries of the development site;
(2) Transfer of density/intensity out of environmentally significant uplands [see policy 3.2.3.3]
(3) Removal of all nuisance exotic plant species from upland development sites during construction unless Special Approval is granted.

Policy 6.1.1.1 Permit a variety of appropriate dwelling unit types and sizes in all residential future land use categories, subject to compliance with other goals, objectives, and policies of this Comprehensive plan.

Policy 6.1.3.4 Encourage the development of a variety of dwelling units of varying cost or rent within a single development.

ZONING DISCLOSURE AFFIDAVIT

The Manatee County Land Development Code 90-01 as amended under Ordinance 91-29 requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State of another country.

NAME, ADDRESS, AND OFFICE	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
David McNabb, RL Koontz & Brian Koontz, 10603 Riverbank Ter	42.5 Ac or 37% (PID's 470410109 & 467500559)
Mary Jo Lark, 147 15th Ave N, St Pete	6.7 Acres or 5.9% (PID 470000001)
Brian & Sabine Koontz 8441 Big Buck Ln, Sarasota	5.1 Acres or 4.4% (PID 467700001)
B&B Suncoast Land Development, Inc. 8441 Big Buck Ln, Sarasota	55.5 Ac or 48.4% (PID's 470400052 & 467510109
Kenneth Lark, 6303 Youngblood, Parrish	5.0 Acres or 4.3% (PID 470410059)

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____
(Applicant): David McNabb, as Individual

Signature: _____
(Applicant): RL Koontz, as Individual & Pres of B&B

Signature: _____
(Applicant): Brian Koontz, as Individual & VP of B&B

Signature: _____
(Applicant): Mary Jo Lark, as Individual

Signature: _____
(Applicant): Sabine Koontz, as Individual

Signature: _____
(Applicant): Kenneth Lark, as Individual

STATE OF FLORIDA
COUNTY OF MANATEE
The foregoing instrument was acknowledged before me this 6 day of November, 2008, by **RL Koontz, Brian Koontz and Sabine Koontz** who are personally known to me and who (did/did not) take an oath.

(Stamp)

DIANE STEINER
MY COMMISSION # DD 529944
EXPIRES: March 25, 2010
Bonded Thru Notary Public Underwriters

_____
Signature of Person Taking Acknowledgment

STATE OF FLORIDA
COUNTY OF Manatee
The foregoing instrument was acknowledged before me this 7 day of November, 2008, by **David McNabb** who is personally known to me and who (did/did not) take an oath.

(Stamp)

HEATHER SCANLAN
MY COMMISSION # DD783075
EXPIRES June 06, 2012
(407) 398-0153 FloridaNotaryService.com

_____
Signature of Person Taking Acknowledgment

STATE OF FLORIDA
COUNTY OF Pinellas
The foregoing instrument was acknowledged before me this 5th day of November, 2008, by **Mary Jo Lark** who is personally known to me or who has/have produced FL DL # L620-546-47-701-0 as identification and who (did/did not) take an oath.

(Stamp)

LINDA S. EASTRIDGE
MY COMMISSION # DD 590059
EXPIRES: August 29, 2010
Bonded Thru Notary Public Underwriters

_____
Signature of Person Taking Acknowledgment

STATE OF FLORIDA
COUNTY OF Pinellas
The foregoing instrument was acknowledged before me this 6 day of November, 2008, by **Kenneth Lark** who is personally known to me or who has/have produced FL Drivers License as identification and who (did/did not) take an oath.

(Stamp)

AMELIA MEDINA
Notary Public, State of Florida
Commission# DD766046
My comm. expires Mar. 06, 2012

_____
Signature of Person Taking Acknowledgment

Clinic.

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WHITE OAK DEVELOPMENT, LTD.
Land Development Consulting

10603 Riverbank Terrace
Bradenton FL 34212

October 30, 2008

Erika Barrett
Manatee County Planning Dept.
1112 Manatee Avenue West
Fourth Floor
Bradenton, FL 34205

RE: B&B Suncoast /WILLOW BEND SUBDIVISION (fka Moran/Willow Bend)
PDR-04-18(Z)(P)/04-S-45(P)
Request for Specific Approval from the requirement for a 2nd Means of Access per LDC 712.2.8

Dear Erika,

We are requesting specific approval for the Willow Bend project from the requirement of section 712.2.8, *Second Means of Access.* This section requires "All residential developments or parts of phases thereof, containing more than one hundred (100) residential dwelling units...shall have a second separate means of access (street), which shall afford an alternate means of safe entry to and egress from the development (see second means of access, Diagram A)."

As shown on my site plan, I have agreed to construct a shell road through the Pristine Pt project out to Erie Rd for the use of construction vehicles for the Willow Bend project. I have an agreement with the Pristine Pt developer which allows this road. I am proposing that this construction road also be used as an emergency access until one of our other inter-neighborhood ties is constructed which will ultimately provide a permanent second means of access.

Section 712.2.8 does anticipate the need for some alternative designs under certain circumstances. Although the circumstance specifically discussed in 712.2.8 is in regards to site security elements, I believe it gives a framework and some context to why there is a requirement for a second means of access and how one can still meet those requirements with an alternative design. As an example, one sentence states, "The alternative design shall incorporate specific security provisions **to allow satisfactory ingress by emergency vehicles.**" Additionally, it states, "The security components shall include the construction of and maintenance criteria for security gates and signage, **in addition to the road base and surface stability for emergency vehicles. The area above the ground surface shall remain free and unobstructed to allow ready access by emergency vehicles to the planned development.**" [emphasis added]

Phone: 941-750-6000 ☎ Fax: 941-750-9229 ✉ whiteoak@tampabay.rr.com

I believe these show the intent of the requirement for a second means of access is primarily for the access of emergency vehicles. In research I had previously done trying to discover the history behind the requirement for a second means of access, I discovered that Commissioner Kent Chetlan is the one who initiated the requirement for a second means of access. I was told that the concern was, "what if a water line was to burst and forced a road to be closed and while it was being repaired, there was an emergency such as a fire or a heart attack; the emergency service personnel would be delayed in responding to that emergency".

By providing an emergency access road until a permanent secondary means of access is provided and with ultimately having 5 accesses to the project, we meet both the short term and long term goals of safety of the general public and ultimate connectivity of neighborhoods.

Sincerely,

Dave McNabb

DM/hls

cc: William Merrill, III, Icard Merrill
William Clague, Manatee Co
Carol Clarke, Manatee Co

WHITE OAK DEVELOPMENT, LTD.
Land Development Consulting

10603 Riverbank Terrace
Bradenton FL 34212

October 30, 2008

Erika Barrett
Manatee County Planning Dept.
1112 Manatee Avenue West
Fourth Floor
Bradenton, FL 34205

RE: B&B Suncoast /WILLOW BEND SUBDIVISION (fka Moran/Willow Bend)
PDR-04-18(Z)(P)/04-S-45(P)

Request for Specific Approval

Dear Erika,

Enclosed you will find a request for specific approval for the Willow Bend project from the requirement for second means of access over 100 units. As you know, the planning staff has expressed concerns throughout the 4 1/2 years this project has been pending about having a second means of access.

After exploring and pursuing many different options, I was ultimately able to obtain a piece of property that gives me access to a platted public road in the Harrison Ranch project. The developer of Harrison Ranch has posted a letter of credit with Manatee County ensuring the completion of the improvements which, of course, is very common in Manatee County. We had previously agreed to the requirement to limit the first phase to 99 units relying on the fact that this road would be constructed by the developer of Harrison Ranch by the time we were past our first phase given the time requirements contained within this posted letter of credit.

Yesterday, October 21, 2008, the Board of County Commissioners granted the developer of Harrison Ranch a 7 year extension of the letter of credit and the requirement to complete those improvements. County Attorney Bill Clague stated to the BOCC, "I am the one who insisted this be an agenda item...this is the first time we've done this; this is a new transaction." So, I had no way of anticipating that a 7 year extension would be granted. This is why I am now requesting the specific approval that is attached and offering the emergency access rather than agreeing to only build 99 lots until there is a second means of access.

Phone: 941-750-6000 ☎ Fax: 941-750-9229 ✉ whiteoak@tampabay.rr.com

Sincerely,

David McNabb

DM/hls

Enclosure

cc: William Merrill, III, Icard Merrill
William Clague, Manatee Co
Carol Clarke, Manatee Co



Bobbi Roy/MCG
11/05/2008 02:24 PM

To Erika Barrett/MCG@MCG, Bob Pederson/MCG@MCG, Carol Clarke/MCG@MCG
cc
bcc
Subject Public Comment re: Fw: Willow Bend

Please see public comment below.

Thanks,
Bobbi Roy, Project Coordinator
Manatee County Planning Department
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-749-3070x6878
Fax: 941-708-6157
---- Forwarded by Bobbi Roy/MCG on 11/05/2008 02:24 PM ----



Shirley Talley/MCG
11/05/2008 01:47 PM

To Bobbi Roy/MCG@MCG
cc
Subject Fw: Willow Bend

---- Forwarded by Shirley Talley/MCG on 11/05/2008 01:47 PM ----



"Tami Vaughan" <FrstWordDr@msn.com>
11/05/2008 11:06 AM

To <joe.mcclash@mymanatee.org>
cc
Subject Willow Bend

Dear Commissioner McClash:

I just received notice about a proposed development coming before the planning board on November 13th, and then in front of the commissioners on December 4. I wanted to bring this to your attention early, but will contact you again when it gets closer to the meeting date and after the Planning Board has made their determination.

As you know, I am very sensitive about the density of proposed developments out here in rural Parrish. As has happened in the past, Willow Bend is proposing an overly dense plan for this area. The site is +/- 114.81 acres at the end of Martha Road on one end and at the end of Youngblood Road on the other. They are proposing 279 lots for this 114 acres. That averages almost 3 houses per acre. I'm sure you are aware by now, my feelings are that absolute maximum density out here should be 1 unit per acre, but more ideally 1 unit to 5 or 10 acres to be in keeping with the surrounding homesteads.

I'd also like to point out that both Martha and Youngblood are dirt roads. Youngblood is a

privately owned road, Martha is supposed to be county owned but has never been maintained by the county. At the moment, the end of Martha Road where it curves to the West is a gated driveway. I understand there is some kind of right of way that would be accessed for an entrance but as a single lane drive, it's obviously not designed to take on traffic from 279 lots. In addition both Martha and 69th are narrow country lanes. 69th is only 18 feet wide in certain areas, not even up to the counties minimum requirements.

No, I do not want Martha paved and widened, nor do I want 69th widened. I am pointing out these inadequacies to emphasize how devastating it would be to allow 279 lots to go into such a quiet rural area.

I will keep you informed of this situation and would appreciate your support and understanding of the inappropriateness of this development.

Sincerely,

Tami Vaughan
----- Original Message -----
From: joe.mcclash@mymanatee.org
To: Tami Vaughan
Sent: Monday, July 07, 2008 2:16 PM
Subject: Re: Saturday Night

On behalf of Commissioner Joe McClash, thank you for your email. This response serves as an immediate acknowledgment. I've printed a copy of your correspondence for Commissioner McClash's mail.

Please feel free to write or contact Commissioner McClash anytime.

Shirley Talley, Executive Assistant
to Commissioner Joe McClash
Manatee County Government
Board of County Commissioners
Post Office Box 1000
Bradenton, Florida 34206-1000
Telephone: 941-745-3709
Facsimile: 941-745-3790
shirley.talley@mymanatee.org

"Tami Vaughan" <FrstWordDr@msn.com>

07/07/2008 02:56 PM

To <joe.mcclash@mymanatee.org>
cc
Subject Saturday Night

Dear Commissioner McClash:



"Tami Vaughan"
<FrstWordDr@msn.com>
11/05/2008 11:47 AM

To <erika.barrett@mymanatee.org>,
<planning.agenda@mymanatee.org>
cc <carol.clarke@mymanatee.org>, "Ben Jordan"
<jordan44@tampabay.rr.com>
bcc

Subject Moran/Willow Bend

Dear Ms. Barrett:

I have just received notice about a proposed development coming before the planning board on November 13th, and then in front of the commissioners on December 4. Due to new job conflicts, I will not be able to attend the public hearing, but wanted to be sure to give my input on this proposal.

The development is known as Moran/Willow Bend and it is application #PDR-04-18ZP (DTS# 20050314) at 6985 Martha Road in Parrish.

As you may know, I am very sensitive about the density of proposed developments out here in rural Parrish. As has happened in the past, Willow Bend is proposing an overly dense plan for this area. The site is +/- 114.81 acres at the end of Martha Road on one end and at the end of Youngblood Road on the other. They are proposing 279 lots for this 114 acres. That averages almost 3 houses per acre. If you could come out and see this area, you would probably agree that absolute maximum density out here should be 1 unit per acre, but more ideally 1 unit to 5 or 10 acres to be in keeping with the surrounding homesteads.

I'd also like to point out that both Martha and Youngblood are dirt roads. Youngblood is a privately owned road; Martha is supposed to be county owned but has never been maintained by the county. At the moment, the end of Martha Road where it curves to the West is a gated driveway. I understand there is some kind of right of way that would be accessed for an entrance but as a single lane drive, it is obviously not designed to take on traffic from 279 lots. In addition both Martha and 69th are narrow country lanes. 69th is only 18 feet wide in certain areas, not even up to the counties minimum 24 foot requirements.

No, I do not want Martha paved and widened, nor do I think 69th Street should be widened. I am pointing out these inadequacies to emphasize how devastating it would be to allow 279 lots to go into such a quiet rural area. The only possible access might be through Livingston, but I doubt the board there would approve such a measure.

I appreciate you keeping me informed of this situation and hope that you will emphasize the problems surrounding this particular proposal.

Sincerely,

Tami Vaughan

Reviewer Comments

2
Moran/W

Review Completed by Teree Sutton on 09/04/2008 02:24 PM

Subject: **Public Safety**

Response to: 20050314(8)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments: I have reviewed the plans as submitted and have no additional comments this time.

Reviewer Comments

2
Moran/W

Review Completed by Candie Pedersen on 09/03/2008 01:42 PM

Subject: **Parks and Recreation**

Response to: 20050314(8)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments:

PARKS AND RECREATION DEPARTMENT - EXT 6000
"To Serve With Excellence"
MEMORANDUM

Date: September 3, 2008
Case file number: PDR-04-18(Z)(P)/04-S-45(P)
Case project name: Moran/Willow Bend
Department: Parks & Recreation
Reviewers name: Candie Pedersen, Parks Designer
Contact number: (941) 792-8784
Planners: Erika Barrett

1. Thank you for providing the requested table/chart.
2. Thank you for providing more than the minimum of 1 acre of recreation op space per 100 dwelling units.
3. The construction specifications for the trail will be reviewed with the Final Plan submittal, along with all other recreation elements and amenities at that ti
4. We appreciate your time in coming to meet with us. Based on that meeting, plans have been revised to provide a more inclusive recreation design that will benefit the quality of life offered in this proposed development.
5. Thank you for planning a multi-age playground apparatus in lieu of the originally proposed "tot lot." The revised playground area will serve children between the ages of two and twelve. Thank you for providing benches/picnic t around the perimeter of the area for caregivers along with shade trees as part o landscaping plan.
6. Thank you for providing a small pervious surface (grassed) parking area at paved trail entrance to provide increased access to the recreation area.

All recreation issues have been satisfactorily addressed and there are no f comments or concerns with this application.

Reviewer Comments

2
Moran/W

Review Completed by Dorothy Rainey on 09/02/2008 04:20 PM

Subject: **Environmental Planning Division comments.**

Response to: 20050314(8)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments:

CASE MANAGER:	Erika Barrett, Planner
REVIEWING AGENCY:	Environmental Planning Divison (PD)
REVIEWER:	Dorothy Rainey, Sr. Environmental Special
EMAIL:	dorothy.rainey@mymanatee.org
PHONE:	(941) 749-3070
FAX:	(941) 749-3087
DATE:	September 8, 2008 (Version #8)
PROJECT NAME	**Moran/Willow Bend**
PROJECT NUMBER: 20050314	**PDR-04-18(Z)(P)/04-S-45(P) DTS#**

I. This submittal cannot be scheduled for public hearings until the comments listed below are satisfactorily addressed.

1. Environmental Planning Division has no objection to the project going forward to hearings with the stipulations provided below in Section III. I that the "Trees" figures were updated to reflect the deletion of the roa segment that was connecting to Martha Road.

II. We offer the following information for your staff report:

1. The Wade Canal is considered a perennial stream and therefore requi Special Approval in accordance with Comp. Plan Policy 3.2.2.1.

2. Wetlands Info.

Overall Wetland Acreage:	3.965 Acres
Proposed Impact Acreage:	0.00 Acres

There is only one wetland on-site that is 3.965 acres. No impacts are proposed to the wetland or its respective 30' wetland buffer. If necessa wetland buffer enhancement will be provided with the Final Site Plan in t parts of the buffer where there are either nuisance exotic species to be removed or there is no existing vegetation.

3. Upland Habitat

There is no native upland habitat available on the site for preservation. I of this staff has asked that the trees in the recreation area be preserve adjusting proposed improvements prior to Final Site Plan approval. A stipulation is provided.

4. Threatened and Endangered Species

There is no native habitat on-site, therefore, there is little chance of th housing any Threatened & Endangered Species.

5. Trees

There are 734 existing trees and 133 existing palms located on-site. The applicant is proposing to preserve 438 trees and 68 palms. Of the 296 t and 60 palms to be removed 94 trees and 35 palms are located on propos single family lots. 268 trees are being proposed for replacement. Propo replacement exceeds the requirements of Section 714.8 of the LDC. Additionally, trees within single-family lots may be preserved depending the amount of fill and other factors in preparing the lots and constructin homes.

The applicant has noted that there are 36 trees located on two very larg (41 & 42) that will have a very high probability of survival due to lot size.

III. Proposed stipulations:

1. A copy of the Environmental Resource Permit (ERP) approved by SWF shall be submitted to the Environmental Planning Division for review prio Final Site Plan approval.

2. All proposed improvements in the recreation area shall be located so t impacts to trees are minimized. Adjustments shall be made with the Fina

Plan.

3. Prior to Final Site Plan approval the improvements proposed within the Recreation Area shall be adjusted to minimize impacts to trees in that ar The adjustments shall be based on a site visit by staff together with the applicant to assess the health of trees and avoid impacts to healthy viabl trees and shall be reflected on the Final Site Plan.

4. The project shall be designed so that no temporary wetland buffer impacts, other than those allowed by Section 719.11.1.2 of the LDC, are required in areas that contain native desirable vegetation. This shall be reviewed and approved by the Environmental Planning Division with Final S Plan.

5. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas sh be dedicated to the County prior to or concurrent with Final Plat approva

6. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.

7. Existing native vegetation located within any required landscape buffe shall be preserved to the greatest extent possible. There shall be no overhead or underground power lines, swales, or storm water facilities wi any proposed landscape buffer containing desirable native vegetation wit exception of limited crossings.

8. All proposed mulch nature trails, board walks and shade structures loc in wetland buffers and areas where native vegetation is to remain shall b designed in a manner that minimizes impacts to trees or areas of signific vegetation and in accordance with Section 719 of the LDC if applicable.

9. Tree barricades for trees to be preserved shall be located at the dri unless approved by the Planning Department. The drip line shall be defin the outer branch edge of the tree canopy. The area within the drip line s remain undisturbed. The following activities are prohibited within the dr line of preserved trees: machinery and vehicle travel or parking; undergr utilities; filling or excavation; storage of construction materials. The tre protection barricades shall consist of chain link fence (new or used) with minimum 5' height, unless otherwise approved by the Planning Departmen

10. A Construction Water Quality Monitoring Program and proposed samp locations are required to be included in the ESCP information on the Fina Plan in accordance with Section 508.3.34.7(j) of the LDC.

11. A Well Management Plan shall be submitted to the Environmental Plani Division for review and approval prior to Final Site Plan approval. The We Management Plan shall include identification of which wells are to be retained/abandoned; the timing of abandonment; wellhead protection det for those wells to remain and a copy of all Water Use Permits, if applicat

12. 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.

Reviewer Comments

2
Moran/W

Review Completed by Linda Petersen on 08/29/2008 11:22 AM

Subject: **Utilities**

Response to: 20050314(8)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments: **DATE: AUGUST 29, 2008**

CASE PROJECT NAME: MORAN/WILLOW BEND

CASE FILE NUMBER: PDR-04-18(Z)/04-S-45(P) DTS#: 20050314(8)

PLANNER: E. Barrett **REVIEW ENGINEE**
Harrison

COMMENTS:

Utilities - Distribution (Bob Crowton, Ext. 5141)

Show valves and services to each lot on Final Site Plan.

Public Works - Utility Engineering (Linda Petersen, Ext. 5038)

This Preliminary Site Plan is sufficient to proceed to hearing.

Utilities - Solid Waste Enforcement (Ed Eartly, Ext. 4969)

All residential units will have individual can pick up for garbage service and r
by waste hauler. Also, recreation will need a 5' x 8' can enclosure.

Utilities - Meter Section (Mike Hooey, Ext. 5325)

No comment until Final Site Plan.

Utilities – Reclaim Water (Rick Roy, Ext. 5326)

No comment.

Reviewer Comments

2
Moran/W

Review Completed by Sandy Tudor on 08/29/2008 09:58 AM

Subject: **Floodplain Management**

Response to: 20050314(8)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments:

Sandy Tudor, Floodplain Investigator, CFM
Building Dept/Floodplain Section
941-749-3047, ext. 3843
e-mail: sandy.tudor@mymanatee.org

No additional objections.

Requested Stipulation:

A No-Rise Certification (and all corresponding technical data) requi for encroachment within the regulatory floodway of Wade Canal approved prior to Final Site Plan/Construction Drawing approval.

Reviewer Comments

2
Moran/W

Review Completed by Danielle McKee on 08/25/2008 11:18 AM

Subject: **Stormwater Management**

Response to: 20050314(8)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments: Please be advised that we have reviewed the Revised Preliminary Site Plan dat August 20, 2008. We have no additional comments at this time.

The following comments are for informational purposes only, no response is required:

Project Located in Flood Prone Area: **Yes**
Type of Flooding (i.e. rainfall, riverine, storm surge, etc): **Rainfall; Natural System**
Project Subject to flow reduction: **Yes; 50% Reduction**
Project subject to OFW: **No**
Watershed/Basin: **Frog Creek/Wade Canal**
Project located within Floodplain and/or Floodway: **Yes; 25-year & 100-year Floodplain, Floodway**
Drainage Easements/Access Easements required for existing system(s): **Yes**

Staff recommends the following additional stipulations:

1.) Any fill within the 25-year or 100-year floodplains of the Wade Canal : be compensated by the creation of an equal or greater storage volume a seasonal high water table, or a CLOMR shall be obtained prior to final s plan approval. 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).

2.) Any crossing of Wade Canal shall be approved by the Stormwater Management Division and be based on the No-Rise permit approval.

3.) A Private Drainage Easement shall be shown on the Final Site Plan a Final Plat along the eastern property line of Lot #42 within the project boundaries and be exclusive of any landscape easement/buffer.

4.) A no-rise permit shall be required for all encroachment within the FE 100-year floodway on Wade Canal.

5.) There shall be a full 25-year attenuation on all stormwater ponds witl the development.

6.) The existing 25-year flood elevation along the Wade Canal shall be utilized as tailwater condition.

7.) All residential lots shall be located outside of the post-development 25-year floodplain.

8.) The project shall be required to reduce the calculated pre-developme flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Wade Canal. Modeling shall be used to determine pre- ar post-development flows.

9.) The Drainage Model and Construction Plan shall demonstrate that nc adverse impacts will be created to neighboring residents surrounding tl site in respect to drainage routing, grading, and site runoff.

10.) The existing drainage conveyance system between Lexington Subdivision and Wade Canal shall be maintained or a bypass conveyan system shall be provided. Final engineering design of a bypass convey system must be approved prior to Final Site Plan approval.

11.) A Drainage Easement shall be dedicated to Manatee County a shown on the Final Site Plan and Final Plats along Wade Canal within tl project boundaries. In addition, a twenty-five (25) feet wide Drainage Maintenance and Access Easement shall be dedicated on at least on sic Wade Canal. Drainage-Maintenance Access Easements shall be free of exotic/nuisance vegetation and proposed landscaping. Existing trees a permitted to remain. Manatee County is only responsible for maintainin free flow of drainage through these systems. The developer shall includ the homeowner's documents that Manatee County has no obligation rel to Wade Canal to maintain, change, improve, clean, repair natural erosic restore the natural changes in the course of the stream bed or correct a other condition not caused by the County.

Should you have any questions, please feel free to call 708-7471, extension 72

Reviewer Comments

2
Moran/W

Review Completed by Red Childs on 08/25/2008 02:26 PM

Subject:

Response to: 20050314(8)

PIN:	470000001	**Application Type:**	Planned Development - Rezone w/ Preliminary Site Plan

Comments: No comments relative to traffic operations and safety at this time.

Reviewer Comments

20
Moran/W

Review Completed by Susan Barfield on 10/08/2008 04:10 PM

Subject: concurrency

Response to: 20050314(10)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments:

MANATEE COUNTY PLANNING DEPARTMENT
CONCURRENCY MANAGEMENT COMMENTS
(941) 749-3070

DATE: October 8, 2008

PROJECT NAME: MORAN/WILLOW BEND
PDR-04-18(Z)(P)/04-S-45(P) 20050314
279 SINGLE FAMILY DETACHED LOTS

ADDRESS: 7209, 7109, 7015, 7005, 6602 MARTHA RD; 6403 & YOUNGBLOOD,
11720 DARSEY ROAD, NCT

PLANNER: Erika Barrett EXT 6836
CONCURRENCY: Susan Barfield EXT 3842

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

CONCURRENCY RELATED COMMENTS:

I. This submittal may proceed when the comments listed below and the comments by the other reviewing agencies are satisfactorily addressed.

The revised traffic impact study has been received and has been routed to HNTB for Comments or questions regarding study will be sent directly to the traffic engineer.

Applicant is advised that a Certificate of Level of Service Compliance for concurrency v be issued for this preliminary site plan until all appropriate components of concurrenc been reviewed and approved. The traffic analysis for this project must be approved p board action; otherwise, a "Deferral and Acknowledgment of Eventual Requireme Concurrency" shall be submitted to defer concurrency requirements until constructi approval. However, a traffic impact review study must be submitted with the deferral fc review. This study must be reviewed prior to the public hearing.

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

US 301 (Between Chin Rd & Ft Hamer Rd - Link 3413)

	LOS STD	OPR LOS
At time of submittal:	D	F
Currently:	D	F

	DEFICIENT - Y / N
Without reservations:	N
With reservations for approved projects:	Y
With reservations for approved & pending projects:	Y

US 301 (Between Ft Hamer & CR 675 - Link 3414)

	LOS STD	OPR LOS
At time of submittal:	D	F
Currently:	C	F

	DEFICIENT - Y / N
Without reservations:	N
With reservations for approved projects:	Y
With reservations for approved & pending projects:	Y

Erie Rd/CR 10 (Between Erie Rd/CR 75 & US 301/Parrish - Link 2480)

	LOS STD	OPR LOS
At time of submittal:	D	C
Currently:	D	F

	DEFICIENT - Y / N
Without reservations:	N
With reservations for approved projects:	N
With reservations for approved & pending projects:	Y

Additional on-site and/or off-site improvements may be required as the property is devel

III. General Information

Applications for Certificate of Level of Service Compliance for solid waste, transit, anc have been reviewed and are pending preliminary site plan approval.

Per the Manatee County Comprehensive Plan policy 2.4.1.2, concurrency for potable and sanitary sewer may only be applied for at the time of Final Site Plan or Const Drawings.

Drainage design intent shall be indicated on the preliminary site plan. Final engineering d design must be approved prior to final site plan approval.

All traffic control signage and pavement markings, if warranted, shall conform to FD MUTCD standards.

If there are any questions pertaining to concurrency, please contact 749-3070 extension

RIGHT-OF-WAY RELATED COMMENTS:

I. This submittal may proceed when the comments listed below and the comments is

by the other reviewing agencies are satisfactori-ly addressed.

Please see comments from Doug Jones, Property Management Department.

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

Table 5-1 Right of Way Needs Requirements of the Comprehensive Plan indicates that US planned to be a 6 lane facility in the 20 year plan.

Table 5-1 Right of Way Needs Requirements of the Comprehensive Plan indicates that Eri planned to be a 4 lane facility in the 20 year plan.

If there are any questions pertaining to the right-of-way comments, please contact 74$ extension 3842.

Reviewer Comments

2
Moran/W

Review Completed by Doug Jones on 08/25/2008 09:51 AM

Subject: **Right-of-Way Requirements**

Response to: 20050314(8)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments: No additional right-of-way required at this time. The plans have been corre concerning Martha Road, south of 69th Street East.

Reviewer Comments

20
Moran/W

Review Completed by Mark Mayer on 10/03/2008 11:18 AM

Subject:

Response to: 20050314(10)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments:

Engineering Service Comments:

- Engineering has no further objection to this project moving forward t Public Hearing. Please place all stipulations under **Item III** below in the report.

The following are suggestions, comments and concerns for proposal; they do not require a revision to your application at time.

- "Subdivision "Streets" shall be constructed to Manatee County Transportation Department Standards and maintained by "Manatee Co and will be public. "Wastewater" and "Potable Water" shall be shall be constructed to "Manatee County Public Works Standards" and maintair by "Manatee County".
- At time of Final Site Plan" and "Construction Drawing" approval for e phase of the project, the developer shall be responsible for any additio on-site or off-site transportation operational and safety improvements attributable to this project, as determined by the Public Works Departm and in accordance with LDC Section 722.1.3.4, as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.

Applicable Stipulations To Be Placed Within The Approval Letter:

- Public internal residential streets shall be constructed to Manatee C Transportation Standard Detail 401.8. (50' R/W, 24' roadway width, 2' and gutter design with 5' sidewalk located both sides of the street).
- Specific Approval of an alternative to Manatee County Transportatic Standard 401.10 -Residential Cul-de-Sac.
- Prior to issuance of a Building Permit for the 100th unit, a second m of access shall be constructed and approved to Manatee County Transportation Department Standards for all phases with over 99 lots.

PW/TRANSPORTATION SYSTEMS MANAGEMENT
PROJECT REVIEW COMMENT

TODAY'S DATE: 10/17/08 **PROJECT NAME:** Willow Bend
PROJECT NUMBER: PDR-04-18(Z)(P)/04-S-45(P) **DTS #:** 20050314
REVIEWED BY: Bernard Salmon, Transportation Systems Plan Reviewer
PHONE #: (941) 708-7400, Ext. 7604 **FAX #:** (941) 708-7470
EMAIL ADDRESS: barney.salmon@mymanatee.org
PROJECT AGENT: Ralph Rhodes, Rhodes Engineering

A. Public Works Department Transportation System Sufficiency Comments

Based on the following sufficiency review comments, the application is deemed sufficient.

1. TSMD division of the Public Works Department has deemed this project sufficient and has "No Objection" to it proceeding forward to P.C. and B.O.C.C. public hearing at this time.

B. Public Works Department Traffic Operations and Safety Comments

1. None at this time.

C. Public Works Department Transportation Systems Recommended Stipulations

1. At the time of Final Site Plan and Construction Plan approval for each phase of the project the developer shall be responsible for any additional on-site or off-site transportation operational and safety improvements attributable to this project, as determined by the Public Works Department, and in accordance with LDC Section 722.1.3.4., as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.

2. All traffic concurrency-related transportation improvements and required traffic safety and operational improvements shall be shown on the Final Site Plan(s) and Construction Plan(s).

3. Any Phase of this project containing more than one hundred (100) dwelling units shall have a second means of access in accordance with LDC Section 712.2.8.

D. Other Public Works Transportation Systems Comments

1. No further comments.

Please contact me if you have any questions concerning the above review comments.

UPDATE INFO/PLANNING COMMISSION

November 13, 2008

WILLOW BEND
Moran
PDR-04-18(Z) (P)

Add the following stipulation:

B. 3. The construction access and second access through Pristine Point shall be stabilized and maintained for travel by the applicant until such time as the road is fully constructed to County standards.

SCHOOL BOARD

Barbara A. Harvey
Chairwoman

Walter E. Miller
Vice Chairman

Harry G. Kinnan

Robert C. Gause

Jane R. Pfeilsticker

SUPERINTENDENT

Dr. Roger Dearing

P.O. Box 9069
Bradenton, Florida
34206-9069
2807-B 27th Street East
Bradenton, FL
34208
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FAX. (941) 708-8832
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SCHOOL DISTRICT OF MANATEE COUNTY

October 30, 2008

PLANNING
NOV 13 2008
DEPARTMENT

Erika Barrett, Case Planner
Manatee County Government, Planning Department
P.O. Box 1000
Bradenton, FL 34206-1000

RE: Development Review Comments
PDR-04-18(Z)(P)/04-S-45(P) Moran/Willow Bend
(DTS # 20050314(8))

Dear Erika Barrett,

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application Willow Bend.

The application is regarding land development pertaining to approximately 115.22 acres at Martha Rd and Youngblood Rd. The applicant has requested approval of a Preliminary Site Plan for 279 single-family dwelling unit project.

This report is intended to be only information and analysis to assist Manatee County Government in its land-use decision.

Projected Student Generation and School Needs
Willow Bend Preliminary Site Plan would permit 279 additional single-family dwelling units and based on the Student Generation Rate could potentially generate 48 elementary, 25 middle, and 31 high school student(s) for a total of 104 additional students.

Projected Educational Facilities Impact Fee
Based on the current educational facilities impact fee schedule, the fee for 279 single-family dwelling units would be $1,833,541 (single-family $6,572).

School Service Area and Current School Attendance Zones
This property is located in School Service Area 1 for school planning and concurrency purposes. The 2008/2009 school attendance zones are as follows:

1. Virgil Mills Elementary
2. Buffalo Creek Middle School
3. Palmetto High School

Five Year Capital Improvements Plan (CIP)
The School Board of Manatee County's 2008-09 Five Year Capital Improvement Plan includes the following capacity related capital improvements for elementary and middle schools:

School Service Area 1

1. Palm View Elementary Classroom Addition 2009-2010
2. Palmetto Elementary Replacement 2010-2011

High schools include the following capacity related capital improvements district-wide:

1. Palmetto High School Classroom Addition 2010-2011

School Concurrency
The School Board of Manatee County and Manatee County Government have adopted a school concurrency management system and this development is required to obtain a Certificate of Level of Service for Public School Facilities upon submission of an application for horizontal or vertical construction approval (Final Site Plan or functional equivalent).

This is a preliminary report of the potential effects on school capacity.

In accordance with the results of this report at this time the following was found within the affected School Service Area (SSA) 1:

1. Elementary Schools do have sufficient capacity to support the proposed land development application.
2. Middle Schools do have sufficient capacity to support the proposed land development application.
3. High Schools do have sufficient capacity to support the proposed land development application.

Development Compatibility
Willow Bend project is located adjacent to a proposed school site and appears to be compatible with nearby school sites.

Sidewalks and Bicycle Paths
Willow Bend is located within the two mile walking radius of a proposed school site. The plans provide for sidewalks to connect throughout the neighborhood on both sides of all streets. The access to Martha Rd has been removed from the project in the August 2008 Preliminary Site Plan. The School District is requesting that pedestrian access be provided between lots 42 and 43 to connect to Youngblood Road. This would allow for pedestrian access to the proposed school site.

Crosswalks, Traffic Signalization, School Signs & Markings

The School District is not requesting school signs or markings for this project at this time. If the proposed school is constructed on the Martha Rd and 69th St E site, the School District may need school signs, marking and signals for a reduced school speed zone along the school frontage.

Transportation, Bus Stops, and Bus Shelters

Willow Bend is not located within the two mile walking radius of a Virgil Mills Elementary, Buffalo Creek Middle School and Palmetto High School. I am requesting that you meet with Mike Pendley and me prior to submittal of construction drawings/final site plan to discuss the potential requirement for a bus stop/shelter at the recreation area.

There has been a growing trend of parents driving students to bus stops and parking vehicles near the bus stop. Generally, I suggest providing a wider roadway near bus stops to accommodate additional parked cars or expanding the parking area (Drawing No. 4 two parking spots) so the bus will be able to safely load/unload students and pass parked cars on the roadway. Wherever possible, a bus stop should have a waiting area 10 to 15 feet from the roadway. The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.

If you have any questions in regards to the Development Review Comments you can contact me at 708-8800 X1223.

Sincerely,

Amy Anderson
Facilities, Sites and Planning Manager

Copy of Newspaper Advertising

Bradenton Herald

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 **Thursday, December 4, 2008, at 9:00 A.M.** at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider and act upon the following matters:

Z-84-76(R7) – CREEKWOOD COMMONS DEVELOPMENT, LLC AND RIDAN INDUSTRIES, LLC

Request: An Ordinance of Manatee County, Florida approving a revised Zoning Ordinance and General Development Plan to:

1.)Amend the allowable uses to include telecommunication towers within Parcel I, limited to the area west of Lena Road;
2.)Amend the GDP to reflect the above changes; and
3.) Amend the Zoning Ordinance to update terminology and departmental references, and various other changes, codifying and restating the existing zoning ordinance; providing for severability, and providing for an effective date.

Creekwood is at the northwest and northeast intersections of State Road 70 and I-75 (+/-818.26 Acres).

Z-84-76(R8) – CREEKWOOD INVESTORS LTD AND CREEKWOOD EAST CORPORATE PARK LLC/ CREEKWOOD

Request: An Ordinance of Manatee County, Florida approving a revised Zoning Ordinance and General Development Plan to:
2.)Decrease industrial entitlements from 950,000 square feet to 800,000 square feet;
3.)Delete Project Phasing and Buildout Condition #10 (which limits the amount of square footage);
4.)Delete various Transportation Conditions;
4.)Amend the GDP to reflect the above changes; and
5.) Amend the Zoning Ordinance to update terminology and departmental references, and various other changes, codifying and restating the existing zoning ordinance; providing for severability, and providing for an effective date.

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PDO/PDC-05-12(P) – DEREL TRUST / DEREL CENTER

An Ordinance of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 87,110 square feet of mini-storage, 8,100 square feet of office, and a 6,045 square foot daycare center on approximately 10.34 acres on the north side of US 301, approximately 0.25 miles west of Red Rooster Road at 11700 US 301 North, Parrish; subject to stipulations as conditions of approval; setting forth finding; providing a legal description; providing for severability, and providing an effective date.

Z-08-02 – SKY HIGH VENTURES, LLC

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 0.80 acres on the west side of U.S. 41, ± 535 feet north of 33rd Street West at 3501

U.S. 41 N., Palmetto from NC-M (Neighborhood Commercial-Medium) to HC (Heavy Commercial); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-06-38(Z)(P) – MOCCASIN VILLAGE, LLC - MOCCASIN VILLAGE

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code); relating to zoning within the unincorporated area; providing for a rezone of approximately 9.86 acres on the south side of Moccasin Wallow Road, approximately 0.35 miles east of US 41 and _ mile west of Ellenton-Gillette Road at 3005 Moccasin Wallow Road, Palmetto, from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 72 multi-family units in 10 buildings with 39% of the units designated as affordable housing; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-08-13(Z)(P) – AURORA FOUNDATION / AURORA FOUNDATION ASSISTED LIVING FACILITY

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 17.28 acres on the north side of SR 64, and west of Greyhawk Boulevard, at 12705 SR 64, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for a 143,536 square foot large group care home (with 160 units for up to 218 residents); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. (_17.28 acre rezone; _14.21 acres site plan approval).

PDMU-06-53(Z)(P) – WESTPORT VENTURE, LLC / WESTPORT SUBDIVISION & PROFESSIONAL OFFICE

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 44.09 acres north of Garden Lakes, south of SR 70, east of 36th Street East, and along both sides of 37th Street East, Bradenton, from PDR (Planned Development Residential), A-1 (Suburban Agriculture), and RDD-6 (Residential Duplex District) to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for lots for single-family detached residences and 10 lots for single-family semi-detached residences (with 25% affordable), a 210 bed Group Care Home, and 89,100 square feet of offices; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Z-08-09 - COLLINS REZONE

An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1 acre on the west side of North Rye Road, approximately _ mile south of Golf Course Road, at 3405 North Rye Road, Parrish from A/NCO (General Agricultural, 1 dwelling unit per 5 acres/North Central Overlay) to the A-1/NCO (Suburban Agriculture, 1 dwelling unit per acre) zoning district, retaining the North Central Overlay District; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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Bradenton Herald

[redacted]

PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 114.81 acres south of Erie Road at 6985 Martha Road, Parrish from A/NCO (General Agricultural/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central Overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay District; approving a Preliminary Site Plan for 279 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

SA-08-13 / R-08-273 – COLLINS SPECIAL APPROVAL

A Resolution of Manatee County, Florida, to grant Special Approval for a project (Collins Rezone) to: 1) Utilize 1 Septic Tank, rather than requiring connection to Manatee County's public sanitary sewer system; and 2) for a project within the Coastal Evacuation Area (CEA), for a ±1 acre site on the West side of North Rye Road and ± _ mile south of Golf Course Road at 3405 North Rye Road, Parrish; setting forth findings; and providing an effective date.

PDR-06-73(Z)(P) –LOCKWOOD RIDGE DEVELOPMENT, LLC / HAWKS NEST

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.3 acres on the east side of Lockwood Ridge Road, approximately _ mile south of SR 70 at 5855 Lockwood Ridge Road from RSMH-4.5 and RSMH-4.5/WPE (Residential Single-Family, 4.5 dwelling units per acre/Evers Reservoir Watershed Protection Overlay) to the PDR and PDR/WPE (Planned Development Residential) zoning districts, retaining the WPE Overlay; approval of a Preliminary Site Plan for 140 lots for single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (± 2.3 acre rezone; ± 39.96 acre site plan).

Interested parties may examine the proposed Ordinances and related documents and may obtain assistance regarding this matter from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 749-3070; e-mail to:.

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THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Planning Department
Manatee County, Florida
11/20/'08

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Sarasota Herald - Tribune

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MANATEE COUNTY BOARD OF
COUNTY COMMISSIONERS
Manatee County Planning Department
Manatee County, Florida

Pub: November 20, 2008



"Tami Vaughan"
<FrstWordDr@msn.com>
11/05/2008 11:47 AM

To <erika.barrett@mymanatee.org>,
<planning.agenda@mymanatee.org>
cc <carol.clarke@mymanatee.org>, "Ben Jordan"
<jordan44@tampabay.rr.com>
bcc
Subject Moran/Willow Bend

Dear Ms. Barrett:

I have just received notice about a proposed development coming before the planning board on November 13th, and then in front of the commissioners on December 4. Due to new job conflicts, I will not be able to attend the public hearing, but wanted to be sure to give my input on this proposal.

The development is known as Moran/Willow Bend and it is application #PDR-04-18ZP (DTS# 20050314) at 6985 Martha Road in Parrish.

As you may know, I am very sensitive about the density of proposed developments out here in rural Parrish. As has happened in the past, Willow Bend is proposing an overly dense plan for this area. The site is +/- 114.81 acres at the end of Martha Road on one end and at the end of Youngblood Road on the other. They are proposing 279 lots for this 114 acres. That averages almost 3 houses per acre. If you could come out and see this area, you would probably agree that absolute maximum density out here should be 1 unit per acre, but more ideally 1 unit to 5 or 10 acres to be in keeping with the surrounding homesteads.

I'd also like to point out that both Martha and Youngblood are dirt roads. Youngblood is a privately owned road; Martha is supposed to be county owned but has never been maintained by the county. At the moment, the end of Martha Road where it curves to the West is a gated driveway. I understand there is some kind of right of way that would be accessed for an entrance but as a single lane drive, it is obviously not designed to take on traffic from 279 lots. In addition both Martha and 69th are narrow country lanes. 69th is only 18 feet wide in certain areas, not even up to the counties minimum 24 foot requirements.

No, I do not want Martha paved and widened, nor do I think 69th Street should be widened. I am pointing out these inadequacies to emphasize how devastating it would be to allow 279 lots to go into such a quiet rural area. The only possible access might be through Livingston, but I doubt the board there would approve such a measure.

I appreciate you keeping me informed of this situation and hope that you will emphasize the problems surrounding this particular proposal.

Sincerely,

Tami Vaughan



Erika Barrett/MCG
11/19/2008 09:04 AM

To Peggy Harness/MCG@MCG
cc
bcc
Subject Fw: Willow Bend Stipulation

Peggy,
Could you please add this stipulation under Stormwater stips for the Moran/Willow Bend staff report?
Thanks.

Erika Barrett, AICP
Planner
Manatee County Planning Department
941-749-3070, ext. 6836
---- Forwarded by Erika Barrett/MCG on 11/19/2008 09:02 AM ----

Tom Gerstenberger/MCG
11/19/2008 08:15 AM

To rjr@rjrhodes.com
cc Danielle McKee/MCG@MCG, Erika Barrett/MCG@MCG, Barney Salmon/MCG@MCG
Subject Willow Bend Stipulation

Ralph,

Based upon the Planning Commission testimony on the 3,000 feet long-20 feet wide shell access road between Willow Bend north to Erie Road, we are requesting the following stipulation:

Stormwater facilities shall be provided for the second means of access if constructed of an impervious surface such as shell, asphalt, concrete, etc. The design shall be included with the Final Site Plan and Construction Plans for this project. The design shall provide free flow of existing drainage runoff across the proposed second means of access. Stormwater facilities shall be privately maintained by the development and comply with all additional stormwater and floodplain stipulations.

Feel free to contact me should you have any questions .

Thomas Gerstenberger, P.E.
Manatee County Public Works Department
Infrastructure Engineering Division
Phone: 708-7450 x7228

MANATEE COUNTY ZONING ORDINANCE
PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND
DTS # 20050314

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR THE REZONING OF APPROXIMATELY 114.81 ACRES SOUTH OF ERIE ROAD AT 6985 MARTH ROAD, PARRISH FROM A/NCO (GENERAL AGRICULTURE/NORTH CENTRAL OVERLAY) AND A-1/NCO (SUBURBAN AGRICULTURE/NORTH CENTRAL OVERLAY) TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT, RETAINING THE NORTH CENTRAL OVERLAY; APPROVE A PRELIMINARY SITE PLAN FOR 279 LOTS FOR SINGLE-FAMILY DETACHED RESIDENCES; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, David McNabb, et. Al (the "Applicant") filed an application to rezone approximately 114.81 acres described in Exhibit "A", attached hereto, (the "property") from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay; and

WHEREAS, the applicant filed a Preliminary Site Plan for 279 lots for single-family detached residences (the "Project") on the property; and

WHEREAS, the applicant filed a request for Special Approval for a project: 1) exceeding a gross density of 1 dwelling unit per acre in the UF-3 Future Land Use Category, and 2) adjacent to a Perennial Stream; and

WHEREAS, the applicant filed a request for Specific Approval for an alternative to Section 712.2.8 of the Land Development Code, and

WHEREAS, Planning staff recommended approval of the rezone, Preliminary Site Plan, and Special Approval, and denial of the Specific Approval, subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on November 13, 2008 to consider the rezone, Preliminary Site Plan, Special Approval, and Specific Approval, received the staff recommendation, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the Rezone, Preliminary Site Plan, and Special Approval applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications, subject to the stipulations contained in the staff report.

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

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

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

A. The Board of County Commissioners 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 Exhibit "A" of this Ordinance from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay.

B. The Board of County Commissioners held a duly noticed public hearing on December 4, 2008 regarding the 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 the public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

D. For the purposes of granting Special Approval, the Board finds that the project, as detailed on the Preliminary Site Plan and as conditioned herein, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for 279 lots for single-family detached residences on the property subject to the following Stipulations:

STIPULATIONS:

A. DESIGN AND LAND USE CONDITIONS:

1. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

2. All corner lots shall be 15% wider than the minimum lot size identified for each phase or lot type. If there is common open space between the lot and the right-of-way, the common open space and the side yard setback combined shall meet the minimum front yard setback.

3. No lots shall be platted through any greenbelt, landscape buffer, retention pond, wetland, or wetland buffer.

4. Prior to Final Plat approval, the applicant shall post a sign at the inter-neighborhood tie to the west informing perspective purchasers and residents of the future Inter-neighborhood tie. The size, placement, and materials for this sign shall be determined with the Final Site Plan.

5. Any Phase of this project containing more than one hundred (100) dwelling units shall have a second means of access in accordance with LDC Section 712.2.8.

B. TRANSPORTATION CONDITIONS:

1. At the time of Final Site Plan and Construction Plan approval for each phase of the project the developer shall be responsible for any additional on-site or off-site transportation operational and safety improvements attributable to this project, as determined by the Public Works Department, and in accordance with LDC Section 722.1.3.4., as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.

2. All traffic concurrency-related transportation improvements and required traffic safety and operational improvements shall be shown on the Final Site Plan(s) and Construction Plan(s).

3. The construction access and second access, through a separate parcel to the north as shown on Exhibit B, shall be stabilized and maintained for travel by the applicant until such time as the road is fully constructed to County standards.

4. The Construction Access or second means of access described in Exhibit B, shall be stabilized shell or other material and maintained by the applicant for travel until such time as a second means of access to the Willow Bend Subdivision has been constructed to County Standards, in any event, for a period not to exceed 7 years after approval of the First Construction Drawings for Willow Bend. The design for construction of this second means of access as shown on Exhibit B shall be approved by Public works, Fire and EMS.

5. The roadway connection to Lexington shall be blocked with a fence, gate or other similar barrier as approved by Public Works, EMS and Fire, until such time as all infrastructure for Phase I of the project is certified complete. After this time, signs shall be placed directing construction traffic to project's Erie Road access.

C. STORMWATER CONDITIONS:

1. Any fill within the 25-year or 100-year floodplains of the Wade Canal shall be compensated by the creation of an equal or greater storage volume above seasonal high water table, or a CLOMR shall be obtained prior to final site plan approval. 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).

2. Any crossing of Wade Canal shall be approved by the Stormwater Management Division and be based on the No-Rise permit approval. A no-rise permit shall be required for all encroachment within the FEMA 100-year floodway on Wade Canal.

3. A Private Drainage Easement shall be shown on the Final Site Plan and Final Plat along the eastern property line of Lot #42, within the project boundaries, and be exclusive of any landscape easement or buffer.

4. There shall be a full 25-year attenuation on all stormwater ponds within the development.

5. The existing 25-year flood elevation along the Wade Canal shall be utilized as tail water condition.

6. All residential lots shall be outside of the post-development 25-year floodplain.

7. The project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Wade Canal. Modeling shall be used to determine pre- and post-development flows.

8. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and site runoff.

9. The existing drainage conveyance system between Lexington Subdivision and Wade Canal shall be maintained or a bypass conveyance system shall be provided. Final engineering design of a bypass conveyance system must be approved prior to Final Site Plan approval.

10. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along Wade Canal within the project boundaries. In addition, twenty-five (25) feet wide Drainage Maintenance and Access Easement shall be dedicated on at least on side of Wade Canal. Drainage-Maintenance Access Easements shall be free of exotic/nuisance vegetation and proposed landscaping. Existing trees are permitted to remain. Manatee County is only responsible for maintaining the free flow of drainage through these systems. The developer shall include in the homeowner's documents that Manatee County has no obligation relative to Wade Canal to maintain, change, improve, clean, repair natural erosion, restore the natural changes in the course of the stream bed or correct any other condition not caused by the County.

11. A No-Rise Certification (and all corresponding technical data) required for encroachment within the regulatory floodway of Wade Canal must be approved prior to Final Site Plan and Construction Drawing approval.

12. Stormwater facilities shall be provided for the second means of access if constructed of an impervious surface such as shell, asphalt, concrete, etc. Stormwater facilities will not have to be provided for the second means of access if constructed with a pervious surface such as number 57 stone over geo-grid. The design shall be included with the Final Site Plan and Construction Plans for this project. The design shall provide free flow of existing drainage runoff across the proposed second means of access.Stormwater facilities, if required, shall be privately maintained by the development and comply with all additional stormwater and floodplain stipulations.

D. <u>BUFFERS</u>:

1. No detention or retention ponds shall be constructed within landscape buffers or greenbelts.

2.Existing native vegetation within required landscape buffers shall be preserved to the greatest extent possible. There shall be no overheard or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation.

3. All required landscaping within the buffers shall be installed on the exterior of any walls or fences.

4. All walls and fences within the buffers shall be measured from the finished grade of the adjacent road or lot (exclusive of any swales), whichever is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

5. At time of Final Site Plan approval, all perimeter buffers adjacent to active agriculture shall be a minimum of 35' wide. At time of Final Plat approval, if active agriculture is no longer present, the buffers may be reduced to 20'.

6. The southernmost 20 feet of Lot 42 shall be placed in a Tree Preservation Easement.

E. ENVIRONMENTAL CONDITIONS:

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Planning Department for review prior to Final Site Plan approval.

2. Prior to Final Site Plan approval, improvements within the recreation area shall be adjusted to minimize impacts to trees in that area. The adjustments shall be based on a site visit by staff with the applicant to assess the health of trees and to avoid impacts to healthy viable trees.

3. The project shall be designed so that no temporary wetland buffer impacts, other than those allowed by Section 719.11.1.2 of the LDC, occur in areas that contain native desirable vegetation. This shall be reviewed and approved by the Planning Department with Final Site Plan.

4. A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.

5. Existing native vegetation within any required landscape buffer shall be preserved to the greatest extent possible. There shall be no overhead or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation with the exception of limited crossings.

6. All proposed mulch nature trails, board walks, and shade structures in wetland buffers and areas where native vegetation is to remain shall be designed in a manner that minimizes impacts to trees or areas of significant vegetation and in accordance with Section 719 of the LDC if applicable.

7. Tree barricades for trees to be preserved shall be at the drip line, unless approved by the Planning Department. The drip line shall be defined as the

outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by the Planning Department.

8. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 508.3.34.7(j) of the LDC.

9. A Well Management Plan shall be submitted to the Planning Department for review and approval prior to Final Site Plan approval. The Well Management Plan shall include identification of which wells are to be retained or abandoned; the timing of abandonment, wellhead protection details for those wells to remain, and a copy of all Water Use Permits, if applicable.

10. 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, including on individual lots.

F. RECREATIONAL:

1. At time of Final Site Plan, the recreational amenities shall be substantially consistent with those shown on the approved Preliminary Site Plan.

2. Detailed plans of all recreational amenities shall be required with or prior to the Final Site Plan for the subdivision.

3. The material and location of the proposed nature trail shall be reviewed and approved by the Planning, Parks and Recreation, and the Public Works Departments with the Final Site Plan.

G. NOTICES

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Site Plan, and shall include language informing prospective homeowners in the project:

a. The location of the inter-neighborhood ties and the potential for future traffic through the subdivision,

Section 3. SPECIAL AND SPECIFIC APPROVALS. Special Approval is hereby granted for a project: 1) exceeding gross density of 1 dwelling unit per acre in the UF-3 Future Land Use Category, and 2) adjacent to a Perennial Stream. The Special Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof. Specific Approval is hereby denied for an alternative to Section 712.2.8 of the Land Development Code.

Section 4. 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 Exhibit "A" herein from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central 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 5. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, clause, sentence, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 6. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 7. 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 4th day of December, 2008.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY:_____
Dr. Gwendolyn Y. Brown, Chairman

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

BY: _____
Deputy Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

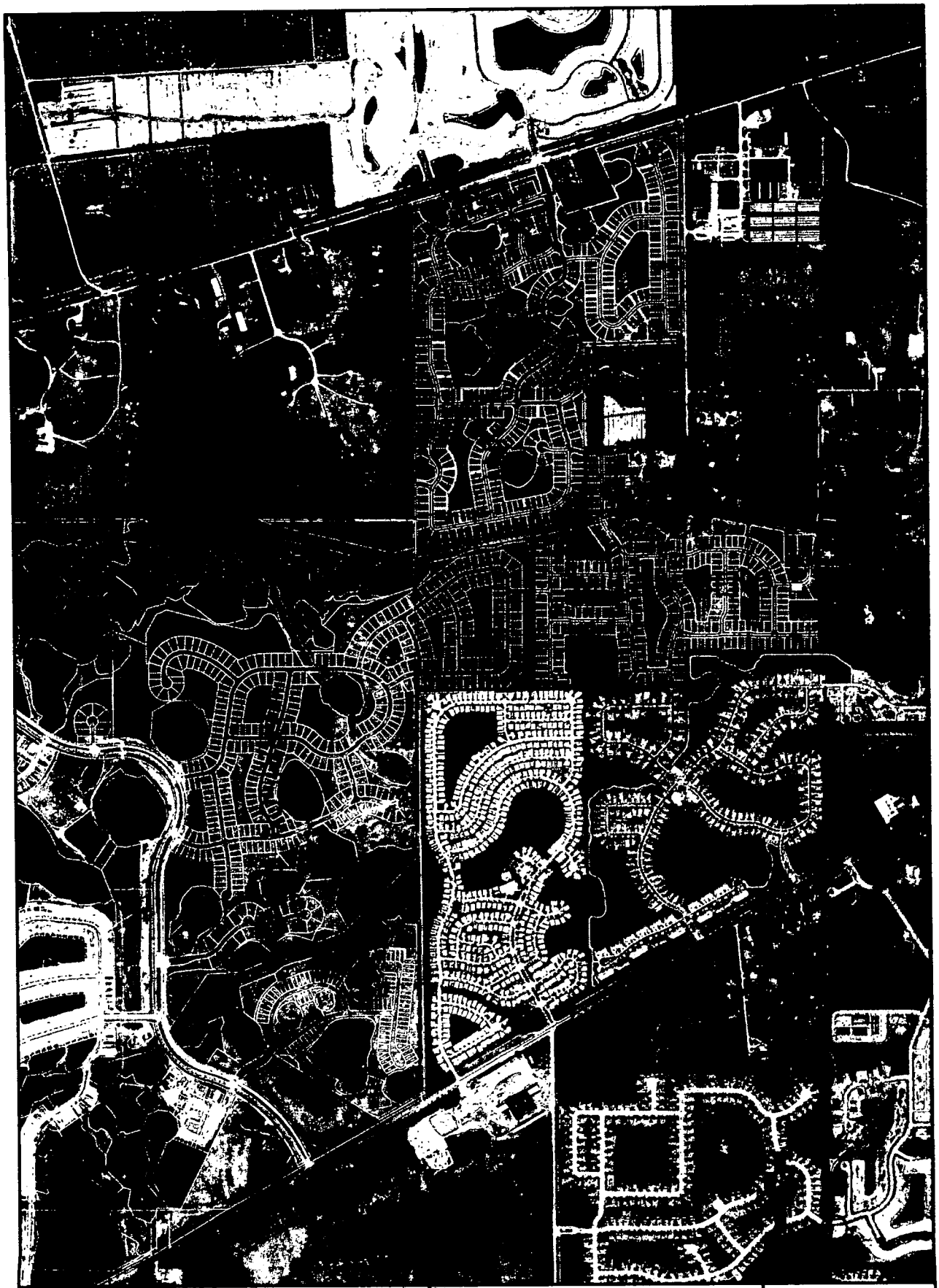
LEGAL DESCRIPTION (REVISED 08/13/08)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 30 AND 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE S.81°12'45"E., A DISTANCE OF 1,329.25 FEET; THENCE S.00°29'30"E., A DISTANCE OF 50.42 FEET; THENCE S.84°56'52"E., A DISTANCE OF 166.39 FEET; THENCE S.00°38'13"E., A DISTANCE OF 13.78 FEET; THENCE S.85°44'13"E., A DISTANCE OF 188.32 FEET; THENCE N.85°42'02"E., A DISTANCE OF 321.91 FEET; THENCE S.00°04'57"E., A DISTANCE OF 459.53 FEET; THENCE N.88°16'24"W., A DISTANCE OF 661.84 FEET; THENCE S.00°20'21"W., A DISTANCE OF 697.92 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LEXINGTON PHASE V, VI, VII - A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.89°51'45"W., ALONG SAID NORTH LINE, A DISTANCE OF 1326.23 FEET TO THE WEST LINE OF SAID LEXINGTON PHASE V, VI, VII; THENCE S.00°04'39"W. ALONG SAID WEST LINE, A DISTANCE OF 336.40 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LEXINGTON, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 42 PAGE 155 OF SAID PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.89°10'58"W. ALONG SAID NORTH LINE , A DISTANCE OF 690.28 FEET; THENCE CONTINUE ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION S.89°14'48"W., A DISTANCE OF 825.50 TO THE INTERSECTION WITH THE EAST LINE OF HARRISON RANCH PHASE IIB, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 123 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°28'27"E., ALONG SAID EAST LINE, A DISTANCE OF 1560.31 FEET TO THE NORTHEAST CORNER OF SAID HARRISON RANCH, PHASE IIB; THENCE N.80°08'23"E., A DISTANCE OF 520.35 FEET; THENCE N.00°12'06"W., A DISTANCE OF 729.84 FEET; THENCE N.88°02'41"E., A DISTANCE OF 657.08 FEET; THENCE S.00°18'32"E., A DISTANCE OF 644.48 FEET; THENCE N.88°57'41"E., A DISTANCE OF 335.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 114.81 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

Exhibit "B"



Date	Description	Revised By
10/31/07	plan layout, lot sizes, rec area, comments	wcc
03/03/08	add'l land area	wcc

Project Name: WILLOW BEND

Project Title: AERIAL WITH SITE OVERLAY

RHODES ENGINEERING
Consulting Civil Engineering & Land Surveying, INC.
Engineering Business Number / Certificate of Authorization No. #120
323 Interstate Blvd. (941) 371-9430
Sarasota, Fl. 34240 fax (941) 371-8530

Drawing No. 10

Exhibit "B"



Drawing No. 10
Drawn By: RJR
Date: May 2009
Scale: 1"=200'
Checked By: RJR
Project Number: 04-1106
Ralph J. Rhodes P.E. Registration #39861
Seal

Date	Description	Revised By
10/31/07	plan layout, lot sizes, rec. area, comments	wcc
03/03/08	addtl. land area	wcc

Revision Block

Project Name: WILLOW BEND
Project Title: AERIAL WITH SITE OVERLAY

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-8520

Item #33
B.O.C.C. 12/04/08

PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND

Staff has received the attached e-mails from surrounding residents in opposition to this project.

Item #33
B.O.C.C. 12/04/08

B & B SUNCOAST LAND DEVELOPMENT /WILLOW BEND – PDR-04-18(Z)(P)

B.3. The construction access and second access, **through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan** ~~**through a separate parcel to the north as shown on Exhibit B**~~, shall be stabilized and maintained for travel by the applicant until such time as **a second means of access to the Willow Bend subdivision has been constructed to County standards** ~~**the road is fully constructed to County standards.**~~

B.4. The Construction Access or second means of access **through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan** ~~**described in Exhibit B**~~, shall be stabilized shell or other material and maintained by the applicant for travel until such time as a second means of access to the Willow Bend Subdivision has been constructed to County Standards, in any event, for a period not to exceed 7 years after approval of the First Construction Drawings for Willow Bend. The design for construction of this second means of access **through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan** ~~**as shown on Exhibit B**~~ shall be approved by Public works, Fire and EMS.

1000 PD

Date: 11-14-05

Ms. Nancy A. Mendenhall
11591 57th Street Cir. E
Parrish, FL 34219-5820

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

1. Willow Bend subdivision will substantially increase traffic through the Lexington neighborhood.
2. Vehicles traveling to Willow Bend will pass adjacent to the Lexington community playground and pool. The increase in traffic will endanger the children using these amenities.
3. The Increase in traffic will result in additional auto accidents and transient crime.
4. The increase in traffic will negatively impact property values.
5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, Nancy A. Mendenhall

Lexington Homeowner

1000 PD Atty

Date: 11.24.08

11575 57TH ST. CIR. E
PARRISH, FL
34219-5820

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

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Signed Sincerely, Dianne B. Frincke

Lexington Homeowner

DIANNE B. FRINCKE

Date: 11-23-08

Mr. Alan Slovinski
11530 52nd Ct. E
Parrish, FL 34219-5828

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

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Signed Sincerely, Alan Slovinski
Lexington Homeowner

1 all PD

Date: 11/24/08

Juan Ruiztagle
11453 56th ST Circle East
Parrish, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

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Signed Sincerely, Juan Ruiztagle
Lexington Homeowner

PD

add PD City

Date: Nov 24/05

The Thompsons
4418 56th Cir E
Ellenton Fla 34217

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

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Signed Sincerely, Diane Thompson Harry H Thompson

Lexington Homeowner

Date: 11/24/08

Bryan + Deneane Coles
11504 57th St Circle E.
Parrish, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

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Signed Sincerely, Deneane M. Coles + Bryan R. Coles
Lexington Homeowner

1000 RD
City

Date: 11/23/08

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

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Signed Sincerely, Leonard Damond

Lexington Homeowner

LEONARD DAMOND

1000 PD
City

PD

Date: 11/24/08

Storey
11516 52nd Ct E
Parrish, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

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Signed Sincerely, Maurice Storey
Lexington Homeowner

D

100 GHy
RJD

Date: 11/22/08

James R. Koepnick
11437 57th St. E.
Parrish FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

1. Willow Bend subdivision will substantially increase traffic through the Lexington neighborhood.
2. Vehicles traveling to Willow Bend will pass adjacent to the Lexington community playground and pool. The increase in traffic will endanger the children using these amenities.
3. The Increase in traffic will result in additional auto accidents and transient crime.
4. The increase in traffic will negatively impact property values.
5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely,

Lexington Homeowner

PD

100 Gibby PD

Date: 11-22-08

CARL F. Ricci, JR.
11475 S 7TH ST E.
PARRISH, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

1. Willow Bend subdivision will substantially increase traffic through the Lexington neighborhood.
2. Vehicles traveling to Willow Bend will pass adjacent to the Lexington community playground and pool. The increase in traffic will endanger the children using these amenities.
3. The Increase in traffic will result in additional auto accidents and transient crime.
4. The increase in traffic will negatively impact property values.
5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, Carl F. Ricci Jr.
Lexington Homeowner



Barbara Tyler/MCG
12/02/2008 09:10 AM

To Debbie Bassett/MCG@MCG, Bobbi Roy/MCG@MCG
cc
bcc
Subject Fw: Willow Bend Construction impact on Lexington Community

Barbara Tyler
Executive Office Manager and
Assistant to Chairman Dr. Gwendolyn Brown
Manatee County Commissioners Office
Phone: 745-3707
Fax: 745-3790
email: barbara.tyler@mymanatee.org

---- Forwarded by Barbara Tyler/MCG on 12/02/2008 09:10 AM ----



"Vazquez, Eduardo M CPT NG NG FORSCOM" <eduardo.vazquez@us.army.mil>
12/01/2008 05:40 PM

To gwen.brown@mymanatee.org
cc
Subject Willow Bend Construction impact on Lexington Community

Dear commissioner,
I am a proud service member currently serving in Iraq. My family and I reside in the beautiful Lexington Community, in Parrish, FL. It has been brought to my attention that a home builder intends to seek permission to develop a residential community (Willow Bend) adjacent to my neighborhood. I am not against further development in the area; however, I am concerned that the builder wants to use our neighborhood roads to carry on this development. The increased traffic in our neighborhood will affect us in many ways. Our neighborhood is a very peaceful one, with many young children. The increased traffic poses a safety threat to our children and it will increase criminal acts as is common around construction sites.
Please don't allow this to happen to us!! Require that the builder have their own entrance to their community. It is only fair to us.

Respectfully,

Eduardo Vazquez
SP/CPT
Medical OIC
Witmer TMC
Baghdad, Iraq
SVOIP 242-4638

Yvonne Tryon/MCG
12/01/2008 09:25 AM

To Bobbi Roy/MCG@MCG, Debbie Bassett/MCG@MCG
cc
bcc
Subject Fw: Opposition to Willow Bend

—— Forwarded by Yvonne Tryon/MCG on 12/01/2008 09:25 AM ——



"Debbie Meihls" <dmeihls@gmail.com>
11/28/2008 09:30 AM

To gwen.brown@mymanatee.org
cc
Subject Opposition to Willow Bend

Commissioner Brown,

I hope you will read this attached letter in opposition to Willow Bend. The roads of Lexington Subdivision cannot bare any additional traffic nor increase potential crime rates in this neighborhood.

Your consideration in making Willow Bend create a main entrance off of Martha Road is greatly appreciated.



Richard & Deborah Meihls BOCC LetterGwen Brown.doc

Richard & Deborah Meihls
51728 114th DR E
Parrish, FL 34219
941.545.4424
dmeihls@gmail.com

November 28, 2008

Board of County Commissioners
P.O. Box 1000
Bradenton, FL 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B&B Suncoast Land Development/ Willow Bend (DTS #20050314)

Dear Commissioner Brown,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as referenced above.

If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington subdivision where I live. We already have 352 homes that rely on Lexington's roads for access; the additional 279 units planned for Willow Bend will have a devastatingly negative impact on me and my community in the following ways.

1. Willow Bend subdivision will substantially increase traffic through the Lexington neighborhood.
2. Vehicles traveling to Willow Bend will pass adjacent to the Lexington community playground and pool. This increase in traffic will endanger the children using the amenities.
3. The increase in traffic will result in additional auto accidents and transient crime. There has been significant crime statistics in the "East" area of Bradenton, and last year my home was burglarized and I do not want more transient traffic to add to these statistics.
4. This increase of traffic and (?) new development home values will negatively affect the Lexington home values and we have all lost more that our share of value in the last two years.
5. The added traffic will endanger the children that play on the community area and use the pool. Our bus stop is also there and with the increased traffic in this tight area it bodes for a bad scenario.

For the reasons listed above (and many more), I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road.

Sincerely,

Richard & Deborah Meihls

Yvonne Tryon/MCG
12/01/2008 09:31 AM

To bobbi.roy@mymanatee.org, debbie.bassett@mymanatee.org
cc
bcc
Subject Fw: Please read before Dec 4th.

---- Forwarded by Yvonne Tryon/MCG on 12/01/2008 09:31 AM ----
"Denise Nimz" <Denise@Nimz.com>

11/29/2008 04:08 PM

To <gwen.brown@mymanatee.org>
cc
Subject Please read before Dec 4th.

Re: Manatee County Zoning Ordinance PDR-04-18(z) - B&B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)
Re: The Derel Center, Located in Section 31, Township 33 South, Range 19 East, Manatee County, FL - ZNS Engineering
Dear Ms. Brown,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing to you to voice my opposition to both the Willow Bend subdivision zoning application and The Derel Center /ZNS Engineering zoning application as more specifically identified above.

~Both of these developments will have a negative impact on the property values of our homes in Lexington, which have already been affected by the suffering economy.
~The Willow Bend subdivision plans to have only one entrance - right through our community. This will greatly increase the traffic which will be a danger to our children who ride their bikes and play at the playground where all this new traffic will be passing.

~The Derel Center plans to build a 2-story storage facility directly behind some of our homes. They plan to have a sign that will be lit 24 hours a day - a visual nuisance to those nearby. And the empty parking lots at night have the potential to become a hangout to those who are up to no good - thus increasing the risk of break-ins in Lexington.

Our community is not just about the people who live here, but also about the teeming wildlife that we all enjoy. We have gators and otters living in the ponds. Florida Panthers have also been seen wandering the neighborhood, as well as Bald Eagles and the numerous cranes and storks. With all the construction around our community, these animals (some endangered) will be chased out of their homes and will have no

place to go.

I know that change is inevitable, but please put yourself in our shoes and look at all the possible options before voting. If you must approve the applications, please consider adding conditions to them, such as a different Main entrance to Willow Bend with Lexington only being secondary. And a 1-story building or additional trees or a taller wall between Lexington and the storage facility.

Thank you so much for your time and consideration.

Denise

Denise Nimz
Stampin' Up! Demonstrator
941-723-8716
denise@nimz.com
www.nimz.stampinup.net

Yvonne Tryon/MCG
12/01/2008 09:27 AM

To Bobbi Roy/MCG@MCG, Debbie Bassett/MCG@MCG
cc
bcc
Subject Fw: Happy Thanksgiving!

---- Forwarded by Yvonne Tryon/MCG on 12/01/2008 09:25 AM ----



Debbie
<srqdebbie@yahoo.com>
11/27/2008 05:30 PM
Please respond to srqdebbie@yahoo.com

To gwen.brown@mymanatee.org
cc
Subject Happy Thanksgiving!

Happy Thanksgiving! As I write to you on Thanksgiving afternoon, I have so mu
tho I was laid off in October and currently unemployed. The stress of losing m
the added stress of Willow Bend being allowed to used our roads is almost more
a real concern that will be devastating to me..... as well as my neighbors if you p
development and allow them access through the Lexington development.

I was at the County Planning Commission meeting on November 22, 2008 (from 9:00 am to 2:45 p.m.) and d
I BEG YOU TO TAKE 30 MINUTES AND VISIT LEXINGTON TO SEE HOW YOUR APPROVAL WIL
AND THE MANY, MANY CHILDREN THAT LIVE HERE. I was laid off in October by a construction co
can't phantom why anyone would build a development at this time, much less one that has to be entered throu
neighborhood with another name. Next thing, they're going to want to take down or add to OUR ENTRANC
proposal will NOT help the value of our homes. I am single and moved here from Sarasota County to retire.
being worth what I paid for it and there are numerous of foreclosures already in our area. This will to nothin

I am writing this letter to voice my deep concern to the Willow Bend subdivision zoning application as more
Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will b
I KNOW THEY HAVE ACCESS through other areas but at this point and time, I wonder if those developme
There is no guarantee Harrison Ranch will have the road you approved in 7 years. We already have 352 hom
access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me, th
bus stop, play on the playgrounds and we don't need any more traffic. Vehicles traveling to Willow Bend wil
community playground and pool. The increase in traffic will endanger the children using these amenities. W
child and it will haunt us forever.

Willow Bend will substantially increase traffic through the Lexington neighborhood WHICH HAS EXTREM

NOT ALLOWED by our association to park on the streets over night due to the danger of emergency vehicle

The increase in traffic WILL result in additional auto accidents, more cars which will definitely cause more which I do not agree with and it's extremely dark. Being so far out and away from everything and other comi

For the above reaons, I respectfully reqest that the Board of County Commissioners put yourselves in our sho TAKE 30 MINUTES AND VISIT LEXINGTON TO SEE HOW YOUR APPROVAL WILL AFFECT OUR MANY, MANY CHILDREN THAT LIVE HERE.

I also request that the Board of County Commissioners deny the Willow Bend zoining application or appove Willow Bend add a separate main entrance from Martha Road or some other current access means in additio with Lexington.

Thank you for your time and I hope you will look at this again. If you lived here,you would totally understa you take the short drive and see first hand what we're facing. Our future is in your hands.

Sincerely,

Deborah Brogden

Re: Manatee County Zoning Ordinance PDR-04-18(Z)
B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND

(DTS#20050314)

PS / I BEG YOU TO TAKE 30 MINUTES AND VISIT LEXINGTON TO SEE HOW YOUR APPROVAL AREA AND THE MANY, MANY CHILDREN THAT LIVE HERE.

Yvonne Tryon/MCG
11/26/2008 04:29 PM

To Bobbi Roy/MCG@MCG, Debbie Bassett/MCG@MCG
cc
bcc
Subject Fw: Willow Bend Subdivision zoning application Manatee Zoning Ordinance No. PDR04(Z)

—— Forwarded by Yvonne Tryon/MCG on 11/26/2008 04:29 PM ——



GarnetMcD@aol.com
11/26/2008 02:06 PM

To Larry.bustle@mymanatee.org, gwen.brown@mymanatee.org, john.chappie@mymanatee.org, john.getman@mymanatee.org, donna.hayes@mymanatee.org, carol.whitmore@mymanatee.org, joe.mcclash@mymanatee.org
cc
Subject Willow Bend Subdivision zoning application Manatee Zoning Ordinance No. PDR04(Z)

I am a homeowner and resident of Lexington subdivision located in Parrish Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as specifically identified above.The road leading into Lexington Drive which is being considered as the thru way for Willow Bend has several blind spots and loaded with kids. Backing out of the driveway takes considerable care due to these blind curves in the road. The speed limit is 30 but should be 15 with the amount of kids and with the swimming pool and play area on this strip this is asking for a major accident involving children. I would suggest you drive out here and make those turns. When cars park on the road the school bus can't manipulate the road and the kids have had to walk to the road. WHOEVER SUGGESTED THIS NEEDS TO TAKE ANOTHER LOOK. This is not a good site for a thru way. With the property value declining we can't afford to take another hit and this road would bring down even more of an impact on property values.

Life should be easier. So should your homepage. Try the NEW AOL.com.



Barbara Fuhlbruck/MCG
11/26/2008 09:48 AM

To Bobbi Roy/MCG@MCG, Debbie Bassett/MCG@MCG
cc
bcc
Subject Fw: WILLOW BEND SUBDIVISION ZONING APPLICATION-OPPOSITION LETTER

---- Forwarded by Barbara Fuhlbruck/MCG on 11/26/2008 09:47 AM ----



"Sue Textor" <sue.textor@TDSConstruction.com>
11/26/2008 07:59 AM

To <lary.bustle@mymanatee.org>, <gwen.brown@mymanatee.org>, <john.chappie@mymanatee.org>, <john.getman@mymantaee.org>, <donna.hayes@mymanatee.org>, <carol.whitmore@mymanatee.org>, <joe.mcclash@mymanatee.org>, <sunninrbunsinfla@verizon.net>
cc "Dan Textor" <dan.textor@pestwest.com>
Subject WILLOW BEND SUBDIVISION ZONING APPLICATION-OPPOSITION LETTER

Board of County Commissioners:

In as much as my husband and I would like to attend the meeting on December 4 at 9:00am regarding the Willow Bend Zoning Application, we cannot attend due to our job schedules, but would like our voices heard regarding this matter.

Attached is a letter stating our opposition to this zoning application.

Sincerely,

Daniel and Susan Textor
11469- 56th Street Circle East
Parrish FL 34219
941-773-3552



WILLOW BEND ZONING APPLICATION.pdf

November 25, 2008

Board of County Commissioners
P.O. Box 1000
Bradenton, FL 34206

RE: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners:

I am a homeowner and resident of the Lexington subdivision located in Parrish, FL on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be right through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access as it is. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

1. Willow Bend subdivision will substantially increase traffic through the Lexington neighborhood.
2. Vehicles traveling to Willow Bend will pass adjacent to the Lexington community playground and pool area. The increase in traffic will endanger the children using these amenities.
3. The increase in traffic will result in additional auto accidents and transient crime.
4. The increase in traffic will negatively impact property values.
5. The added traffic will endanger the safety of children throughout the community.

Since we have moved from Ohio to this community after building our home in 2005, we have experienced the property value situation which will continue to exist to the point where we will now have to stay in our home five more years than originally planned, and if the value continues to drop due to this zoning issue, we will never be able to sell our home, or will anyone want to purchase in this community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Sincerely,

Daniel and Susan Textor – Lexington Homeowner – 11469-56th Street Circle East



Barbara Tyler/MCG
12/02/2008 09:28 AM

To Debbie Bassett/MCG@MCG, Bobbi Roy/MCG@MCG
cc
bcc
Subject Fw: tion impact on Lexington Community

Barbara Tyler
Executive Office Manager and
Assistant to Chairman Dr. Gwendolyn Brown
Manatee County Commissioners Office
Phone: 745-3707
Fax: 745-3790
email: barbara.tyler@mymanatee.org

—— Forwarded by Barbara Tyler/MCG on 12/02/2008 09:28 AM ——



"Vazquez, Eduardo M CPT NG NG FORSCOM" <eduardo.vazquez@us.army.mil>
12/01/2008 05:35 PM

To carol.whitmore@mymanatee.org
cc
Subject tion impact on Lexington Community

Dear commissioner,
I am a proud service member currently serving in Iraq. My family and I reside in the beautiful Lexington Community, in Parrish, FL. It has been brought to my attention that a home builder intends to seek permission to develop a residential community (Willow Bend) adjacent to my neighborhood. I am not against further development in the area; however, I am concerned that the builder wants to use our neighborhood roads to carry on this development. The increased traffic in our neighborhood will affect us in many ways. Our neighborhood is a very peaceful one, with many young children. The increased traffic poses a safety threat to our children and it will increase criminal acts as is common around construction sites.
Please don't allow this to happen to us!! Require that the builder have their own entrance to their community. It is only fair to us.

Respectfully,

Eduardo Vazquez
SP/CPT
Medical OIC
Witmer TMC
Baghdad, Iraq
SVOIP 242-4638



Barbara Tyler/MCG
12/02/2008 09:22 AM

To Bobbi Roy/MCG@MCG, Debbie Bassett/MCG@MCG
cc
bcc
Subject Fw: Opposition to Willow bend Subdivision Zoning Application

Barbara Tyler
Executive Office Manager and
Assistant to Chairman Dr. Gwendolyn Brown
Manatee County Commissioners Office
Phone: 745-3707
Fax: 745-3790
email: barbara.tyler@mymanatee.org

—— Forwarded by Barbara Tyler/MCG on 12/02/2008 09:23 AM ——



"Carol B. Boston" <boston@blomand.net>
12/01/2008 05:54 PM

To <gwen.brown@mymanatee.org>
cc
Subject Opposition to Willow bend Subdivision Zoning Application

Dear County Commissioner Gwen Brown,

I am a homeowner and resident of Lexington subdivision located in Parrish on Highway 301. I am writing to voice my opposition to the Willow Bend Subdivision zoning application. (Manatee County Zoning Ordinance PDR04-18 (Z)(P)-B & B Suncoast Land Development/Willow Bend (DTS #20050314).

As a county commissioner I think you would like to see your county be a thriving and properous community. This development with acess through Lexington in my opionion with not help develop that aspect. You take the chance a ruining a large development like Lexington, by added traffic and increased safety issues which can lead to decreased property values. When your county has developments that are not maintained and do not retain their value that doesn't cause the community to prosper and grow.

Also what kind of development area would this be? A high value development is not going to have an entrance through a major neighborhood. If the development is approved please consider an alternate access route.

Please consider what this will do for the overall development of our county. Would you want this if it meant all this new traffic going by your house.

Thank you for your consideration of this matter.

Greg and Carol Boston
11474 52nd Court East
Parrish, FL 34219

November 24, 2008

Gwen Brown
Board of County Commissioners
1112 Manatee Ave West
Bradenton, FL 34205

RE: Manatee County Zoning Ordinance PDR-04-18 (Z)- B & B Suncoast Land Development/Willow Bend DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

1. Willow Bend subdivision will substantially increase traffic through the Lexington neighborhood.

2. Vehicles traveling to Willow Bend will pass adjacent to the Lexington community playground and pool. The increase in traffic will endanger the children using these amenities.

3. The increase in traffic will result in additional auto accidents and transient crime.

4. The increase in traffic will negatively impact property values.

5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners Deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Sincerely,

Richard and Lucy Jones
11363 57th St E
Parrish, Fl

Yvonne Tryon/MCG
12/01/2008 02:40 PM

To bobbi.roy@mymanatee.org, debbie.bassett@mymanatee.org
cc
bcc
Subject Fw: Item 33 on December 4th Agenda - PDR-04-18(Z)(P) - B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND, Please deny this request

---- Forwarded by Yvonne Tryon/MCG on 12/01/2008 02:40 PM ----

Greg Karpinsky <greg@symmetrypif.com>
12/01/2008 01:10 PM

To larry.bustle@mymanatee.org
cc gwen.brown@mymanatee.org, john.chappie@mymanatee.org, ron.getman@mymanatee.org, donna.hayes@mymanatee.org, carol.whitmore@mymanatee.org, joe.mcclash@mymanatee.org, Jim Koepnick <jkoepnick1@tampabay.rr.com>, David Staples <dstaples@piercemfg.com>, greg@symmetrypif.com, Stephen Doores <snsdoores@hotmail.com>, "allan's mail" <atremmel@tampabay.rr.com>
Subject Item 33 on December 4th Agenda - PDR-04-18(Z)(P) - B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND, Please deny this request

Dear Honorable Commissioners,

My name is Gregory Karpinsky and I live in district 1 at 5637 Lexington Drive in the Lexington subdivision. I'm not sure how much of the background information you will see relative to "item 33" or PDR-04018(Z)(P) on your currently published agenda for December 4th 2008 but what this developer wants to do is establish a subdivision of roughly equal size (approx. 300 homes) to Lexington **without a main entrance.** They wish to tie into a small road at the back of our subdivision on a road never designed to act as a main entrance.

I believe this request is in direct conflict with many of the requirements set out in Land Development Code Section 603.4.

Since this request does not meet current ordinance I respectfully request this be denied.

I apologize I will not be able to attend this meeting in person as I was called for jury duty next week and do not know how much time off I will be requiring for that.

Thank you for your time,

Greg Karpinsky

Here specifically is the request and below that is a cut and paste of section 603 of Land Development Code, I have highlighted in bold the areas that I feel

are specifically at odds with this request.

Request:

PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND

(Erika Barrett, Planner)

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 114.81 acres south of Erie Road at 6985 Martha Road, Parrish from A/NCO (General Agricultural/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central Overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay District; approving a Preliminary Site Plan for 279 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Cut and Paste for Land Development Codes:
603.4.*Planned Districts--Review Criteria.* Planned Development Districts may hereafter be established by amendment to the Official Zoning Atlas.

Planned development districts may be established in appropriate locations, with respect to intended function; in conformance with the goals, objectives, and policies of the Comprehensive Plan; compatible with the surrounding land uses and zoning districts; where they will not adversely impact facilities and services of the County; where they will not set a precedent for the introduction of an inappropriate use into an area; and so as not to encourage nonresidential strip development along streets.

The following General Review Criteria shall be utilized in evaluating requests and establishing conditions for Planned Development districts.

1. *Physical Characteristics of the Site; Relation to Surrounding Property.* The tract shall be suitable, or it shall be possible to make the tract suitable for development in the manner proposed without hazard to persons or property, on or off the tract, free from the probability of erosion, subsidence, slipping of the soil, flood hazard, destruction of wetlands or other dangers. Conditions of soil, ground water level, drainage and topography shall all be appropriate to both type and pattern of use intended.

2. *Relation to Public Utilities, Facilities and Services.* **Planned Development districts shall be so located in relation to transportation systems,** sanitary sewers, emergency services, schools, public safety, water lines, storm and surface drainage systems and other utilities systems and installations that services can reasonably be expected to be available at the time of request for Certificate of Level of Service.

3. *Relation to Major Transportation Facilities.* Planned Development districts, where appropriate because of the size or intensity of the proposed district, shall be so located with respect to expressways, arterial and collector streets or mass transit facilities, and shall be so designed, as to provide access to and from such districts without creating excessive

traffic along minor streets in residential neighborhoods outside the district.

4. *Compatibility.* **Planned Development districts shall be located and designed so as to minimize the negative effects of external impacts resulting from factors such as traffic,** noise, or lights. Project control shall be accomplished through such techniques as buffering, architectural design, site design, height limitations, and density or intensity limitations.

5. *Transitions.* Planned Development districts shall be responsive to the character of the area. When located in an area where land use types and/or intensities or densities vary, Planned Development districts shall be designed in such a manner as to provide for gradual changes in intensity and/or density.

6. *Design Quality.* All planned developments proposing specific approval of requirements for development under standard zoning district regulations shall be designed so as to be sensitive to the impacts of the specific approval requested.

7. *Relationship to Adjacent Property.* The Planned Development shall include additional screening, buffering, transitional uses or other design features as necessary to adequately protect existing or probable uses of surrounding property; and shall provide functional and logical linkages to activity centers and circulation facilities on such adjacent property.

8. *Access.* **Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes or traffic dividers and extra width of the approach street shall be required where existing or anticipated traffic flows indicate need.**

Vehicular access to streets or portions of streets from off-street parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner which minimizes traffic friction, and excessive interruptions.

Pedestrian access shall, where practical, be separated from vehicular access points in order to reduce congestion, friction and hazards, except where signalization is used in such a manner as to control pedestrian and vehicular movement safety.

9. ***Streets, Drives, Parking and Service Areas.*** **Streets, drives, parking and service areas shall provide safe and convenient access to all buildings and general facilities.** Commercial and office uses shall be grouped in relation to parking areas so after visitors arrive by automobile, establishments can be visited with a minimum of internal automotive movements. Facilities and access routes for deliveries, servicing and maintenance shall be located and arranged to prevent interference with pedestrian traffic. Loading zones where customers pick up goods shall be located and arranged as to prevent interference with pedestrian movement, fire lanes, and other vehicular travel ways.

For all rights-of-way and private streets in planned developments, the following minimum

design considerations shall be adequately addressed:

a. Safe vehicular travel;

b. The manner in which pedestrians, including the physically handicapped, can traverse in the planned development;

c. Structural stability of all construction materials;

d. Utility distribution, power, sewer, cable, potable water and fire protection routing, location, and sizing;

e. Horizontal and vertical sight distances;

f. Traffic safety requirements;

g. Emergency vehicle maneuverability and access;

h. Logical future extension of inter-neighborhood ties.

10. *Pedestrian Systems.* All residential Planned Development districts and other Planned Development districts, shall provide internal or external walkways where pedestrian circulation requires them.

The site plan shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, facilities and open spaces in a manner facilitating pedestrian movement between major origins and destinations, within and adjacent, to the district, with a minimum of conflicts with vehicular traffic.

Pedestrian systems through buildings shall be related to a network of exterior open spaces reserved for pedestrian use and enjoyment, consistent with the handicap accessibility standards. Interior and exterior pedestrian ways shall be scaled for anticipated traffic and form a convenient pattern connecting major concentrations of uses within the district, and shall connect to principal access points within and outside the district.

Access for pedestrians and cyclists entering or leaving the district shall be by safe and convenient routes. Where there are crossings of pedestrian ways and vehicular routes at edges of planned developments, such crossings shall be safely located, marked and controlled, and where such ways are exposed to substantial vehicular traffic at edges of districts, safeguards shall be required to prevent crossings, except at designated points. Bicycle or pedestrian paths, if provided, shall be so related to the vehicular system that street crossings are combined.

11. *Natural and Historic Features, Conservation and Preservation Areas.* Planned Development districts shall be designed to preserve the natural features of the land and historic resources, such as existing trees, natural topography, and archaeological and historic sites, as

much as possible.

12. *Density/Intensity.* Density and/or intensity shall not exceed maximums established in the Comprehensive Plan. Planned Development district densities/intensities shall be established after consideration of the Comprehensive Plan criteria and limits, neighborhood compatibility, transitions, and site design.

13. *Height.* Height in a specific Planned Development district shall be determined after review of the nature of surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed.

14. *Fences and Screening.* Fences or vegetative screening at periphery of Planned Development district shall be provided to protect occupants from undesirable views, lighting, noise or other off-site influence, or to protect occupants of adjoining districts from similar adverse influences. When adjacent development is of either similar use or intensity, such screening may be reduced at the discretion of the Planning Director.

15. *Yards and Setbacks.* Yard and setback requirements shall be consistent in each Planned Development district to promote general health, safety, welfare, design excellence and neighborhood compatibility. Notwithstanding other required wetland and jurisdictional buffer requirements, all setbacks within a planned development subphase shall maintain consistency with the approved General Development Plan throughout the development. All setbacks within the Planned Development Districts shall be measured from property lines, not zoning district lines. All proposed setbacks shall be shown on the General Development Plan in either graphic or tabular form.

16. *Trash and Utility Plant Screens.* In the Planned Development district all central refuse, trash, and garbage collection containers shall be screened from sight or located in such a manner so as not to be visible from any public area within or adjacent to the Planned Development district.

17. *Signs.* Signs in the Planned Development district shall be in accordance with Section 724. The provisions of the planned development approvals may be more restrictive, as necessary to meet the other standards contained in this Section 603.4, but not less restrictive than Section 724.

18. *Landscaping.* Landscaping shall be equal to or exceed the standards stipulated under Section 715, Landscaping.

19. *Special Guidelines for Review of Projects with Mixed Use Plan Designations and Projects at Designated Entranceways.* The Comprehensive Plan establishes interstate interchange as critical gateways to Manatee County. In these areas, additional scrutiny shall be given to the potential visual impacts of the proposed projects, per Section 737.

20. *Water Conservation.*

A. *Site Plan Alternatives.*

Creative Site Development Concepts for Water Conservation. Creative site development concepts shall be used in order to promote water conservation. Water requirements may be reduced by providing for:

The preservation of existing plant communities;

The reestablishment of native plant communities;

Limited amount of lawn grass areas;

The use of site specific plant materials;

The use of shade trees to reduce transpiration rates of lower story plant materials;

Site development that retains stormwater runoff on site;

The use of pervious paving materials;

Site development that addresses the carrying capacity of the land in its present form; and

Other environmentally sensitive site development concepts.

B. *Preservation of Existing Plant Communities.*

General. Existing native plant communities on sites proposed for development should be preserved and incorporated into the required open space wherever possible. Existing native plant communities that are specified to remain shall be preserved in their entirety, with all desirable trees, understory, and ground covers left intact and undisturbed. In most cases, preservation of existing native plant communities will decrease the initial costs of site development, decrease future water and maintenance requirements and enhance the aesthetic appearance of the property.

Existing Native Plant Communities Required to Remain. When existing native natural plant communities occur on a parcel of land and are located within planned open spaces, thirty-five (35%) percent of the required open space or 75% of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities.

21. *Utility Standards.* All utility improvements shall adhere to the requirements of the Manatee County Public Works Standards for all construction. Specific deviations from the Standards, due to an existing site constraint or dimensional conflict, may individually be

approved in writing by the Public Works Director. The remote radio alarm system is not required for privately owned lift stations. No utility system will be accepted for operation and maintenance by the County until all aspects adhere to the Manatee County Public Works standards.

22. *Stormwater Management.* Stormwater Management facilities shall adhere to the requirements of Section 717, Stormwater Management and the Manatee County Development Standards.

23. No Planned Development shall be approved if it is inconsistent with the Comprehensive Plan.

24. *Minimum Open Space Requirements.* Minimum open space requirements shall be as required by each specific planned development.

Date: 11/24/08

Mr & Mrs Nunn
11473 56th St Cir E
Parrish FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B
SUNCOAST LAND DEVELOPMENT / WILLOW BEND
(DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

1. Willow Bend subdivision will substantially increase traffic through the Lexington neighborhood.
2. Vehicles traveling to Willow Bend will pass adjacent to the Lexington community playground and pool. The increase in traffic will endanger the children using these amenities.
3. The Increase in traffic will result in additional auto accidents and transient crime.
4. The increase in traffic will negatively impact property values.
5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, Lewis Nunn Jeffrey Nunn
Lexington Homeowner

Law Office of Clinton Paris, P.A.

Boardwalk of Riverview
10014 Water Works Lane
Riverview, Florida 33569

(813)413-7924
(813)413-7847 fax
CParis@Parislawoffice.com

December 3, 2008

Delivered by Email

Board of County Commissioners

Larry Bustle (Rep) District 1:	larry.bustle@mymanatee.org
Gwen Brown, Chairperson, (Dem) District 2:	gwen.brown@mymanatee.org
John Chappie (Rep) District 3:	john.chappie@mymanatee.org
Ron Getman (Rep) District 4:	ron.getman@mymanatee.org
Donna Hayes (Rep) District 5:	donna.hayes@mymanatee.org
Carol Whitmore (Rep) District 6:	carol.whitmore@mymanatee.org
Joe McClash (Rep) District 7:	joe.mcclash@mymanatee.org

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

The Lexington Homeowners Association ("LHA") has retained the Law Office of Clinton Paris, P.A., to assist them in opposing the above referenced zoning application. The Lexington subdivision is a residential community located at the intersection of Lexington Drive and U.S. 301, Parrish, Manatee County, Florida. The community consists of families and children that reside in the 352 single family residences. The main entrance into the Lexington subdivision is byway of Lexington Drive and U.S. 301.

Willow Bend is a planned residential community of 279 units directly west of the Lexington subdivision. The Willow Bend community does not have any direct access for ingress and egress to a major thoroughfare. As noted in the application, the only current means of access to Willow Bend is via Lexington Drive. All traffic going to and from Willow Bend will go through the Lexington subdivision. The additional Willow Bend traffic will almost double the traffic that is currently using the Lexington subdivision roads. Lexington subdivision roads are only 24' wide and were not designed to handle Lexington residential traffic and the additional traffic that would be generated by the Willow Bend residents.

Another issue the Board should consider is the danger created by the increased traffic. The Lexington subdivision playground and swimming pool are located on Lexington Drive. The additional traffic near the community amenities will endanger the Lexington residents and children using these facilities. To restore the safety of the community the Lexington Homeowners Association and/ or the county may be required to incur the expense of installing traffic safety or control devices.

While the zoning application contemplates five community connectors for the Willow Bend subdivision, thus far the only available connection to Willow Bend is by way of the Lexington subdivision. The other connections have failed to materialize and may never be built. The proposed connection with Harrison Ranch has been deferred for up to seven (7) years. The application relies on the future development of this connector for approval of the request, but there is no guarantee Harrison Ranch will be built in seven (7) years or at all. If it is not built, the Lexington residents will bear the burden of increased traffic indefinitely. Pristine Point which has not been approved and the other two parcels identified as future community connectors that are not being planned at this time, are even less likely to materialize. If the zoning application is approved, the only means of ingress and egress to Willow Bend for the foreseeable future will be the intercommunity connector with the Lexington subdivision.

Other negative factors the Board of County Commissioners should consider are the decrease in property values related to the unusually high traffic through Lexington, increased transient crime and automobile accidents. Lastly, Willow Bend will further saturate the housing market and may not develop as planned; leaving an unfinished eyesore that will further diminish property values and result in a negative economic impact on the community. Manatee County is littered with unfinished communities that are already stressing the local economy. Willow Bend will add to this problem and delay the economic recovery in the area.

For the above reasons, the Lexington Homeowners Association requests the Board of County Commissioners deny the Willow Bend zoning application as presented or in the alternative only approve an amended application under the condition that Willow Bend adds a separate main entrance from 69th Street, Martha Road or another means of access, in addition to the inter neighborhood connector with Lexington.

Respectfully Submitted,

Clinton Paris, Esquire

November 25, 2008
Lockwood Ridge Development LLC / Hawk's Nest
Agenda Item #31

TSMD Recommended Revised Language for Staff Report

Based on an agreement between the applicant and staff, TSMD of the Public Works Department recommends revising the staff report language (stipulation A-5) for Lockwood Ridge Development LLC / Hawk's Nest. Stipulation A-5 should be replaced with stipulation as agreed to by applicant and staff as underlined below.

~~***A-5 The roadway system shall be redesigned to align the intersection at 59th Avenue East with the entrance to the south into Mandalay Bay Subdivision consistent with Section 907.9.2.3 of the LDC.***~~

Strike above and our recommended change in its place as follows:

1. Prior to Final Site Plan or Construction Plan approval for this project, the proposed access to 59th Avenue East shall be redesigned to align with 46th Lane East (Mandalay Bay Subdivision). (Subject to Public Works Department approval)

Transportation Concurrency Table

Project Name and Number Willow Bend-PDR-04-18(Z)(P)/04-S-45(P) 20050314

ESTIMATED TRANSPORTATION IMPACT FEE CALCULATIONS					
Land Use	**Land Use Type**	**Land Use Description**	**Size (units/ksf)**	**Roads Impact Fee Rate[4]**	**Manatee County Transportation Impact Fee[3]**
A	Residential	Single family	279	$7,013/du	$1,956,627
				TOTAL	$1,956,627
Description: Land Use A assumes 3 bedrooms per dwelling unit.					

CONCURRENCY

CLOS APPLIED FOR: Y X N ____
TRAFFIC STUDY REQ'D: Y X N ____

AFFECTED ROADWAY	LINK(S)	ADOPTED LOS	IMPROVEMENTS REQUIRED Y / N
Erie Rd (CR 10)	Erie Rd (CR75) to U.S. 301 (Parrish)	D	Y
U.S. 301	Chin Road to Ft. Hamer Rd	D	Y

REQUIRED IMPROVEMENTS
For PDR-04-18(Z)(P)
For Phase II of the Development (154 dwelling units)**

Intersection/ Road Segment	Improvement	Applicant Seeking Impact Fee Credit (Y/N)[2]	When Required	Applicant's Proposed Estimated Cost of Improvement[1,3]	Applicant's Proposed impact (%)	Applicant's Proposed Estimate - Cost $ of Applicant's Proposed Impact [3]
1. Erie Rd (CR10) & Erie Rd (CR75)	Signalize when warranted	Y	Prior to Final Plat for Phase II	$281,990	2.22%	$6,260

	Signalize when warranted	Y	Prior to Final Plat for Phase II	$281,990	3.18%	$8,970
2. U.S. 301 & Ft. Hamer Rd	Construct a second northbound approach lane	Y	Prior to 112th dwelling unit certificate of occupancy for Phase II	$158,840	3.18%	$5,050
				Total		**Total**
				$722,820.00		$20,280.00

**** Note: FSP (Final Site Plan) Phasing shall reflect scheduled required improvement time frame under "when required" as shown on table above.**

Right of Way

Applicable Thoroughfare Road	ROW Provided?(1/2 or full RW, where applicable)	Applicant Seeking Impact Fee Credit? (Yes/No)[2]	Applicant's Proposed - Land Area of Impact Fee for T-Fare ROW, Creditable Dedication	Applicant's Proposed Estimated Land Value[1,3]	Applicant's Proposed Estimated Impact Fee Credit[2,4]
1. N/A			+/- AC		
				Total:	$0

TRAFFIC STUDY ANALYSIS

NUMBER OF TRIPS (daily & pm peak)	Net, New Daily = 2,672 Net, New P.M. Peak Hour = 270
Distribution network and split	Erie Road, west of project site = 9.5% Erie Road, east of project site = 6% U.S. 301, west of project site = 67% U.S. 301, east of project site = 17.5%
Improvements applicant relied on in their analysis	FDOT scheduled widening of U.S. 301 to 4 lanes from Erie Road (Ellenton) to CR 675, including associated intersection improvements (i.e., turn-lane additions and signalization)
Timing for improvements relied on by applicant	Scheduled to begin construction in FY 2009

What the LOS will be when improvements are done	All study intersections and roadway segments will operate at or above the adopted LOS performance standards
What is the timeframe for improvements required by applicant	Required turn lane improvements must be constructed by the timeframe identified above and signals will be installed when warranted (FSP Phasing shall reflect scheduled required improvement timeframes under "when required" as shown)
Other reservations on links applicant is using	Link 2470 - 712 PM Peak Trips Link 2480 - 612 PM Peak Trips Link 2490 - 365 PM Peak Trips Link 2520 - 1,116 PM Peak Trips Link 3412 - 1,145 PM Peak Trips Link 3413 - 1,294 PM Peak Trips Link 3414 - 466 PM Peak Trips Link 3415 - 30 PM Peak Trips Link 4070 - 68 PM Peak Trips Link 3420 - 226 PM Peak Trips Link 2960 - 0 PM Peak Trips

FOOTNOTES:

1. Provided for informational purposes only. The values stated are preliminary estimates – that have not been verified by staff, such that they may be adjusted.
2. Impact fee credits shall be awarded in accordance with the procedures and standards established in the County's Land Development Code. Any waiver of roads impact fee credits must be memorialized in a stipulation or agreement.
3. Project/Improvement/ROW cost estimates are provided using FDOT data or other MCPWD approved sources. Estimates as to cost of road improvements, intersection improvements or land value will vary over time due to market conditions, property values, construction costs and other variables. Updated estimates may be required at a later date.
4. Please reference latest adopted Impact Fee schedule. Please direct questions to the Impact Fee Coordinator in the County's Planning Department.

PDR-04-18(Z)(P)/04-S-45(P)
20050314(10)
June 22, 2005
Moran/Willow Bend

REZONE TO PDR
GENERAL DEVELOPMENT PLAN / PRELIMINARY SITE PLAN
FOR
WILLOW BEND
IN
SECTIONS 30/31,TOWNSHIP 33S. RANGE 19E.
MANATEE COUNTY, FLORIDA
FOR
WHITE OAK DEVELOPMENT, LTD
BY

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/
Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

PROPOSED SITE DESIGN

1. LOT LINES SHOWN ON THE PLAN.
2. NO STRUCTURES PLANNED, UNTIL SINGLE FAMILY HOMES ARE BUILT ON EACH LOT.
3. WATER AND SEWER LINES IN RIGHT-OF-WAY AND IN EASEMENTS.
4. DRAINAGE AND BUFFER EASEMENTS SHOWN ON PLAN.
5. OPEN SPACE AREAS SHOWN ON PLAN (BUFFERS, LAKES, AND RECREATION AREAS).
6. NO SPECIFIC PARKING OR LOADING AREAS.
7. VEHICULAR CIRCULATION VIA THE PROPOSED STREETS.
8. DRAINAGE TO LAKES, OUTFALLS TO EXISTING WATERBODIES.
9. PROPOSED WATER LINE, INTERNAL SYSTEM
10. GRAVITY SERVICE TO EACH LOT CONNECTED, LIFT STATION TO EXISTING MANHOLE ON 144th DRIVE EAST.
11. SOLID WASTE PICK-UP AT EACH LOT.
12. NEW FIRE HYDRANTS INSTALLED WITH SPACING PER FIRE MARSHALL APPROVAL.
13. NO EFFLUENT REUSE PLANNED.
14. 5' SIDEWALK ON BOTH SIDES OF ALL STREETS.
15. OMITTED
16. THE STORMWATER SYSTEM DESIGN WILL COMPLY WITH MANATEE COUNTY REQUIREMENTS AND CHAPTER 40D-4 OR 40D-40 F.A.C. (S.W.F.W.M.D.) 50% STORMWATER PEAK DISCHARGE RATE IS REQUIRED

17. ALL LANDSCAPING SHALL COMPLY WITH SECTION 715 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC), INCLUDING PRESERVATION OF NATIVE HABITAT, REQUIRED BUFFERS, LOCAL RESIDENTIAL STREET TREE PLANTING, AND COMMON AREA MAINTENANCE AND IRRIGATION.
TREE REPLACEMENT WILL BE PROVIDED IN ACCORDANCE WITH SECTION 714 OF THE LDC.

18. RESIDENTIAL STREET TREES MEETING THE SPECIFICATIONS OF SECTION 715.3.4 OF THE LDC SHALL BE PLANTED AT A RATE OF 1 TREE FOR EVERY 50 LINEAR FEET OF INTERNAL RIGHT-OF-WAY AT THE SAME TIME EACH HOME IS BUILT. SEE LANDSCAPE PLAN.

19. OMITTED

20. OMITTED

21. THE HOMEOWNER'S DOCUMENTS AND FINAL SITE PLAN SHALL INCLUDE LANGUAGE TO INFORM HOMEOWNERS OF THE PRESENCE OF NEIGHBORING AGRICULTURAL USES, INCLUDING POSSIBLE USE OF PESTICIDES AND HERBICIDES AND OF ODORS AND NOISES ASSOCIATED WITH AGRICULTURAL USES.

22. ALL SIGNS, INCLUDING THE LOCATION OF SUCH SIGNS, SHALL BE PERMITTED SEPARATELY AND APPROVED BY THE BUILDING DEPARTMENT.

23. THE LOWEST QUALITY OF WATER AVAILABLE, INCLUDING BUT NOT LIMITED TO STORMWATER REUSE AND ALTERNATIVE IRRIGATION SOURCES, SHALL BE USED TO ADEQUATELY AND SAFELY MEET IRRIGATION NEEDS. IF RETENTION POND WATER IS USED, A SEPARATE COLOR-CODED IRRIGATION SYSTEM SHALL BE INSTALLED, AND WRITTEN INFORMATION STATING THAT "THE WATER IS NOT FOR HUMAN CONSUMPTION" SHALL BE PROVIDED TO THE RESIDENTS.

24. THE ENGINEER OF RECORD MUST PROVIDE DOCUMENTATION TO PROVE THAT CONCURRENCY HAS BEEN MET RELATIVE TO FIRE FLOW, AND SHALL PROVIDE A LETTER FROM THE FIRE MARSHALL INDICATING COMPLIANCE WITH THESE REQUIREMENTS.

25. THE PROPERTY OWNER AND THEIR HEIRS, ASSIGNS, OR TRANSFEREES, ARE HEREBY NOTIFIED THAT A PAYMENT OF AN IMPACT FEE FOR SCHOOL PURPOSES IS REQUIRED

26. GENERAL DESCRIPTIONS OF PROPOSED LEGAL MEASURES TO PROVIDE ANY EASEMENTS, DEDICATIONS AND RESERVATIONS' EASEMENTS, DEDICATIONS AND RESERVATIONS WILL BE COMPLETED THROUGH THE PLATTING PROCESS.

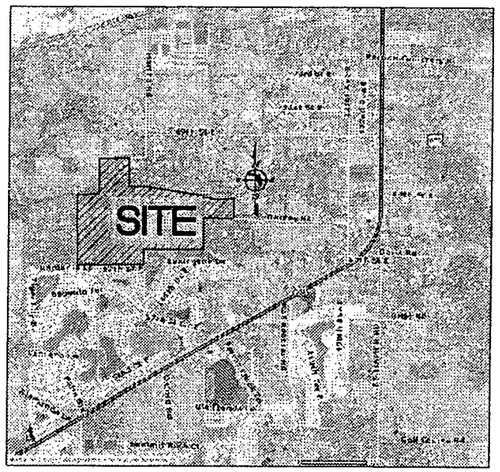
27. HOME OWNERS ASSOCIATION WILL OWN AND MAINTAIN COMMON OR DEDICATED OPEN SPACE.

28. STATEMENT OF SCHOOL NEEDS (ESTIMATED) (SCHOOL NEED LETTER REQUESTED FROM SCHOOL BOARD)
ELEMENTARY SCHOOL: 68 STUDENTS
MIDDLE SCHOOL: 28 STUDENTS
HIGH SCHOOL: 31 STUDENTS

29. EXISTING WELLS ON-SITE ARE TO BE PLUGGED.

30. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH MANATEE COUNTY DEVELOPMENT STANDARDS.

31. NEW STREETS SHALL BE DESIGNED WITH TRAFFIC LANES A MINIMUM OF SIX (6) INCHES OF FREE BOARD ABOVE THE DESIGN STORM BASE FLOOD ELEVATION MEASURED TO THE CROWN OF THE ROAD.



VICINITY MAP
1" = 2000'±
Date: May 2004
Revised: July 19, 2004
Revised: Oct. 26, 2004
Revised: June 21, 2005
Revised: March 3, 2006
Revised: Oct., 2007
Revised: Dec., 2007
Revised: July, 2008
Revised: Aug., 2008

THIS PROJECT IS LOCATED IN THE NORTH CENTRAL OVERLAY DISTRICT

GENERAL NOTE

1.	TOTAL PROJECT ACREAGE:	114.81 AC
2.	EXISTING ZONING:	"A"
3.	PROPOSED ZONING:	PDR
3A	FUTURE ZONING:	UF-3, NORTH CENTRAL OVERLAY DISTRICT
4.	EXISTING LAND USE:	OPEN / CITRUS
5.	ZONING WITHIN 200 FEET OF SITE BOUNDARIES:	AS SHOWN ON PLANS
6.	LOCATION OF EXISTING AND PLATTED STREETS, DRAINAGE WAYS AND UTILITIES ON CONTIGUOUS PROPERTIES:	AS SHOWN ON PLANS
7.	TOPOGRAPHIC CONTOURS ON-SITE:	AS SHOWN ON PLANS
8.	FLOOD ZONE (100 YR):	FEMA MAP NO.120153 0205 C REVISED JULY 15, 1992 ZONE "X" (SITE) ZONE "AE" (WADE CANAL:FLOODWAY) ELEV 33.4 - 35
	FLOOD ZONE (25 YR):	25 YEAR FLOODPLAIN HAS NOT BEEN MAPPED BY MANATEE COUNTY. THE 25 YEAR FLOODPLAIN SHOWN ON THE SITE PLAN WAS DETERMINED PER LDC, BASED ON FEMA HEC 2 MODEL USING 25 YEAR STORM EVENT BY TOM SHOOPMEN, P.E.
9.	FLOOD PROTECTION ELEVATION DATA:	VARIES
10.	SITE SIZE:	SITE DOES NOT EXCEED 100 ACRES IN SIZE
11.	WETLANDS DELINEATION:	SEE PLANS FOR WETLAND LINES
12.	LOCATION OF EXISTING TREE GROUPINGS:	AS SHOWN ON AERIAL
13.	TOTAL NUMBER OF LOTS:	279 LOTS
14.	TYPE OF USE:	RESIDENTIAL (DETACHED UNITS)
15.	GROSS RESIDENTIAL DENSITY:	2.43 UNITS / ACRE (279 DU/114.81 AC) PER COMPREHENSIVE PLAN POLICY 2.3.1.1
15a.	OVERALL DENSITY:	2.43 UNITS / ACRE
16.	NET RESIDENTIAL DENSITY:	2.69 DU / ACRE (MINUS REC AREA AND WETLAND/BUFFER AREAS)
17.	LOT AREA:	# OF LOTS/WIDTH = 71/55',114/65', 87/75' AND 7/100'+
	LOT WIDTH / DEPTH	MINIMUM 110' DEEP
	BUILDING ENVELOPE:	AS SHOWN ON PLANS - TYPICAL
	FRONT BUILDING SETBACK:	20' FOR NON-GARAGE PORTION, 20' FOR GARAGE PORTION IF SIDE LOADED GARAGE, 25' FOR GARAGE PORTION IF FRONT LOADED GARAGE
	SIDE BUILDING SETBACK:	7.5 FEET
	REAR BUILDING SETBACK:	15 FEET
	WETLAND BUFFER BLDG. SETBACK:	15 FEET
	WATERFRONT SETBACK:	30 FEET
18.	BLOCK DATA AND ORIENTATION:	N/A (NOT APPLICABLE)
19.	LOT AND BLOCK NUMBERS:	AS SHOWN ON PLANS (BLOCK NUMBERS ARE N/A)
20	STREETS:	PUBLIC AS SHOWN ON PLANS
21.	FRONT YARD UTILITY EASEMENT:	10 FEET
	SIDE YARD UTILITY EASEMENT:	5 FEET
	REAR YARD EASEMENTS:	5 FEET
	OTHER EASEMENTS:	AS SHOWN ON PLANS
22.	OPEN SPACE:	25% REQUIRED (28.805 AC)
	OPEN SPACE SUMMARY:	
	EX AREA 2,3 - WADE CANAL (LESS R/W)	0.339 AC
	EX AREA 7 - WADE CANAL	0.297 AC
	EX AREA 5 - WETLAND	3.965 AC
	EX AREA 5 - WETLAND BUFFER	1.115 AC
	LAKES (TO TOB)	21.927 AC
	LANDSCAPE BUFFERS	4.463 AC
	MISC OPEN SPACES	1.235 AC
	TREE PRESERVATION AREAS	0.406 AC
	RECREATION / TREE PRESERVATION AREA	5.963 AC
	TOTALS	39.710 AC / 114.81 AC = 34.59% PROVIDED
23.	LANDSCAPING PLAN:	ALL LANDSCAPING TO MEET SECTION 715 OF LDC(SEE LANDSCAPE PLAN)
24.	DRAINAGE SYSTEM:	CLOSED DRAINAGE SYSTEM
25.	DELINEATION OF ALL REQUIRED YARDS:	AS SHOWN ON PLANS - TYPICAL
26.	MAXIMUM BUILDING HEIGHTS:	35 FEET
27	APPROXIMATE START DATE FOR CONSTRUCTION:	OCT., 2008
	APPROXIMATE COMPLETION DATE:	PLATTING PRIOR TO EXPIRATION OF THE LOS
27a.	PHASING:	PHASE 1: (99 LOTS) 1-11, 58-72, 87-132, 152-159, 217-227, 239-246 PHASE 2: (32 LOTS + 1 EX HOME) 247-279 PHASE 3: (51 LOTS) 172-211, 228-238 PHASE 4: (31 LOTS) 73-86, 160-171, 212-216 PHASE 5: (61 LOTS) 12-40, 45-57, 133-151 PHASE 6: (4 LOTS) 41-44 TOTAL = 279 LOTS
28.	FLOOD PLAIN MANAGEMENT PERMIT:	N/A
29.	WETLANDS INFORMATION:	SEE ENVIRONMENTAL REPORT EX AREA 5 (WETLAND) = 3.965 AC TOTAL ON-SITE (NO WETLAND IMPACTS PROPOSED)
30.	GENERAL SIGN PRINCIPAL:	SIGN LOCATIONS SHOWN ON SITE PLAN. DETAILS TO BE PROVIDED ON FINAL SITE PLAN.
31.	OUTDOOR LIGHTING PLAN:	OMITTED
32.	FOCAL POINT:	LAKES AND RECREATION AREA.
33.	UTILITIES-WATER/SEWER:	PUBLIC
34.	COMPLIANCE WITH SECTION 722 OF LDC	AS APPLICABLE
35.	LAKE AREAS AT NORMAL WATER LEVELS:	LAKE #1 1.092 AC, LAKE #2 3.033 AC, LAKE #3 2.123 AC, LAKE #4 1.716 AC, LAKE #5 0.785 AC, LAKE #6 1.863 AC, LAKE #7, LAKE #8 1.083 AC, LAKE #9 1.185 AC, LAKE #10 1.635 AC, LAKE #11 1.477 AC, TOTALS 16.390 AC
36.	PERENNIAL STREAM(S):	WADE CANAL
37.	ROADWAY:	PUBLIC
37.	6622 MARTHA RD. PI#4676.0000/3 IS NOT PART OF THIS DEVELOPMENT	

RALPH J. RHODES FL. P.E. NO. 31861
DATE: 11-24-08

AGENCY APPROVAL

GENERAL DEVELOPMENT PLAN/PRELIMINARY SITE PLAN/PRELIMINARY PLAT

APPROVED: _____ _____
DATE FILE NUMBER
CASE PLANNER _____
GROWTH MANAGEMENT _____
CONCURRENCY _____
NATURAL RESOURCES _____
HRS / PUBLIC HEALTH UNIT _____
FIRE DISTRICT _____
OWNER / AGENT _____

INDEX TO DRAWINGS

SHEET No.	NAME
1	COVER SHEET
2	KEY MAP / DETAILS / FLUC
3-7	PRELIMINARY SITE PLAN
8	25 YR / 100 YR FLOODPLAIN / FLOODWAY DETAILS
9	PHASING PLAN
10	AERIAL WITH SITE OVERLAY
11	RECREATION AREA EXHIBIT
12	COLOR SITE PLAN

LANDSCAPE PLAN BY KURT R. CRIST, LANDSCAPE ARCHITECT, INC.
LA-1 / LA-2 / LA-3 LANDSCAPE PLAN

PROFESSIONAL DATA:

ENGINEER:
R.J. RHODES ENGINEERING, INC.
323 INTERSTATE BLVD.
SARASOTA, FLORIDA 34240
PHONE: 941-371-9420
FAX: 941-371-9520

COMPUTER DRAFTING:
WESTCOAST CADD, LLC
380 INTERSTATE CT. #203
SARASOTA, FL. 34240
PHONE: 941-371-4699
FAX: 941-342-9280

LANDSCAPE ARCHITECT:
KURT R. CRIST-LANDSCAPE ARCHITECT, INC.
2350 BERN CREEK LOOP
SARASOTA, FL. 34240
PHONE: 941-378-8080
FAX: 941-378-8080

DEVELOPER CONSULTANT:
WHITE OAK DEVELOPMENT, LTD.
10603 RIVERBANK TERR.
BRADENTON, FLORIDA 34212-5251
PHONE: 941-750-6000
FAX: 941-750-9229

ENVIRONMENTAL CONSULTANT:
ECO CONSULTANTS INC
ALEC HOFFNER
1523 8th AVENUE WEST, SUITE B
PALMETTO, FLORIDA 34221
PHONE: 941-722-0901
FAX: 941-722-4931

SURVEYOR:
GLOBAL SURVEYING, INC
4455 STATE ROAD 64 EAST
BRADENTON, FL. 34208
PHONE: 941-746-1512
FAX: 941-747-2450

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R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering
& Land Surveying
Engineering Business Number/
Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, FL 34240 fax (941) 371-9520

Project Name: **WILLOW BEND**

Project Title: **KEY MAP / DETAILS / FLUC**

Revised By:	Description	Date
wcc	plan layout, lot sizes, rec area, comments	10/31/07
wcc	added land area	03/03/08
wcc	added 5 acre parcel, revise lots, design	10/26/04
wcc	adding ponds, misc	08/21/03
wcc	layout, lot counts, design	07/19/04

Region Block: 5

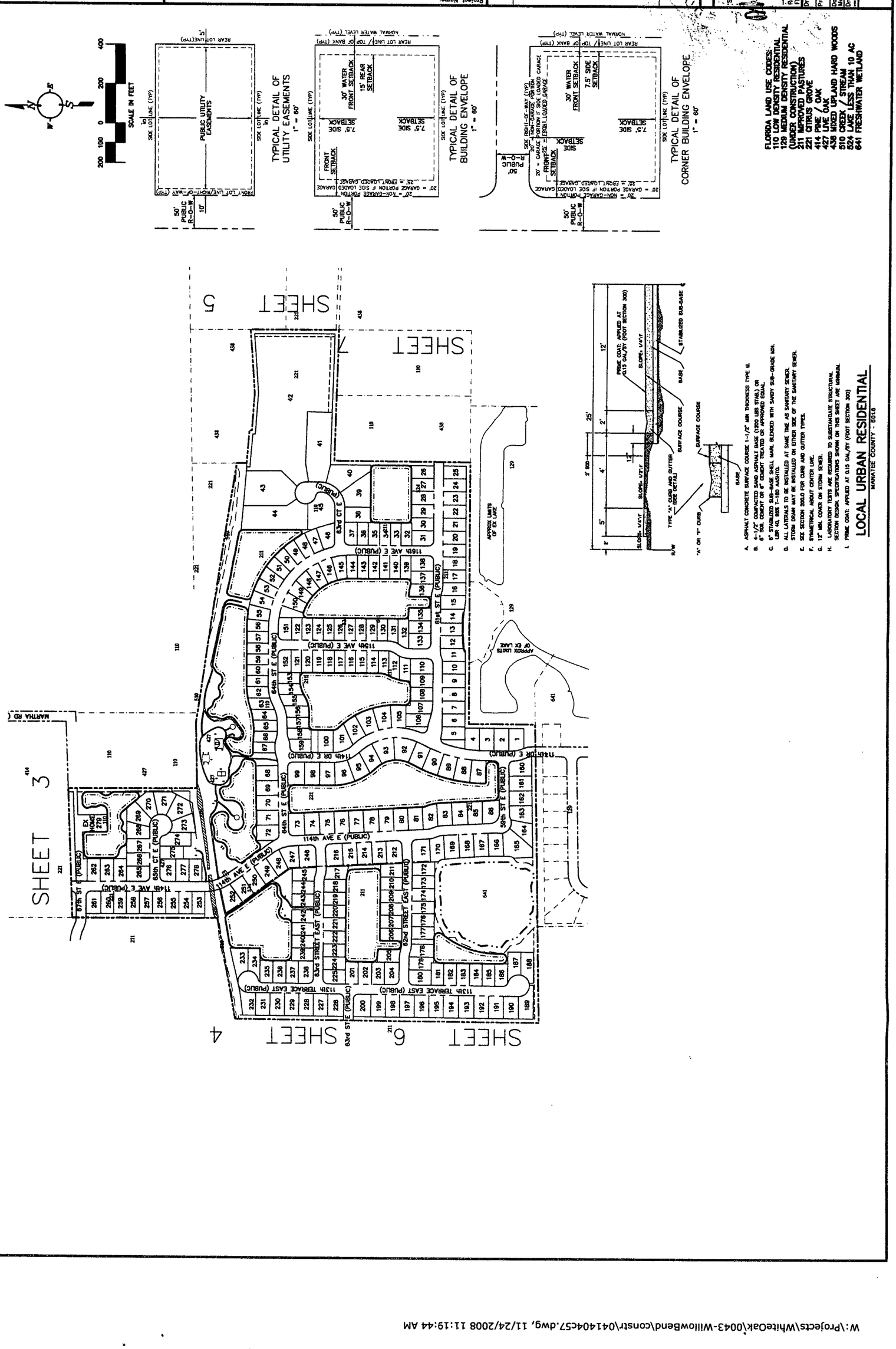
Seal: Ralph J. Rhodes, P.E. #31861

Drawing Number: 2

Project Number: 04105

Date: 2004 | Scale: 200'

Drawn By: --- | Checked By: RJR



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LEGEND

- FH #5 — PROPOSED FIRE HYDRANT
- SANITARY SEWER, MANHOLE, FLOW DIRECTION
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- CATCH BASINS, FLOW DIRECTION, MITERED END
- NWL — NORMAL WATER LEVEL
- CS — CONTROL STRUCTURE
- 20' PDE — PROPOSED PUBLIC DRAINAGE EASEMENT
- PDMAE — PROPOSED PUBLIC DRAINAGE MAINTENANCE ACCESS EASEMENT
- PVDME — PROPOSED PRIVATE DRAINAGE MAINTENANCE EASEMENT
- BO — BLOW OFF
- ---35--- EXISTING CONTOUR
- FLG — FRONT LOADED GARAGE

N W E S

60 30 0 60 120
SCALE IN FEET

EX SHELL ROAD

EX 20' (MIN) ASPHALT ROAD

25' 25'

ID# 467510009
MORAN, LEE IVAN
ZONED: A
ORCHARD, GROVES, CITRUS IMPRV

BENCHMARK
PK NAIL IN 12" OAK
ELEV=40.51

EX SHELL ROAD

50' RIGHT-OF-WAY
FOR PRISTINE POINT SUB-DIVISION
PROPOSED INTER-NEIGHBORHOOD TIE

87th STREET EAST (PUBLIC)

PROJECT SIGNS

PUBLIC TURNAROUND EASEMENT

PUBLIC TURNAROUND EASEMENT

20' LANDSCAPE BUFFER

20' PDE

261 18,655 SF
260 7,475 SF
259 7,475 SF
258 7,475 SF
257 7,475 SF
256 7,475 SF
255 7,475 SF
254 7,475 SF

279 29,066 SF
262 7,475 SF
263 7,783 SF
264 7,763 SF
265 8,778 SF
266 7,762 SF
267 8,050 SF
268 8,664 SF
269 9,764 SF
270 8,761 SF
271 9,122 SF
272 10,633 SF
273 9,249 SF
274 9,706 SF
275 7,475 SF
276 8,836 SF
277 7,475 SF

ID# 467600003
KUTINSKY, RONALD K
KUTINSKY, DONNA M
ZONED: A, A-1
SINGLE FAMILY RESIDENTIAL

EX HOME
279
29,066 SF

(TO BE PLUGGED)

ID# 467200001
BRIAN AND BABINE KOONTZ
ZONED: A
SINGLE FAMILY RESIDENTIAL

80' LANDSCAPE BUFFER

EX AREA 14
UPLAND EXCAVATED DITCH

STORMWATER AREA #5
2.50 AC TOB
0.785 AC BNWL

EX SHELL DRIVE

ID# 467500009
R AND S BURNSTORE, PARKSIDE LLC
ZONED: A, PD-MU
SINGLE FAMILY HOMES

N 00°12'06" W 726.84'(M)

S 00°18'00" E 726.89'(M)

86th AVENUE EAST (PUBLIC)

OUT-OF-SAC SIPCA

85th COURT EAST (PUBLIC)

WATERMAIN

FH #13

BO

PDMAE (WIDTH VARIES FROM THIS LINE EAST TILL WIDE CANAL RENTEERS PROPERTY)

EX AREA 2-
WIDE CANAL
0.733 AC

EX TOP OF BANK (TYP)

SEE SHEET 4

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

Project Name: WILLOW BEND

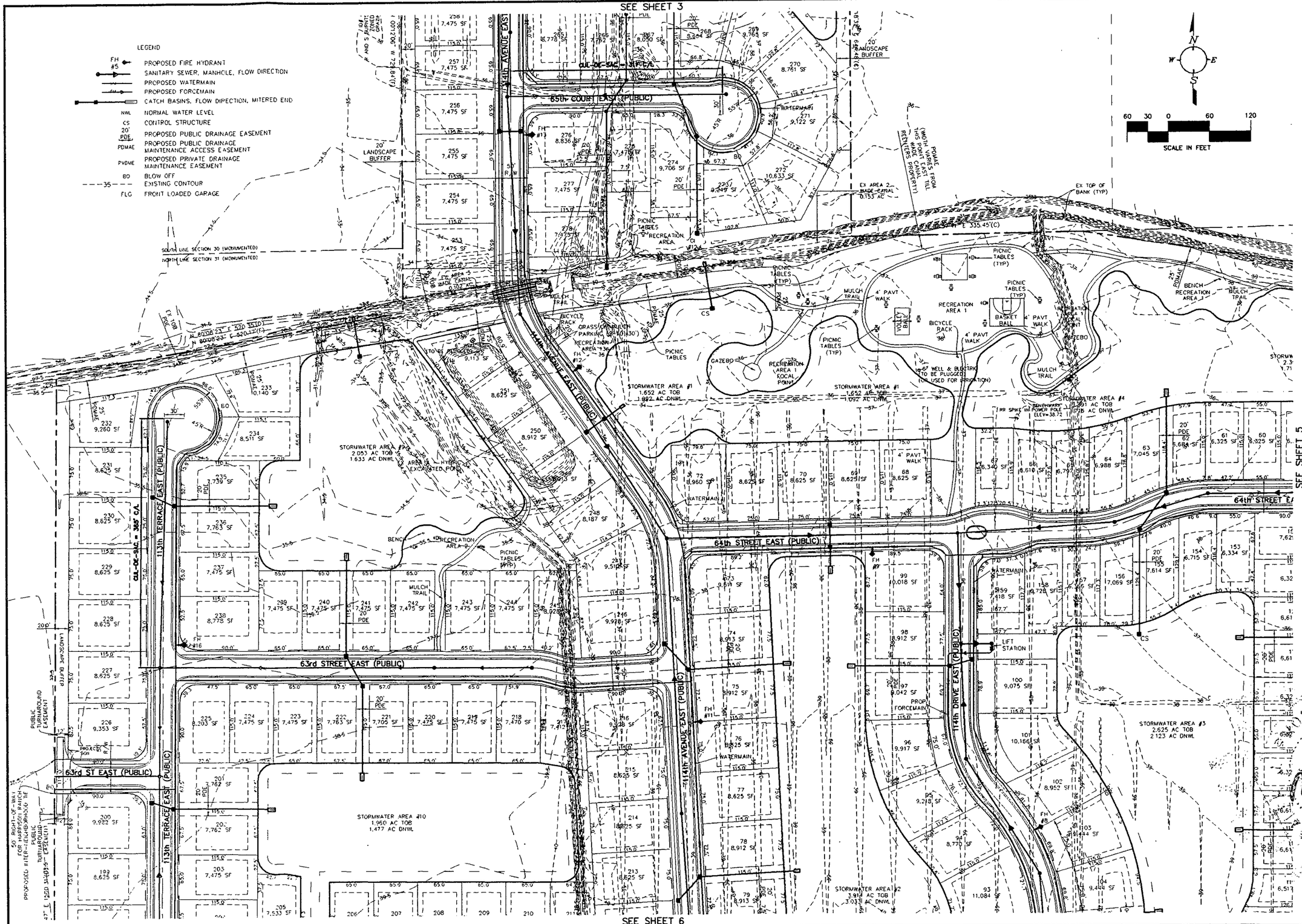
Project Title: PRELIMINARY SITE PLAN

Revision Block		
Date	Description	Revised By:
10/31/07	plan layout, lot sizes, rec areas, comments	wcc
03/03/06	addtl land area	wcc
06/21/05	piping, ponds, misc.	wcc
10/26/04	add 5 acre parcel, revise lots, design	wcc
07/19/04	layout, lot count, design	wcc

Seal:
Ralph J. Rhodes
Fl. Registration #31861
11-24-08

Drawing Name: 041404c
Project Number: 04105
Date: May 2004
Scale: 1" = 60'
Drawn By: ***
Checked By: RJR
Drawing No. 3

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R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

Project Name: WILLOW BEND

Project Title: PRELIMINARY SITE PLAN

Revised By:	Description	Date
wcc	plan layout, lot sizes, rec area, comments	10/31/07
wcc	add'l land area	03/06/06
wcc	piping, ponds, misc	06/21/05
wcc	add 5 acre parcel; revise lots, design	10/26/04
wcc	layout; lot count; design	07/19/04

Revision Block

Seal:

11-24-08

Ralph J. Rhodes Ft. Registration #31861

Drawing Name: 041404e

Project Number: 04105

Date: May, 2004

Scale: 1" = 60'

Drawn By: ***

Checked By: RJR

Drawing No. 4

W:\Projects\WhiteOak\0043-WillowBend\constr\041404c57.dwg, 11/24/2008 11:02:54 AM

LEGEND

- FH #5 — PROPOSED FIRE HYDRANT
- SANITARY SEWER, MANHOLE, FLOW DIRECTION
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- CATCH BASINS, FLOW DIRECTION, MITERED END
- NWL — NORMAL WATER LEVEL
- CS — CONTROL STRUCTURE
- 20' PDE — PROPOSED PUBLIC DRAINAGE EASEMENT
- PDMAE — PROPOSED PUBLIC DRAINAGE MAINTENANCE ACCESS EASEMENT
- PVDME — PROPOSED PRIVATE DRAINAGE MAINTENANCE EASEMENT
- BO — BLOW OFF
- 35 — EXISTING CONTOUR
- FLG — FRONT LOADED GARAGE

N W E S

60 30 0 60 120
SCALE IN FEET

SOUTH LINE SECTION 30 (MONUMENTED)
NORTH LINE SECTION 31 (MONUMENTED)

ID# 470100009
CANNON, JAMES M
CANNON, JANE M
ZONED: A, A-1
ORCHARD, GROVES, CITRUS

EX AREA 7
WADE CANAL
0.31D AC

STORMWATER AREA #4
2.391 AC TOB
1.716 AC DNWL

BYPASS CULVERT

BENCHES

EX AREA 17 – HYDRIC
EXCAVATED DITCH
STORMWATER AREA #8
11.599 AC TOB
1.185 AC DNWL

SEE SHEET 4

W STREET EAST (PUBLIC)

115th AVENUE EAST (PUBLIC)

63rd COURT EAST (PUBLIC)

STORMWATER AREA #6
(OFFSITE BYPASS POND)
2.399 AC TOB
1.863 AC DNWL

EX AREA 1 – HYDRIC
EXCAVATED POND
1.251 AC ONSITE

STORMWATER AREA #7
1.400 AC TOB
1.067 AC DNWL

SEE SHEET 7

EX WELL
(TO BE PLUGGED)

GW-PC-SAC = 347.8' GA

ID# 470100009
YOUNGBLOOD, SUSAN DALE
20445 SR 64
SINGLE FAMILY RESIDENTIAL

(LOCATION MAY MOVE IF DITCH IS RELOCATED AS LONG AS THE RELOCATED DITCH STILL EMPTIES INTO THE APPROVAL OUTFALL AS THE ORIGINAL DITCH WITH THE APPROVAL OF THE MANATEE COUNTY DRAINAGE DIVISION)

ID# 469700209
JONES, ALONZO L
JONES, JOAN H KOSKI
ZONED: A-1
VACANT RESIDENTIAL

ID# 469900005
DARSEY, DARCIE CECIL MILLER
ZONED: A-1
RIGHTS-OF-WAY

ID# 469500106
SEGARS, A DILLARD
SEGARS, ARLENE L
ZONED: A-1, PD-R
SINGLE FAMILY RESIDENTIAL

ID# 469800155
MCGINNIS, MEL M
MCGINNIS, PAMELA J
ZONED: A-1, PD-R
SINGLE FAMILY RESIDENTIAL

ID# 469700159
DARSEY, WINTON RUSS
DARSEY, DEVIN LEA
ZONED: A-1
MOBILE HOMES

1	10/31/07	plan layout, lot sizes, rec area, comments	wcc
2	06/05/06	addtl land area	wcc
3	04/21/05	piping ponds, misc	wcc
4	10/26/04	add 5 acre parcel, revise lots, design	wcc
5	07/29/04	layout, lot count, design	wcc
No.	Date:	Description	Revised By:

Revision Block

Seal:

11-4-08

Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: 041404c
Project Number: 04105
Date: May 2004
Scale: 1" = 60'
Drawn By: wcc
Checked By: RJR

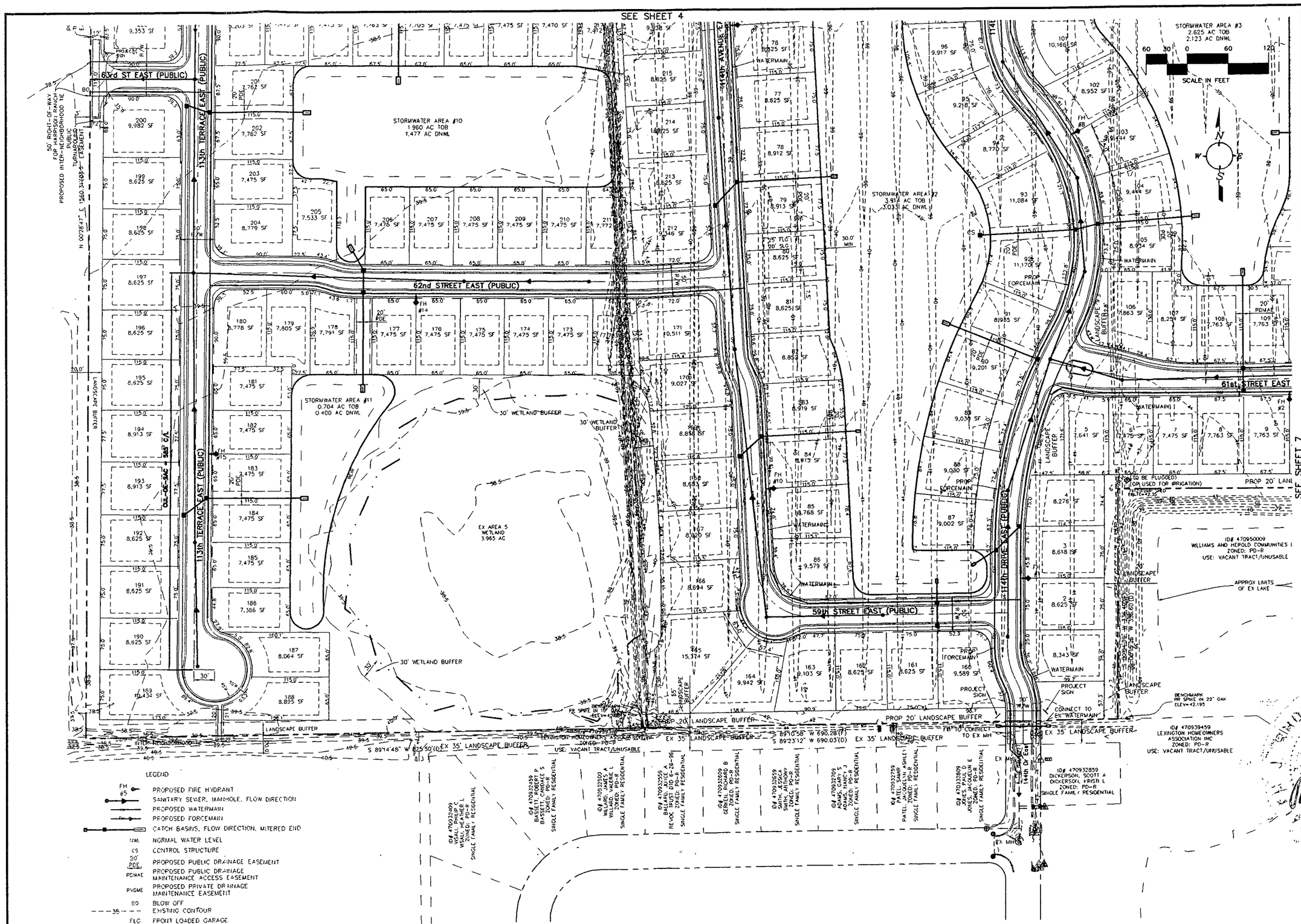
Drawing No. 5

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

Project Name: WILLOW BEND

Project Title: PRELIMINARY SITE PLAN

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R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
223 Interstate Blvd (941) 371-9420
Sarasota, FL 34240 fax (941) 371-9520

Project Name: WILLOW BEND

Project Title: PRELIMINARY SITE PLAN

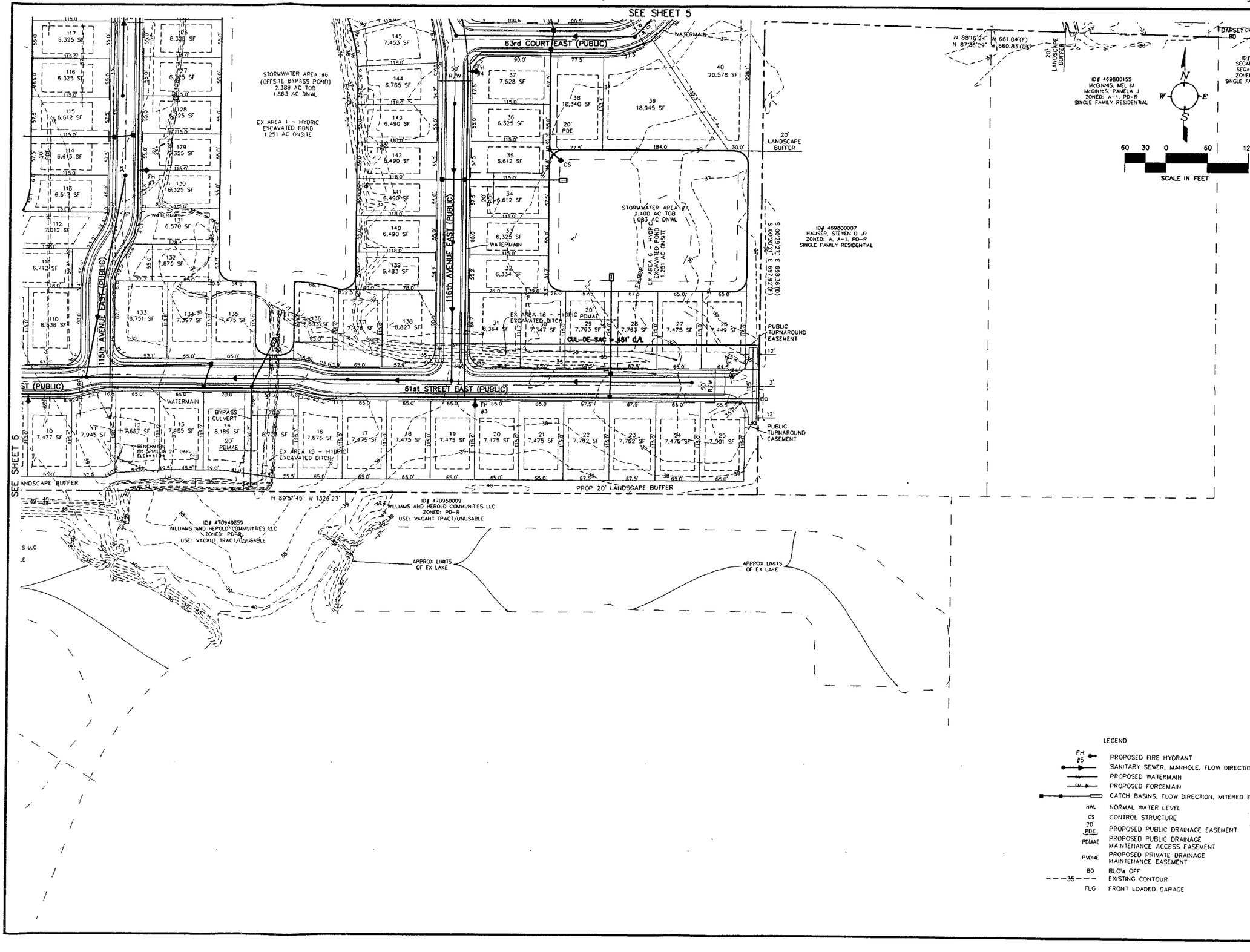
Revised By:	Description	Date
wcc	plan layout, lot sizes, rec area; comments	10/31/07
wcc	addtl land area	03/03/08
wcc	piping, ponds, misc	06/21/06
wcc	add 5 acre parcel; revise lots; design	10/26/04
wcc	layout, lot count; design	07/19/04

Revision Block

Seal: Ralph J. Rhodes FL Registration #31861

Drawing Name: 041404c
Project Number: 04105
Date: May 2004
Scale: 1" = 60'
Drawn By: wcc
Checked By: RJR
Drawing No. 6

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LEGEND

FH / #5	PROPOSED FIRE HYDRANT
	SANITARY SEWER, MANHOLE, FLOW DIRECTION
W	PROPOSED WATERMAIN
FM	PROPOSED FORCEMAIN
	CATCH BASINS, FLOW DIRECTION, MITERED END
NWL	NORMAL WATER LEVEL
CS	CONTROL STRUCTURE
20' PDE	PROPOSED PUBLIC DRAINAGE EASEMENT
PDMAE	PROPOSED PUBLIC DRAINAGE MAINTENANCE ACCESS EASEMENT
PVDMAE	PROPOSED PRIVATE DRAINAGE MAINTENANCE EASEMENT
BO	BLOW OFF
35	EXISTING CONTOUR
FLG	FRONT LOADED GARAGE

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. Sarasota, Fl. 34240
(941) 371-9420 fax (941) 371-9520

Project Name: WILLOW BEND

Project Title: PRELIMINARY SITE PLAN

Revised By:	Description	Date
WCC	plan layout, lot sizes, rec area, comments	10/31/07
WCC	addtl land area	03/03/08

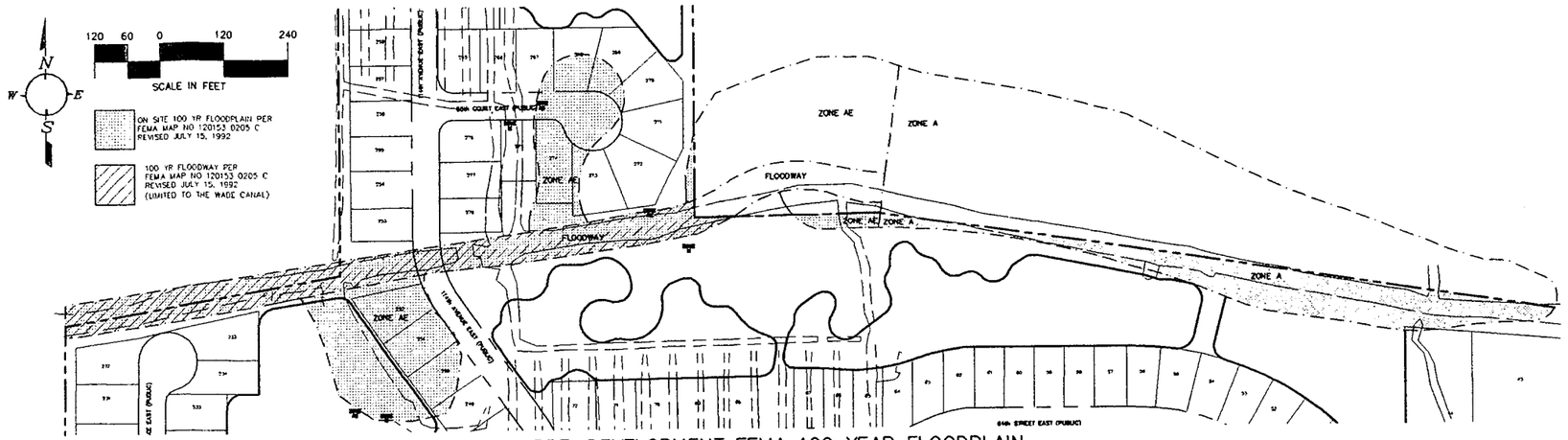
Revision Block

Seal:
Ralph J. Rhodes
Fl. Registration #31861

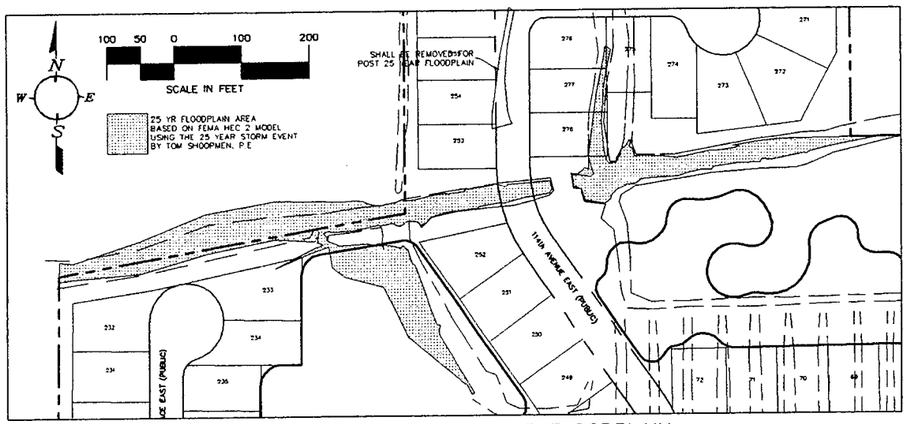
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Date: May 2004
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Drawn By: ***
Checked By: RJR

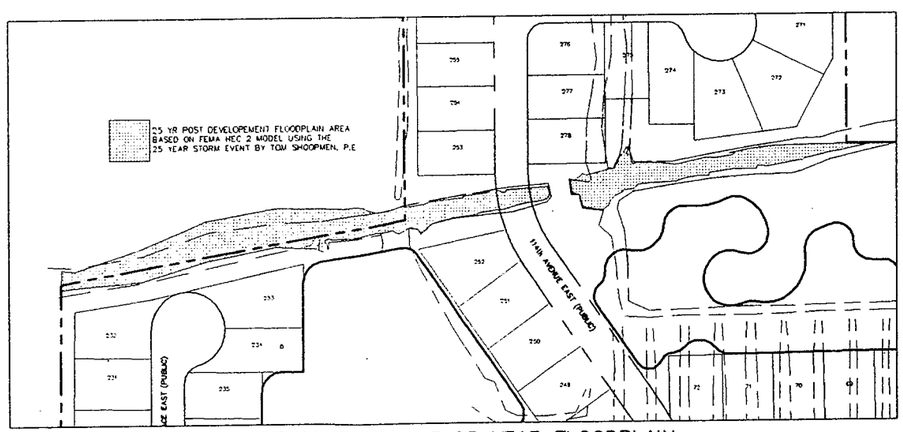
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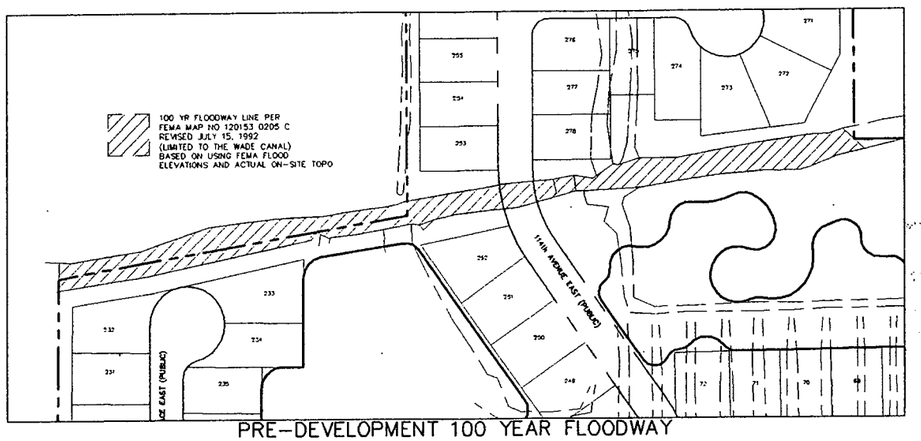
PRE–DEVELOPMENT FEMA 100 YEAR FLOODPLAIN



PRE–DEVELOPMENT 25 YEAR FLOODPLAIN



POST–DEVELOPMENT 25 YEAR FLOODPLAIN



PRE–DEVELOPMENT 100 YEAR FLOODWAY
BASED ON ACTUAL ON–SITE TOPO

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

Project Name: WILLOW BEND

Project Title: 25 YR / 100 YR FLOODPLAIN / FLOODWAY DEATILS

Revised By:	Description	Date

Revision Block

Seal:

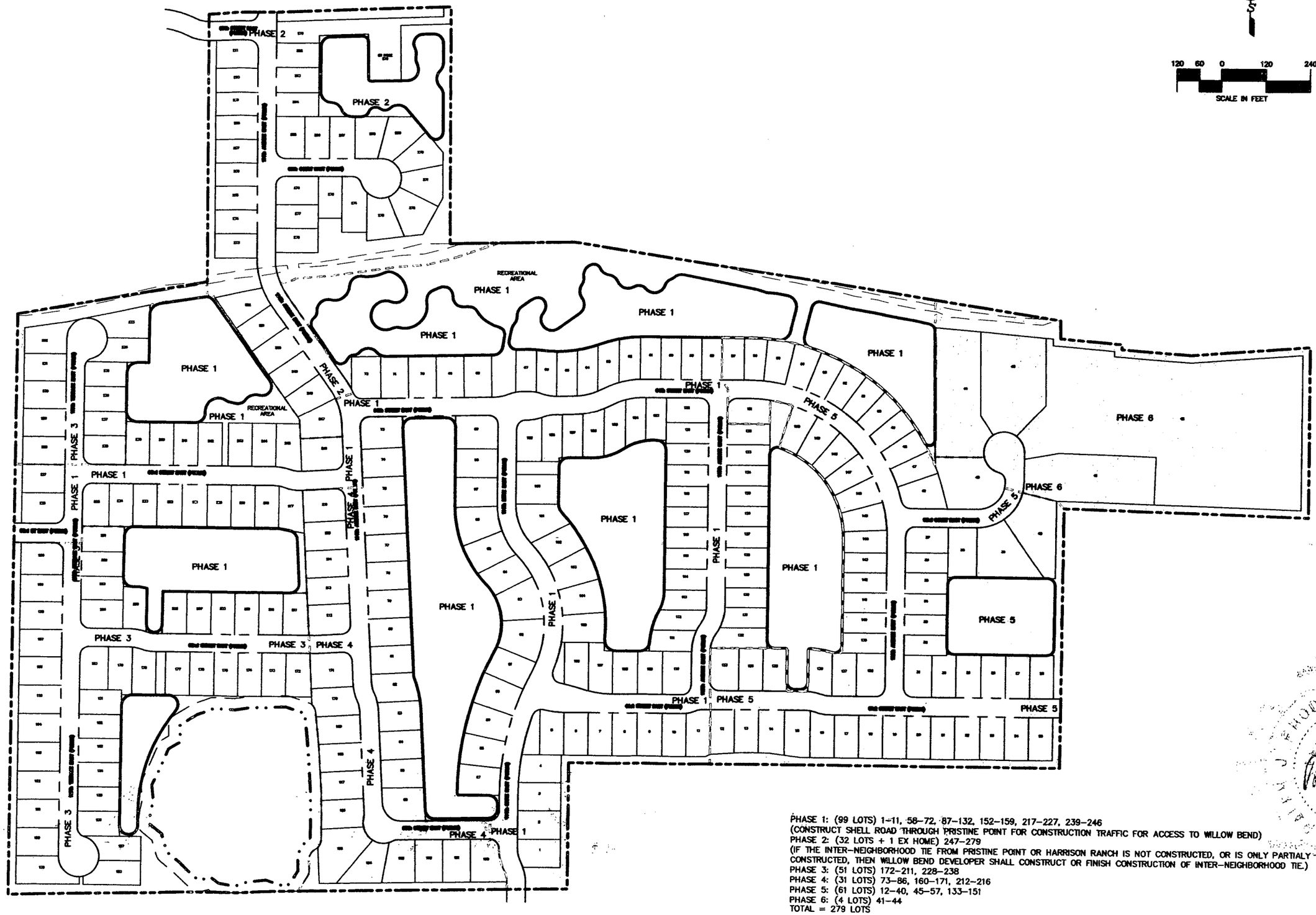
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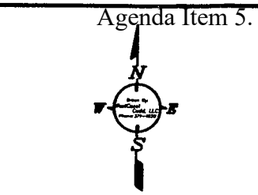
Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: 041404c
Project Number: 04105
Date: Nov., 2007
Scale: 1" = 100'
Drawn By:
Checked By: RJR

Drawing No. 8

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120 60 0 120 240

SCALE IN FEET

PHASE 1: (99 LOTS) 1-11, 58-72, 87-132, 152-159, 217-227, 239-246
(CONSTRUCT SHELL ROAD THROUGH PRISTINE POINT FOR CONSTRUCTION TRAFFIC FOR ACCESS TO WILLOW BEND)
PHASE 2: (32 LOTS + 1 EX HOME) 247-279
(IF THE INTER-NEIGHBORHOOD TIE FROM PRISTINE POINT OR HARRISON RANCH IS NOT CONSTRUCTED, OR IS ONLY PARTIALY CONSTRUCTED, THEN WILLOW BEND DEVELOPER SHALL CONSTRUCT OR FINISH CONSTRUCTION OF INTER-NEIGHBORHOOD TIE.)
PHASE 3: (51 LOTS) 172-211, 228-238
PHASE 4: (31 LOTS) 73-86, 160-171, 212-216
PHASE 5: (61 LOTS) 12-40, 45-57, 133-151
PHASE 6: (4 LOTS) 41-44
TOTAL = 279 LOTS

Rob Rhodes Engineering Inc.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. Sarasota, Fl. 34240 (941) 371-9420 fax (941) 371-9530

Project Name: WILLOW BEND

Project Title: PHASING PLAN

Revised By:	Description	Date

Revision Block

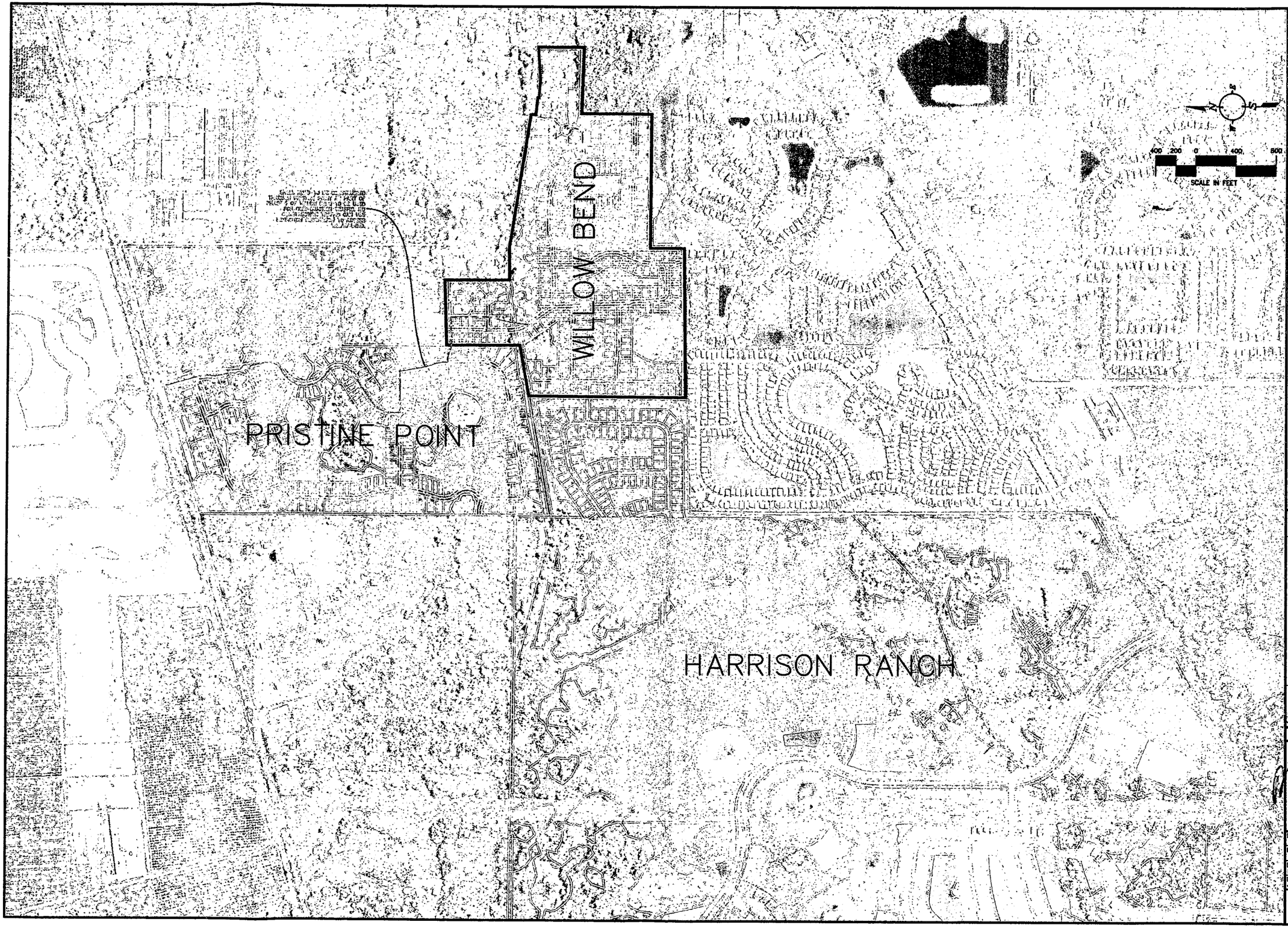
Sealed
11-14-06

Ralph J. Rhodes
Fl. Registration #31881

Drawing Name: 041404c
Project Number: 04105
Date: Nov., 2007
Scale: 1" = 120'
Drawn By: ccc
Checked By: RJR

Drawing No.
9

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Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

Project Name: WILLOW BEND

Project Title: AERIAL WITH SITE OVERLAY

Revised By:	Description	Date
wcc	plan layout, lot sizes, rec area, comments	10/31/07
wcc	addtl land area	03/03/08

Revision Block

Seal:

Ralph J. Rhodes
Fl. Registration #31861

Drawing/ Name: 041404c

Project Number: 04105

Date: May 2005 | Scale: 1" = 400'

Drawn By: | Checked By: RJR

Drawing No. 10

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R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

Project Name: WILLOW BEND

Project Title: RECREATION AREA EXHIBIT

Revised By:	Description	Date

Revision Block

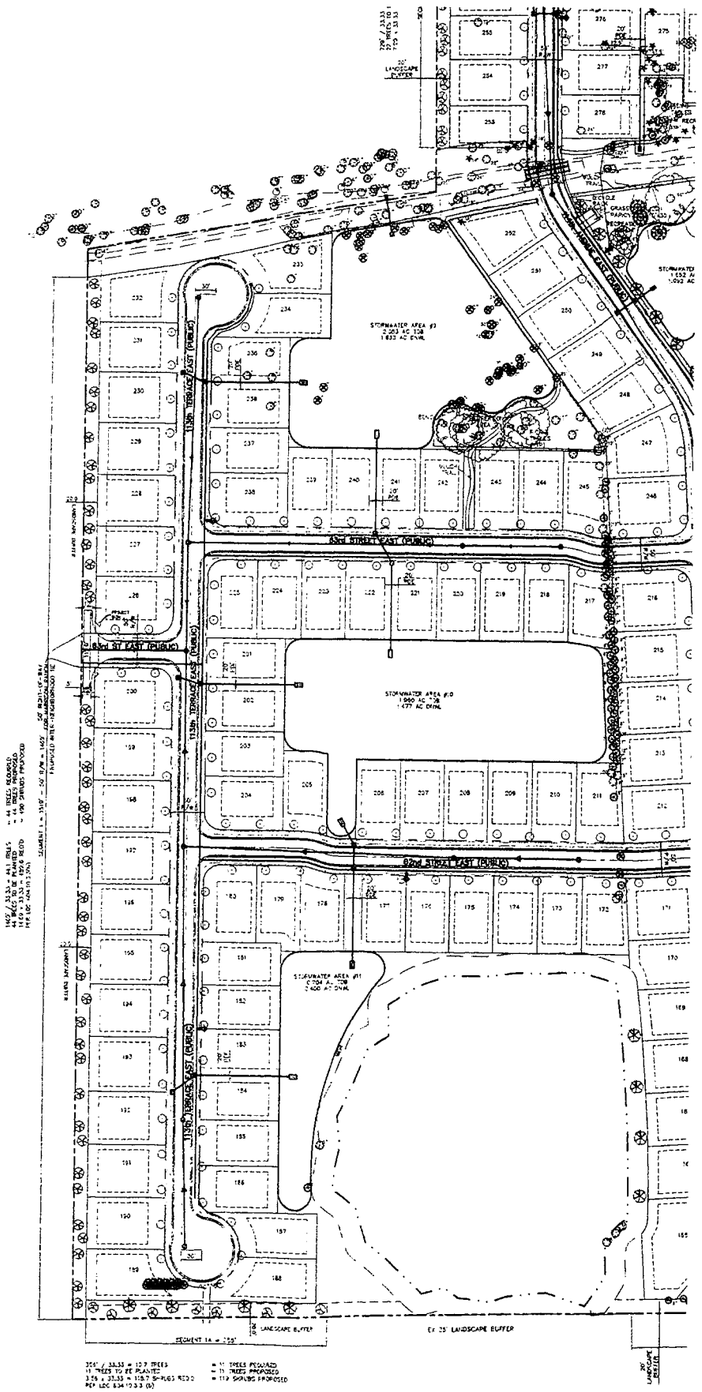
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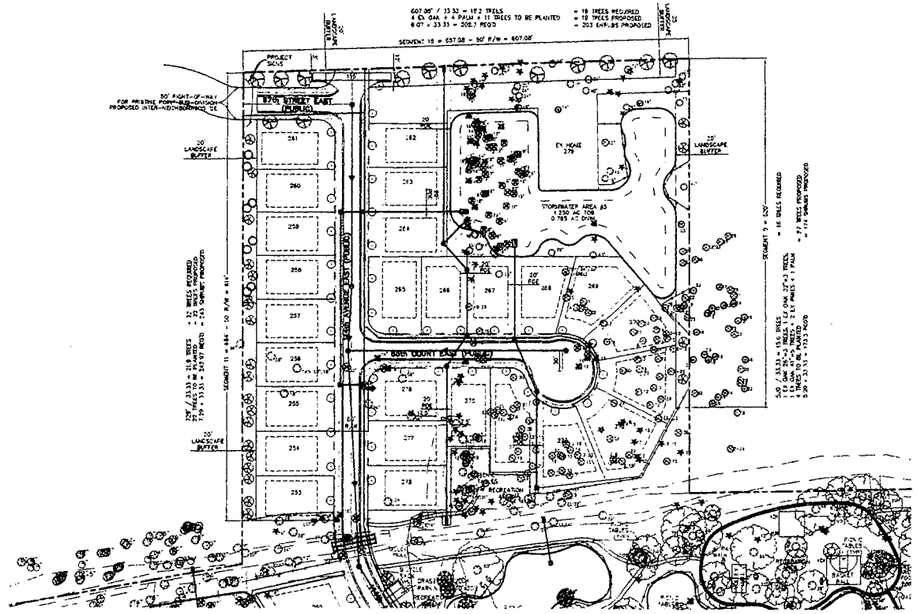
Ralph J. Rhodes
Fl. Registration #31861

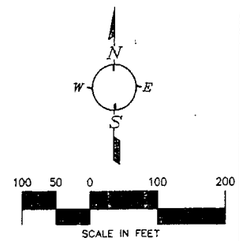
Drawing Name: 041404c
Project Number: 04105
Date: Dec., 2007
Scale: 1" = 30'
Drawn By: tac
Checked By: R.R

Drawing No. 11

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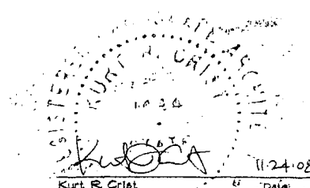


PROPOSED LEGEND

- Red Maple Tree 2 1/2" Cal.
- Live Oak Tree 7" Caliper
- Live Oak Tree 5" Caliper
- Live Oak Tree 3" Caliper
- Live Oak Tree 2 1/2" Caliper
- Cabbage Palm
- Proposed Chain Link Fence (Tree Protection)
- Proposed Silt Fence Barrier (Tree Protection)

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
QVB	Quercus virginiana	Live Oak Tree	10'-12'h x 4'spr., 2 1/2"cal.
QVC	Quercus virginiana	Live Oak Tree	7"cal
QVD	Quercus virginiana	Live Oak Tree	5"cal.
QVE	Quercus virginiana	Live Oak Tree	3"cal.
SPB	Sabal palmetto	Cabbage Palm	10'-18'oa. Hurricane Cut, 36"ctbl.
VS	Viburnum suspensum	Sandankwa Viburnum	24"h. 3 gal (3'o.c.)
VO	Viburnum odoratissimum	Sweet Viburnum	24"h. 3 gal (3'o.c.)
MC	Myrica cerifera	Wax Myrtle	24"h. 3 gal. (3'o.c.)



Kurt R. Crist — Date

Kurt R. Crist - Landscape Architect, Inc.
FL REG. LA # 0001444
3350 Barn Creek Loop
Sarasota, Florida 34240
Office (941) 378-3636
Fax (941) 378-8262
email: krclandscape@mpc.com

No.	Revision	Date

WILLOW BEND

MANATEE COUNTEE, FLORIDA

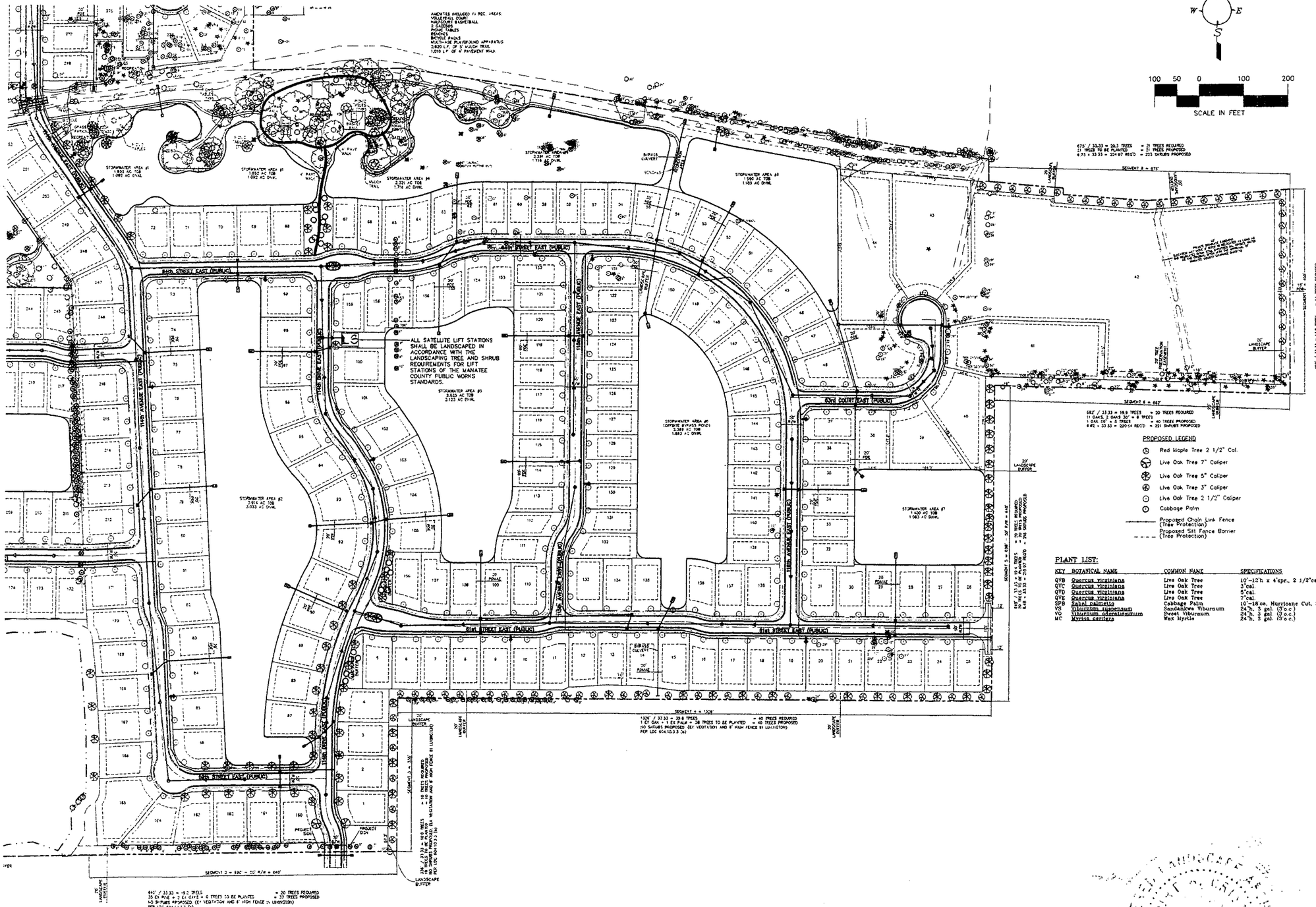
LANDSCAPE PLAN

Designed	krc
Drawn	wcc
Scale	1" = 100'
Date	Nov 2008
Sheet	04213-81a

LA 1 of 3

Project #04103

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PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
QVB	Quercus virginiana	Live Oak Tree	10'-12'h. x 4'spr., 2 1/2"cal.
QVC	Quercus virginiana	Live Oak Tree	3"cal.
QVD	Quercus virginiana	Live Oak Tree	5"cal.
QVE	Quercus virginiana	Live Oak Tree	7"cal.
SPB	Sabal palmetto	Cabbage Palm	10'-16'oa, Hurricane Cut, 36"rtbl.
VS	Viburnum suspensum	Sandankwe Viburnum	24"h, 3 gal. (3 o.c.)
VO	Viburnum odoratissimum	Sweet Viburnum	24"h, 3 gal. (3 o.c.)
MC	Myrica cerifera	Wax Myrtle	24"h, 3 gal. (3 o.c.)

Kurt R. Crist - Landscape Architect, Inc.
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No	Revision	Date

WILLOW BEND
MANATEE COUNTEE, FLORIDA

LANDSCAPE PLAN

Designed	krc
Drawn	bcc
Scale	1" = 100'
Date	Nov. 2006
Sheet	#4213-B1a

LA2 of 3

Project #04105

11-24-05
Kurt R. Crist Date

GENERAL NOTES:

GENERAL – Work consists of furnishing all labor, equipment and materials necessary to produce a complete and functional irrigation system that will supply 100% coverage of the landscaped areas within the limits of work which is to include areas as shown and drawn on the plan. The irrigation contractor is to visit the site and become familiar with all conditions prior to commencement of work and is responsible for locating all existing utilities and lighting conduits and is responsible for any damages or repairs incurred. All minor items implied, usually included, or required for the complete construction of the irrigation system shall be installed whether shown in the drawing / specifications or not. All equipment shall be installed per the manufacturer's recommendations. As-build drawings for the owners use shall be provided by the irrigation contractor after completion of work. Test and demonstrate to the owner / landscape architect the operations of the system. Instruct the owner's designated personnel in the operations of the system including adjustment of sprinklers, controller, valves and manufacturer's manuals.

WATER SOURCE – An above ground centrifical pump to draw from a lake or a well with a submersible pump are to be utilized for irrigation. The irrigation water source is to supply water at 40 – 50 PSI. For the lake water source a Y-filter (80-100 Mesh) is to be provided and installed by the irrigation contractor. The irrigation contractor is responsible for compliance with any requirements or codes, with local and state authorities, and is to be responsible for all licenses, permits, and fees pertaining to this irrigation system.

AUTOMATIC ELECTRIC CONTROLLER – RAINBIRD ESP-LX exterior controller is to be located per plan. 110 Power for the controller is to be provided and connected (hard wired) BY OTHERS. All exposed wires are to be in conduit to the controller. A Minicic II rain sensing / shut-off device is to be provided and installed by the irrigation contractor.

PIPING – All piping shall be class 160 PVC 1120-1220. All pipe will be buried a minimum of 12" below finished grade. Where piping runs underneath plants, piping should be buried a minimum of 18" below finished grade. All mainline and lateral piping adjacent to sidewalk, curb or building is to be located a maximum of 12" from pavement / foundation unless noted otherwise. A minimum of 18" of flexible PVC is to be used on all pop-up type heads (sprays & rotors). All shrub risers are to be on rigid 1/2" PVC and painted flat black. Shrub risers are to be set at 12" off walls (if specified). All fittings are to be schedule 40 PVC. Piping as shown on the plan is for graphic presentation for the effect and function of the system. The irrigation contractor is to coordinate all heads as to landscape requirements. All pipe is to be installed according to the chart below for a maximum of 5 FPS.

PIPE SIZE	MAXIMUM FLOW
1/2"	6 GPM
3/4"	12 GPM
1"	18 GPM
1 1/4"	28 GPM
1 1/2"	38 GPM
2"	56 GPM

SLEEVES – All sleeves are to be installed 2x the size of the pipe(s) to be installed in the sleeve. All sleeves are to be schedule 40 PVC and installed with a minimum coverage of 18" from the top of pipe to final grade. For all areas, sleeves are to extend a minimum of 16" from back of curb or edge of pavement. Sleeves are the responsibility of the irrigation contractor. All piping is to be installed in a separate sleeve from wiring as noted on plan.

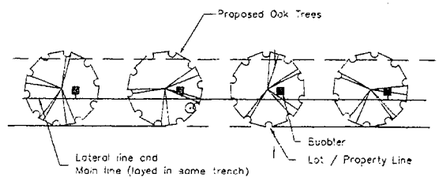
ELECTRIC ZONE VALVES – HARDIE Ultraflow 700-1.5, 24 volt AC, 1 1/2" valves. All valves are to be installed in 10" valve boxes with lids. All wiring is to be 14 gauge common and zone. Pen-lite or equivalent connectors are to be used at all splices and placed in 8" splice boxes. All wiring is to be bunched and taped (if specified) on each group and installed directly beneath the mainline. Any or all wire not directly under the mainline is to be placed in two inch (2") conduit and marked on the as-built drawing.

HEADS – All sprinkler heads are to be set a minimum of 4" from the edge of sidewalk or curb to the closest edge of head. All heads are to be aimed and adjusted for one hundred percent (100%) head to head coverage of the landscaped areas with minimal or no water on walks, pavement or structure. All spray heads to be RAINBIRD 6" or RAINBIRD 12" pop-up type with the top of the head installed flush with the top of sidewalk, pavement or curb. All heads installed against the building are to be located a minimum of 12" off the face of the building to eliminate back spray. All shrub risers are to be set at 6" above installed plant heights (if specified). All heads are to be bottom fed to allow for adjustment of head height and location. It may be necessary to move or add heads due to possible construction variations. Only RAINBIRD nozzles will be accepted, no other equal.

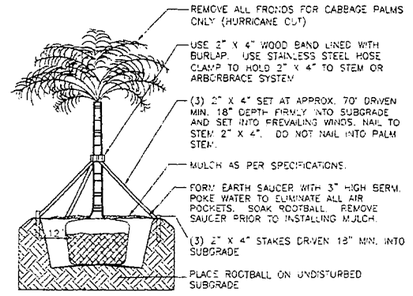
Drip tubing is to be installed per plan (maximum 300 length from water source)

THRUST BLOCKS – To be installed by the irrigation contractor at every angled connection on the mainline.

GUARANTEE – All workmanship to be of the highest quality and standard. All work and materials are to be guaranteed for one (1) full year from the documented date of acceptance by the owner / representative. The irrigation contractor is to maintain this system for ninety (90) days from the date of acceptance (cleaning and replacement of valves and heads except from theft, vandalism, or accident). Any alternates, changes, or substitutions will require the written approval of the landscape architect. Plants dying or damaged due to the lack of water as a result of irrigation problems from improper installation (ie. bad joint connection, nozzle / head unscrewed, etc.) will be the total responsibility of the irrigation contractor for replacement.



PERIMETER BUFFER
TYPICAL HEAD / LINE LAYOUT
SCALE: 1"=30'



PALM TREE PLANTING DETAIL
SCALE: NOT TO SCALE

GENERAL NOTES:

A minimum of 2 days and a maximum of 5 days prior to the commencement of any work, Sunshine State One Call shall be notified @ 1 800 432-4770 per Florida Statute 553.851.

The general / site contractor shall be responsible for construction grade preparation, including grading for berms if required, and site drainage unless otherwise specified. Drainage preparation and clean topsoil backfill shall be provided and installed by the general / site contractor to establish construction grades.

The site is to be received by the landscape contractor with finished grades at plus or minus one-tenth of one foot and clear of debris and weed growth. Finished grades in areas abutting curbs, walks, or pavement to be provided flush by the general / site contractor or others. The landscape contractor is responsible for fine grading by hand which consists of smooth, even grades. The landscape contractor is to cut all grades down to minus two inches (-2") below all walks, curbs, pavement, in planters or other abutments in order to contain sod or mulch as specified.

All plants to be Florida grade #1 or better. Workmanship should be of the highest nursery standards.

All plants are to be planted from flush to one inch (1") above finished grade of soil. All trees are to be planted two inches (2") below finished grade to create a shallow basin to hold water and mulch. DO NOT install any soil ring mounds around plants or tree for water. DO NOT backfill any soil over the top of the rootball of any plant or tree.

Apply fertilizer at the rate of 8 pounds per 1000 square feet of lawn or as recommended by the manufacturer for turf areas a minimum of two weeks after sod installation. All plants / trees / palms are to be fertilized with a granular type fertilizer at time of planting. All fertilizer to be installed in an even ring / circle outside the edge of the rootball or at the edge of the dripline. Do Not broadcast fertilizer on plants. Follow the application rate: 1 gallon plants 2-4 fluid ounces of granular fertilizer, 3 gallon plants 4-8 fluid ounces, 10-15 gallon plants 8 fluid ounces (1 pound), 30 gallon plants 2 pounds, trees 1 pound per caliper inch, palms 3-4 pounds on small palms, 5-6 pounds on palms 15'os, 8-10 pounds on palms over 15'os.

All areas within the property boundaries which require sod are to be sodded with Argentine Bahia solid sod, unless otherwise specified, free from pests and weeds, layed in staggered rows with no gaps. The contractor is to substantiate all sod quantities before final installation.

Use only Grade "A" cypress bark mulch, 3" deep in all plant bed areas. All trees are to have a mulched bed a minimum of three feet (3') in diameter and three inches (3") deep.

All trees are to be guaranteed for six (6) months and all plants are to be guaranteed for ninety (90) days from the date of final acceptance of the job by the owner / representative. Vandalism, theft, abuse, lack of proper maintenance, watering, or abnormal acts of God are not included.

LANDSCAPE REQUIREMENTS:

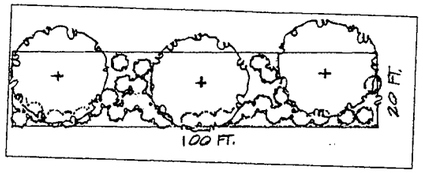
PERIMETER BUFFER REQUIREMENT (20' wide)

3 Canopy Trees per 100 lf of Buffer
(3" Caliper, 12'H x 5' spr minimum)

33 Shrubs per 100 lf of Buffer
(30"H at time of planting)

Note:
Perimeter Buffer includes oak trees, pine trees and cabbage palms.
Also includes Viburnum odoratissimum, Viburnum suspensum and Myrica cerifera.
Additionally, some areas will be left in native habitat.
Shrubs and trees will be planted informally as shown in 604.10.3.6 of the LDC.

Example from LDC:

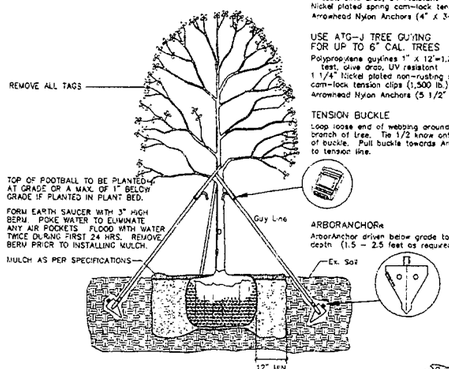


INTERIOR / ROADWAY

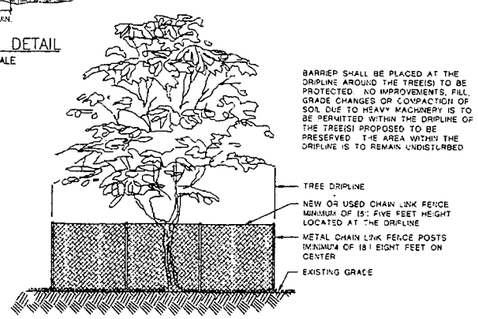
1 Canopy Tree required per 50 linear feet.
410 QVB Oak Tree 10'-12'h x 4'spr, 2 1/2"cal
49 QVO Live Oak Tree 5"cal.
24 QVE Live Oak Tree 7"cal.
TOTAL = 483 Street Trees

TREE PROTECTION DETAL:

1. Minimum amount of tree radius to be protected.
   A. 100% of the dripline. Filed adjusted barricades to protect 100% of canopy.
   B. If the proposed development will encroach within the proposed protection area, then effective pruning or other protective measures may be necessary to ensure that the tree survives. Prior approval from NRD Staff is required.
2. Minimum construction: Chain link fence (new or used) or silt fence shall be utilized at the location shown on the approved Tree Protection Plan.
3. Contractor shall maintain the barriers until all paving, construction and heavy equipment is out of the area.
4. Trees located greater than 15' outside limits of clearing and not located on single family lots as marked by silt screen or hay bales do not required tree barricades.
5. No debris, fill materials or construction activity shall occur within confines of barriers.
6. Trees on single family lots do not require barricades.
7. Protect designated trees scheduled to remain against:
   - Unnecessary cutting, breaking or skinning of roots.
   - Skinning or bruising of bark.
   - Smothering of trees by stockpiling construction or excavation materials within dripline.
   - Excess foot and all vehicular traffic are prohibited.
   - Parking vehicles within dripline.
8. Provide water to trees as required to maintain their vigor.
9. When necessary to cut roots over 1 1/2" diameter on trees which are to remain, cut must be a clean cut. Coat cut faces of roots with an emulsified asphalt or other acceptable coating formulated for use on damaged plant tissue. Temporarily cover exposed roots with wet burlap to prevent drying and cover with earth as soon as possible.
10. No grade changes are to be made within the barricades without prior approval of owner or his designated representative and NRD Staff.
11. Repair or replace trees indicated to remain which are damaged in the construction operations, in a manner acceptable to the owner. Employ a qualified tree surgeon to repair major damages to trees and shrubs promptly to prevent progressive deterioration caused by damage. Prior approval from NRD Staff is required.



TREE PLANTING DETAIL
SCALE: NOT TO SCALE



TREE PROTECTION DETAIL
(PRIOR TO CONSTRUCTION ACTIVITIES) NTS

TOTAL TREES PRESERVED AND PLANTED ON SITE (INCLUDING PALMS) / TOTAL TREES REMOVED	
TREES PRESERVED	532
REPLACEMENT TREES	271
STREET (NON-REPLACEMENT) TREES UNDER 3"	370
TOTAL TREES PRESERVED AND PLANTED	1173
TOTAL TREES REMOVED	170

TREES PRESERVED IN LANDSCAPE BUFFERS, TREE PRESERVATION AND RECREATION AREAS			
TREE TYPE	4"-15"	16"-30"	31"-OVER
OAK, LIVE	202	68	72
PINES	97	0	0
TOTAL PRESERVED	299	68	72
GRAND TOTAL TREES PRESERVED			439
CABBAGE PALMS PRESERVED			78
GRAND TOTAL TREES + CABBAGE PALMS PRESERVED			517

TREE REMOVAL / REPLACEMENT INVENTORY

Trees to be removed from overall site Common Areas, Roads and SWF's *	4"-15" (1:1)	16"-30" (2:1)	31"-Over (3:1)
Oaks: Live	62	41	4
Oaks: Laurel	0	1	1
Pines	29	2	0
Total Trees Removed	91	44	5
Total Required Replacement Trees Using Multiplier Required by LDC	91	88	15

Total Required Replacement Trees = 194
Total Proposed Replacement Trees = 241
Total Number of Palms Removed = 30
Total Proposed Replacement Palms = 30

Replacement Tree Sizes:

138	3" Caliper
88	5" Caliper
15	7" Caliper
30	Replacement Palms

* Includes trees that will be saved and are anticipated to survive but may not meet all requirements of the County forester in regards to Canopy Protection, etc.

NOTE: NOT ALL INITIAL INFRASTRUCTURE DESIGN FOR THIS PROJECT IS COMPLETE. TREES TO BE SAVED MAY BE ADJUSTED DUE TO ENGINEERING CONSTRAINTS. IF ANY ADDITIONAL TREES NEED TO BE REMOVED, REPLACEMENT TREES WILL BE ADDED, MEETING THE REQUIREMENTS OF THE LDC.

INVENTORY OF TREES ON LOTS

NOTE: Although no replacement trees are required for trees that are removed from lots, staff requested how many trees will be removed on lots. Below is a breakdown of trees located within the building setbacks of all lots that could potentially be removed to construct a home. This does not mean all of these will be removed. Additionally all tree on lots outside of setbacks are included in the break down below.

Tree Type	4"-15"	16"-30"	31"-Over
	IN / OUT / SAVED	IN / OUT / SAVED	IN / OUT / SAVED
Oaks: Live	31 / 33 / 16	35 / 21 / 27	6 / 5 / 5
Pines	13 / 27 / 1	0 / 1 / 0	0 / 0 / 0
Others	0 / 5 / 5		
Total	44 / 50 / 7	35 / 17 / 22	6 / 4 / 4
Palms	22 / 43 / 51		

IN = INSIDE SETBACK BUILDING BOX
OUT = OUTSIDE SETBACK BUILDING BOX
SAVED = OUTSIDE SETBACK BUILDING BOX BUT WILL HAVE VERY HIGH PROBABILITY OF SURVIVAL DUE TO LOT SIZE (LOT2 41, 42 AND 279)

ADDITIONAL NOTES:

Street trees will be installed in accordance with sec. 715.3.4 of the LDC and will be field adjusted to avoid conflicts with driveways, utilities, and signage. Palm trees may not be utilized to meet this requirement unless they are grouped with a minimum of two (2) used for each canopy tree. A maximum of twenty-five (25) percent of all proposed residential street trees may be Palm trees.

Trees and shrubs shall not be place within the middle two-thirds (2/3) of any drainage swale or within three (3) feet measured horizontally from the centerline of the drainage swale whichever is greater. Swales must allow the positive flow of water without any obstruction.

Required street trees located in individual lots will be installed prior to certificate of occupancy issuance. Irrigation of these trees is the responsibility of the individual lot owner.

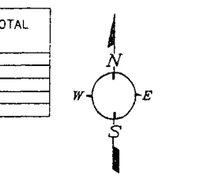
Required street trees located in common, open space areas will be installed or bonded before final plan approval.

Landscape buffers shall utilize existing vegetation. Where needed, additional plant material will be installed where existing buffer vegetation does not meet sec. 715 of the LDC.

TREE SEGMENT AREAS				
LOCATION	TREES REQ'D	EXISTING TREES	TREES TO BE PLANTED	TREES PROPOSED
SEGMENT 1	44	0	44 (3") LIVE OAKS	44
SEGMENT 1A	11	0	11 (3") LIVE OAKS	11
SEGMENT 2	20	35 PINE + 2 OAKS	0	37
SEGMENT 3	10	0	10 (3") LIVE OAKS	10
SEGMENT 4	40	1 OAK + 1 PALM	38 (3") LIVE OAKS	40
SEGMENT 5	20	0	20 (5")-LIVE OAKS	20
SEGMENT 6	20	16 OAKS + 16 PALMS	0	40
SEGMENT 7	14	3 OAKS + 5 PALMS	12 (3") LIVE OAKS	20
SEGMENT 8	21	0	21 (3") LIVE OAKS	21
SEGMENT 9	14	2 PINE + 10 OAKS	4 (3") LIVE OAKS	27
SEGMENT 10	13	4 OAKS + 4 PALMS	11 (7") LIVE OAKS	19
SEGMENT 11	22	0	22 (5") LIVE OAKS	22
TOTAL	255	37 PINE + 47 OAKS + 25 PALMS	163 (3") + 20 (5") + 11 (7") LIVE OAKS	311

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
QVB	Quercus virginiana	Live Oak Tree	10'-12'h x 4'spr., 2 1/2"cal.
QVC	Quercus virginiana	Live Oak Tree	3"cal.
QVO	Quercus virginiana	Live Oak Tree	5"cal.
QVE	Quercus virginiana	Live Oak Tree	7"cal.
SPB	Sabal palmetto	Cabbage Palm	10'-18'oa, Hurricane Cut, 36"rtbl
VS	Viburnum suspensum	Sandankwa Viburnum	24"h, 3 gal. (3'o.c.)
VO	Viburnum odoratissimum	Sweet Viburnum	24"h, 3 gal. (3'o.c.)
MC	Myrica cerifera	Wax Myrtle	24"h, 3 gal. (3'o.c.)



PROPOSED LEGEND
- Red Maple Tree 2 1/2" Cal.
- Live Oak Tree 7" Caliper
- Live Oak Tree 5" Caliper
- Live Oak Tree 3" Caliper
- Live Oak Tree 2 1/2" Caliper
- Cabbage Palm
- Proposed Chain Link Fence (Tree Protection)
- Proposed Silt Fence Barrier (Tree Protection)

11-24-08
Kurt R. Crist — Date
By: [illegible]

Kurt R. Crist - Landscape Architect, Inc.
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Bonita Springs, Florida 34135
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Fax: (941) 318-8082
email: krclalarch@peoplepc.com

No.	Revision	Date

WILLOW BEND
MANATEE COUNTEE, FLORIDA

LANDSCAPE PLAN

Designed	krc
Drawn	wcc
Scale	1" = 100'
Date	Nov. 2008
Sheet	04013-Bla

LA3 of 3

Project #04105

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Willow Bend

Parrish

PDR-04-18/04-S-45

B&B Suncoast Land Development, Inc.
White Oak Development, Ltd., Agent

Willow Bend

The Team

- Land Development Consultant - David McNabb & Marcus Helmuth
  Agent for B&B
  White Oak Development, Ltd Over 32 years in Sarasota-Manatee Counties developing over 10,000 residential home sites
- Land Use Attorney- William W. Merrill, III
  Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.
- Engineer - Ralph Rhodes, PE, PSM
  RJ Rhodes Engineering, Inc.
- Environmental Consultant- Alexander Hoffner, Sr. Scientist
  ECO Consulting, Inc.
- Landscape Architect- Kurt Crist, LA
  Kurt R. Crist Landscape Architect, Inc.
- Traffic Engineer- Adam Gibson, PE & Robert Agrusa, PE
  Kimley-Horn & Associates, Inc.



Willow Bend

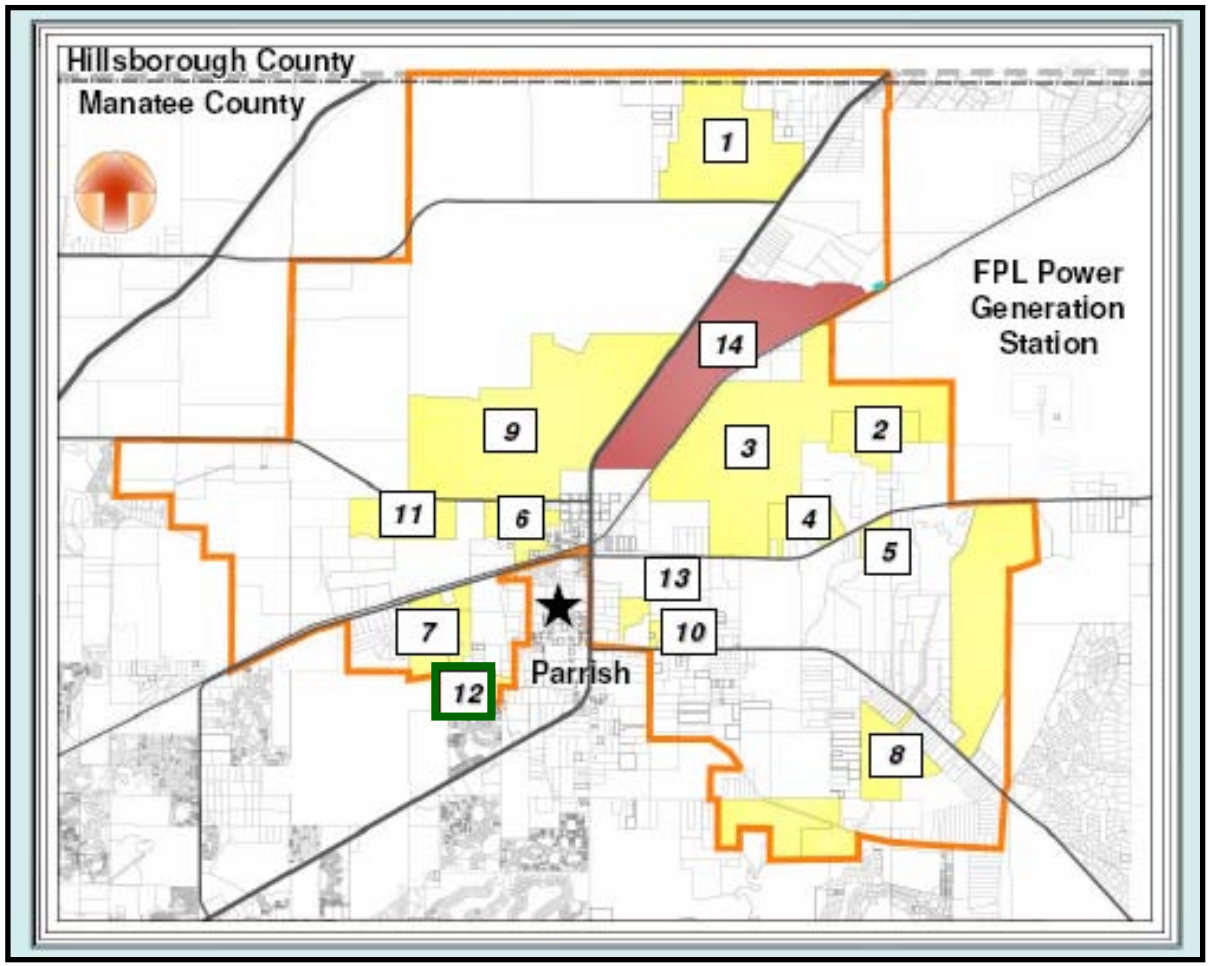
North Parrish Group

Our Mission

A conceptual master plan for the greater Parrish community demonstrating regional sustainability and establishing and implementing a framework for proceeding with individual development projects.

Willow Bend

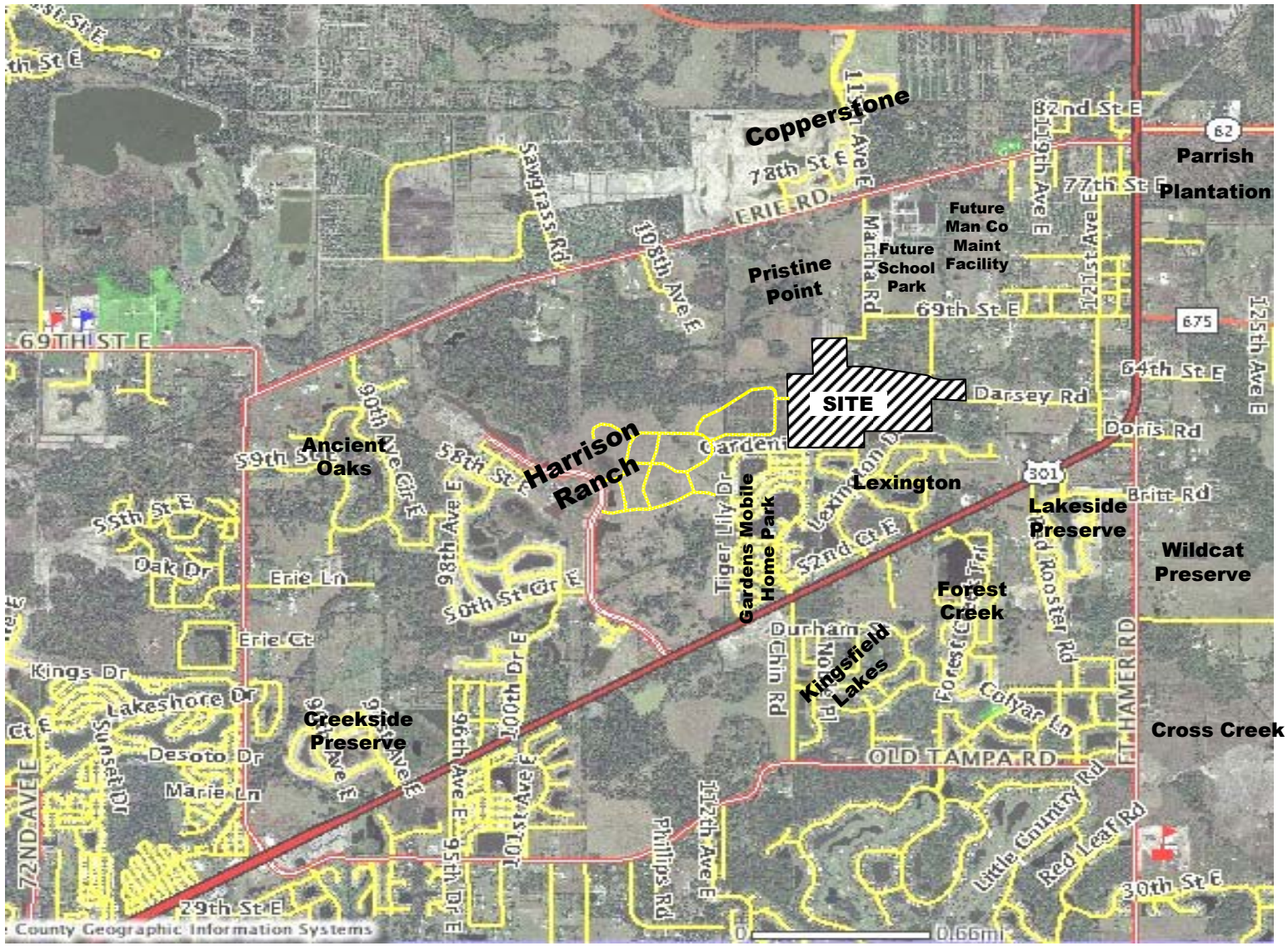
North Parrish Group Participants



1. ARBOR PARK
2. CANTERBURY MANOR
3. CONE RANCH
4. GOVERNORS PRESERVE
5. MANNING PROPERTY
6. MORGAN'S GLEN
7. PRISTINE POINTE
8. RIVER MIST
9. SALTSMAN
10. SILVER POPE
11. SUMMER WOODS
12. WILLOW BEND
13. PARRISH PLANTATION
14. PARRISH TOWN CENTER LLC

Willow Bend

Location Map

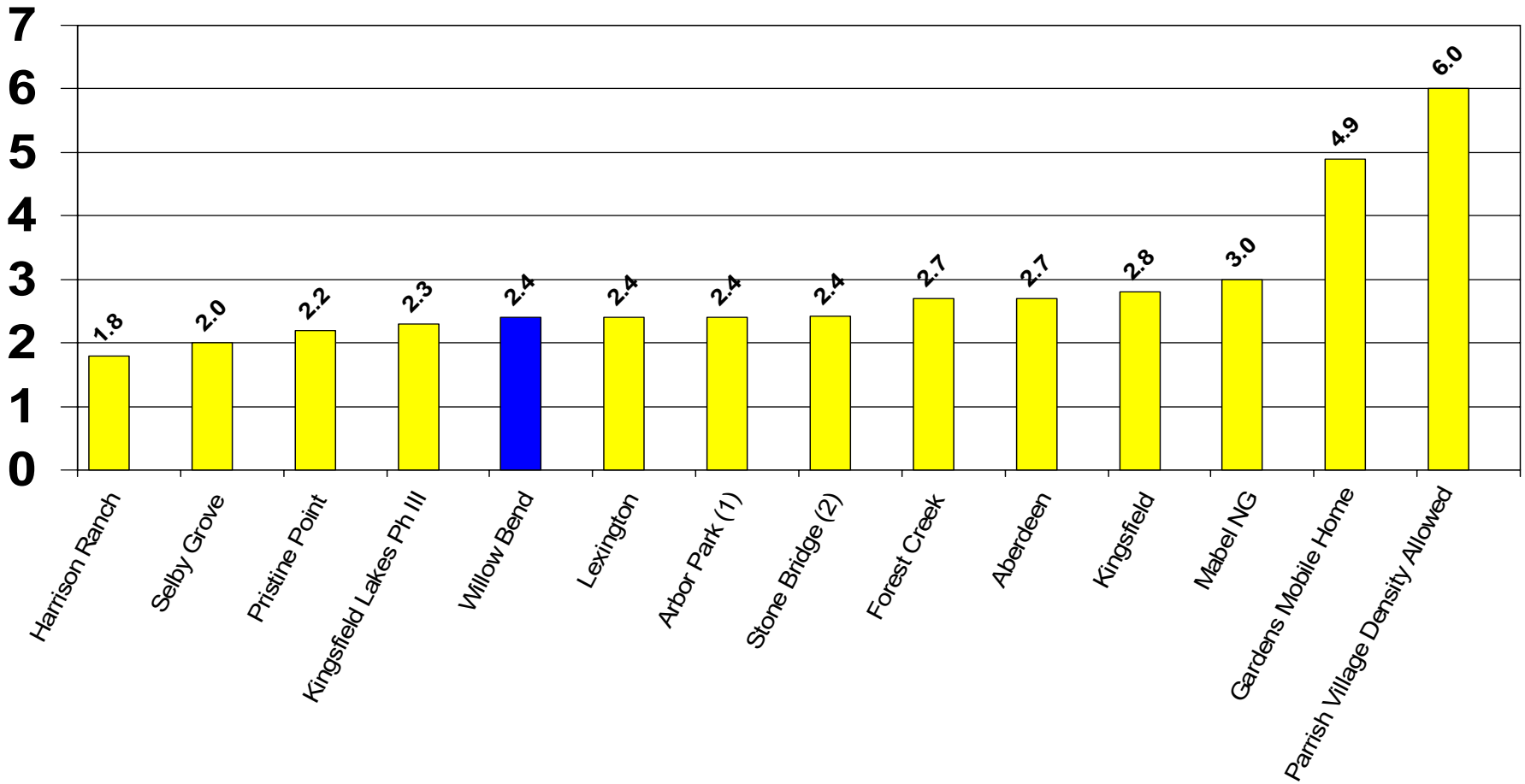


Location Map



Willow Bend

Project Density Comparison



(1) In addition, 120,000 sq ft of retail office, 15,000 sq ft of retail and 8,000 sq ft of restaurant
(2) Assumes 20 acre school site removed, 2.23 if school site included

Willow Bend

Site Plan



Willow Bend

Project Attributes

- Open Space 25% required, 34.59% provided
- Trees !! Over 1,100 trees will be preserved/planted (71 of those are 31+” trees)
- Almost 6 Acres of Recreation Area/Tree Preservation Area with multiple recreational opportunities
- No wetland impacts
- Will provide inter-neighborhood connectivity including access to new school & possible park on Martha Rd
- Drainage Improvements - Cleaning out existing ditches, providing drainage maintenance easements, increasing undersized pipes to improve drainage for the surrounding property including Lexington subdivision
- Design Sensitive to adjacent properties including large buffers
- Density, lot size compatible with adjacent properties
- Response to neighborhood meeting comments



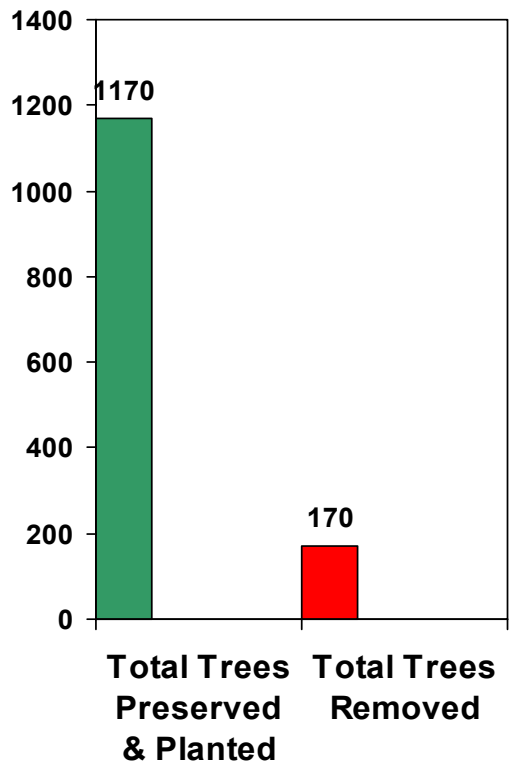
Willow Bend

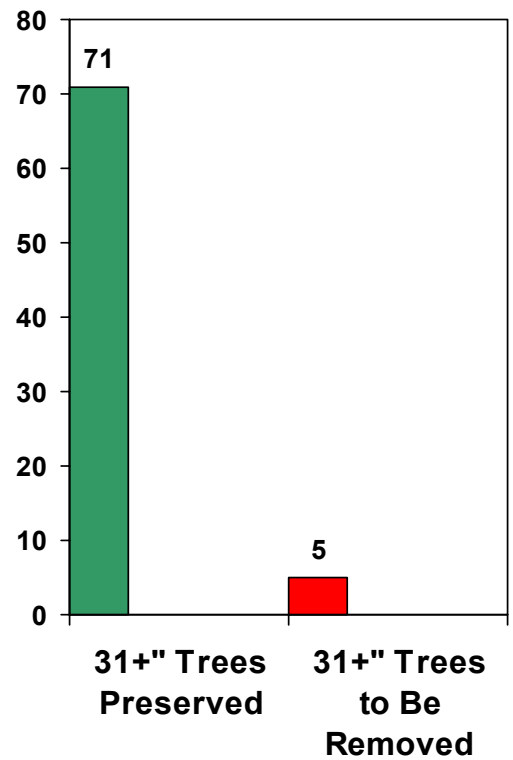
Open Space

- Required: 25% (28.7 Acres)
- Proposed: 34.59% (39.71 Acres)

Trees

Total Trees Preserved & Planted	1,170
Total Trees Removed from Common Areas, Roads and SWF's	170
31+" Trees Preserved in Landscape Buffers, Tree Preservation and Recreation Areas	71
31+" Trees to be Removed from Common Areas, Roads and SWF's	5





Willow Bend

5.96 Acre Recreation/Tree Preservation Area



Willow Bend

5.96 Acre Recreation/Tree Preservation Area









Willow Bend

Recreational Opportunities

2 Gazebos





Willow Bend

Recreational Opportunities

Picnic Tables throughout Recreation/Tree Preservation Area



Willow Bend

Recreational Opportunities

- Multi-Age Playground Apparatus
- Volleyball Court
- ½ Court Basketball

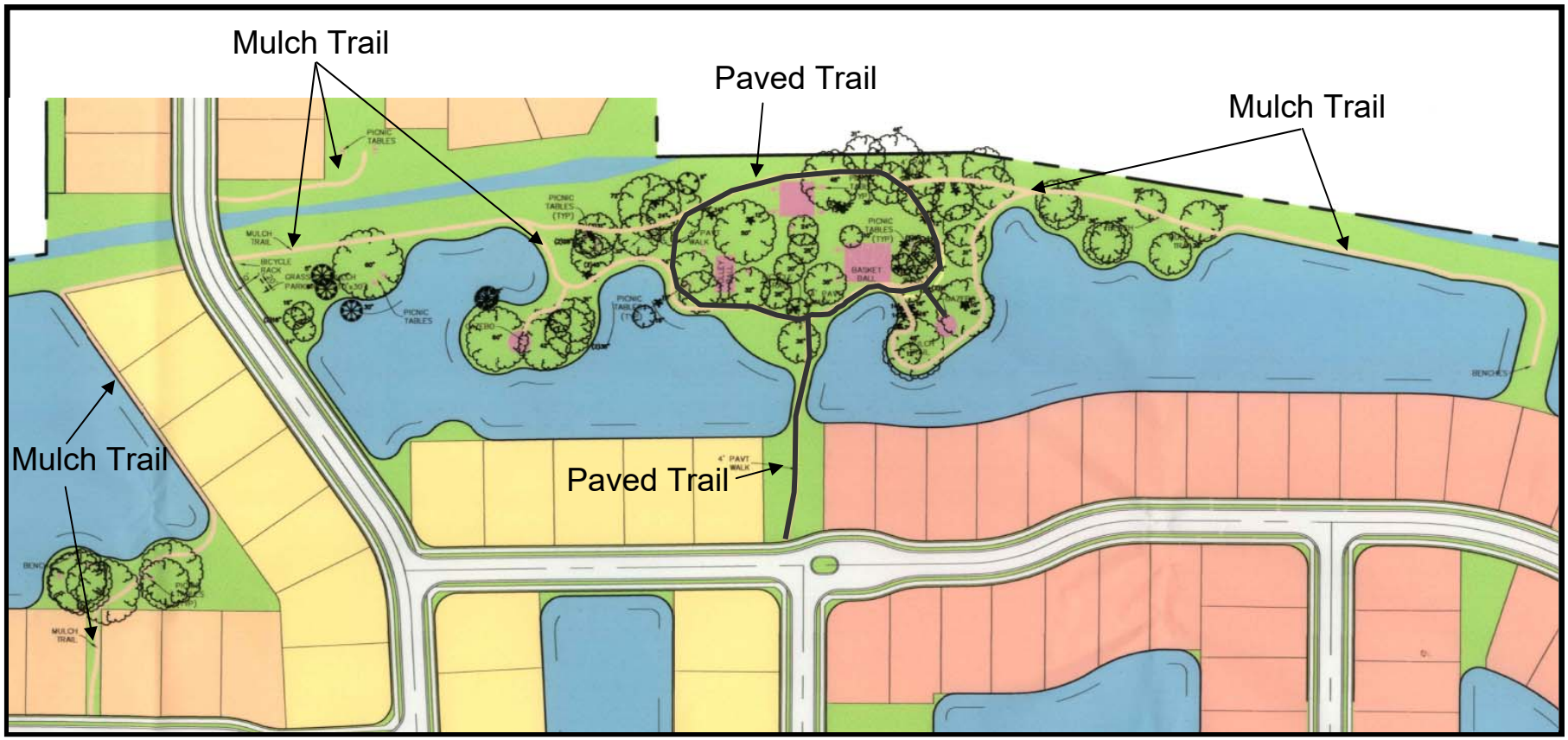


Willow Bend

Recreational Opportunities

Trails

2,620	LF Mulch Trail
1,010	LF Paved Trail
3,630	LF Total Trails



Willow Bend

Wetlands

- No Wetland Impacts
- Wetland Buffer Enhancement

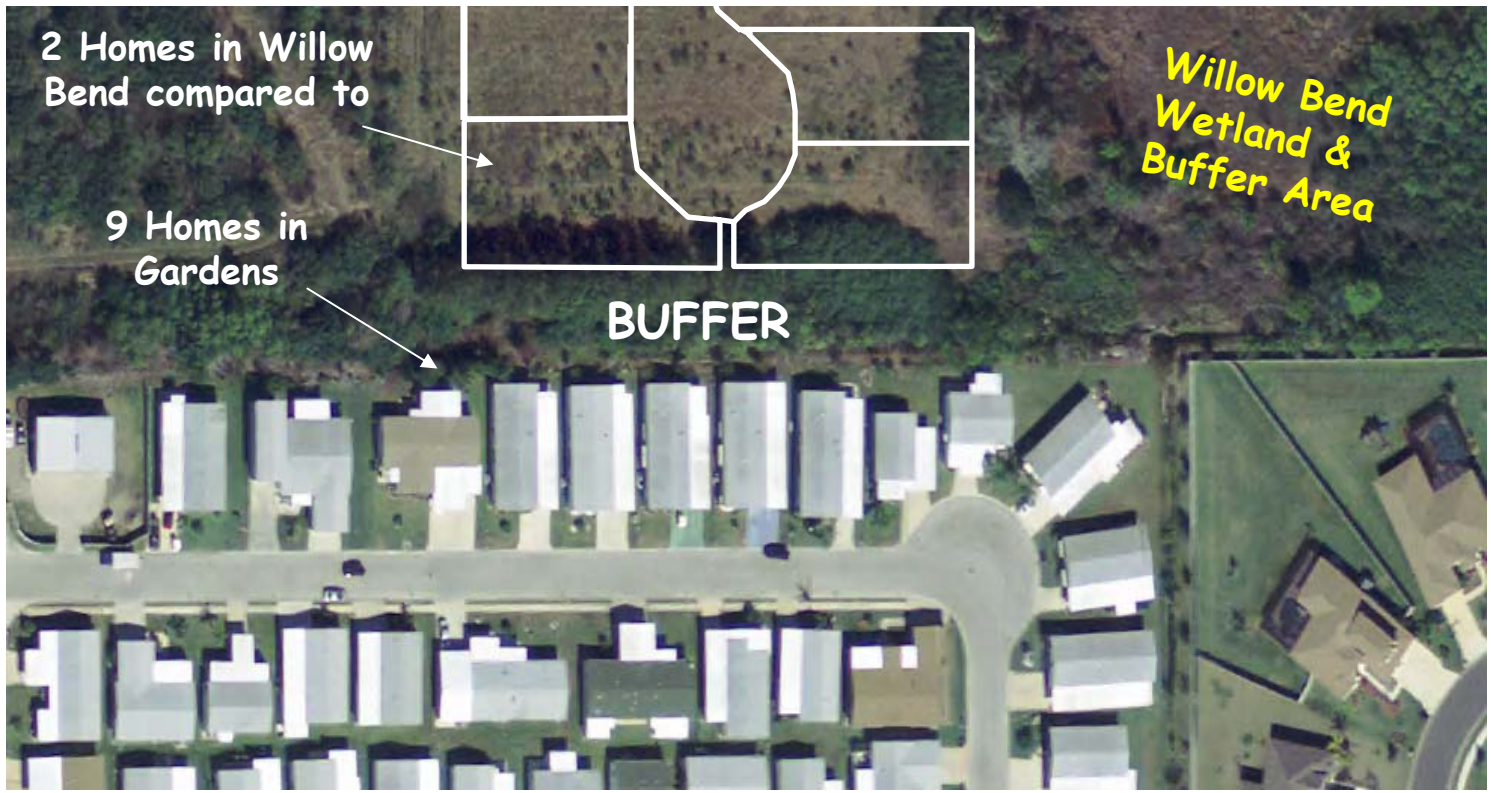
Willow Bend

Design Sensitive to Adjacent Properties

THE GARDENS

Mobile Home Park

- Buffer ranges from 20’ to 520’
- 2 homes in Willow Bend abutting the Gardens, 9 homes in the Gardens abutting Willow Bend



Willow Bend

Design Sensitive to Adjacent Properties
LEXINGTON

West Side:

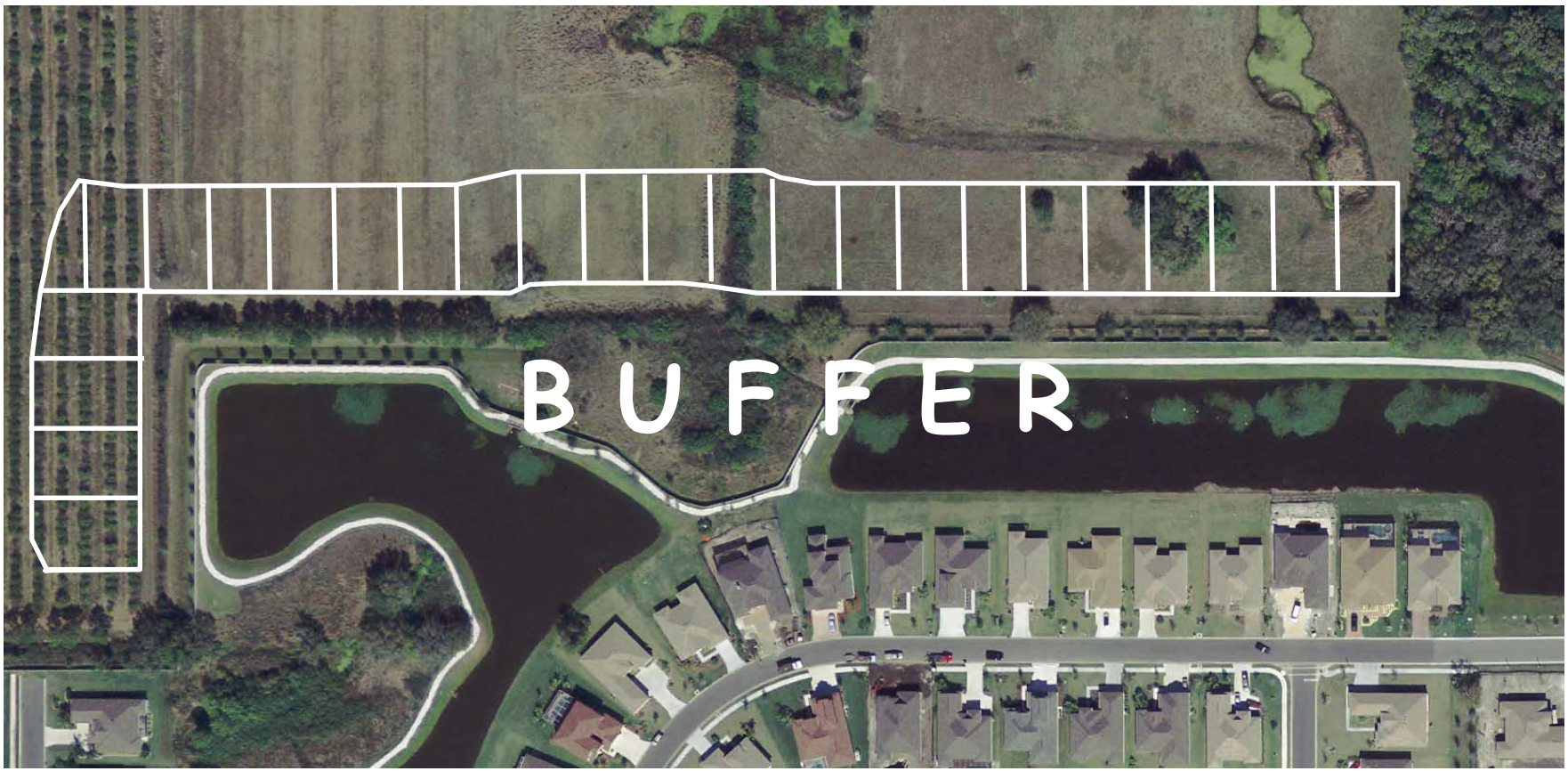
- Buffer ranges from 55’ to 555’ with existing solid PVC fence and dense native vegetation
- 7 homes in Willow Bend abutting Lexington and 9 homes in Lexington abutting Willow Bend



Willow Bend

Design Sensitive to Adjacent Properties
LEXINGTON

East Side: Buffer ranges from 200’ to 400’ with existing continuous solid PVC fence and natural vegetation



Willow Bend

Design Sensitive to Adjacent Properties
East Side



- Very large lots (.5 Acre to 5.58 Acres) to help transition to larger lots to the East
- Buffers with existing vegetation, Wade Canal and lake
- Tree preservation easement along southern most 20’ of Lot 42

Willow Bend

Response to Neighborhood Meeting Comments

- Second Means of Access
- Construction Traffic

  Shell road to be constructed through Pristine Point as part of Phase 1 of Willow Bend to be used for construction traffic. No construction traffic can use Lexington Subdivision to access Willow Bend.
- Connectivity

  5 inter-neighborhood ties ↔



Willow Bend

Manatee County Carrying Capacity Study

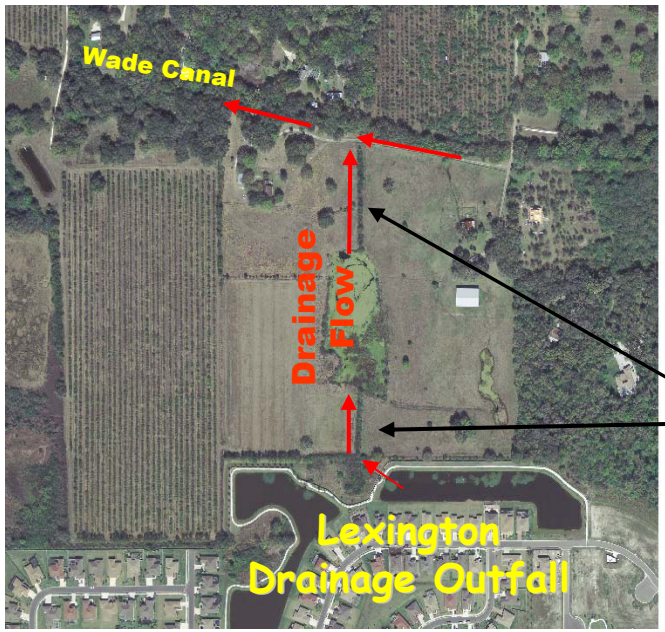
Prepared by: Renaissance Planning Group

- "However, the County should look toward requiring new developments in the North and East TAA to interconnect the local street system as a way to disperse traffic demand across a finer grained network."
- "Requiring developers to make connections to adjacent or surrounding developments allows the users to have more travel options than just Thoroughfare Plan network."
- "In addition, the County is working on street connectivity performance standards for adoption as part of its land development code. This process would amend the land development regulations to promote interconnections between properties, cross- and shared-access, creation of local street interconnections..."

Willow Bend

Response to Neighborhood Meeting Comments
Drainage Improvements

Existing Conditions:







Unmaintained Drainage Ditches/Pond with no Drainage or Maintenance Easements

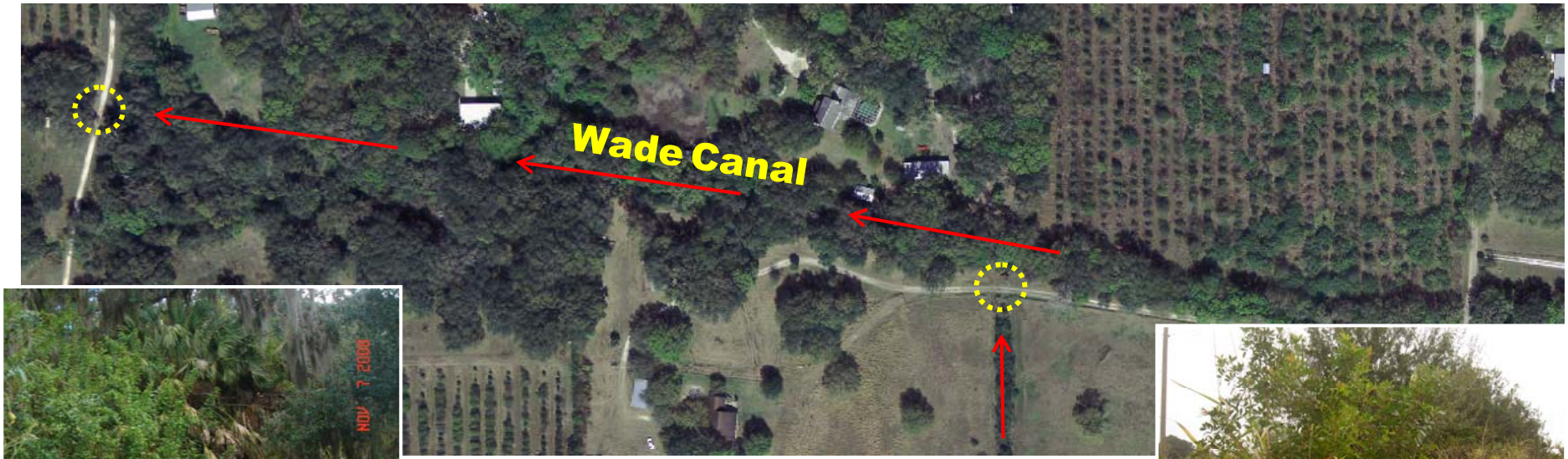






Willow Bend

Response to Neighborhood Meeting Comments
Drainage Improvements







Existing Undersized and Unmaintained Pipe Crossings





Post Development Conditions:

- Existing undersized/unmaintained pipes to be replaced by properly sized pipes approved by Manatee County Stormwater Division
- New bypass culvert and reconstructed bypass pond will be completed by Willow Bend development
- Public drainage and maintenance access easements will be granted by Willow Bend development
- All Exotic vegetation within Wade Canal will be removed

Willow Bend

CONCLUSION

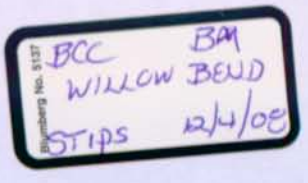
- Extraordinary Open Space, Tree Preservation and Planting, and Recreational Amenities
- Compatible Density
- Compatible Lot Sizes
- Large Buffers
- Connectivity (5 ties)
- Drainage Improvements

Delete Current B.3.

~~B.3. The construction access and second access, through a separate parcel to the north as shown on Exhibit B, shall be stabilized and maintained for travel by the applicant until such time as the road is fully constructed to County standards.~~

Add new B.3.
Once 90% of the certificates of occupancy for homes in Willow Bend subdivision have been issued, Willow Bend HOA shall contribute 42% of the actual cost to repair (one time) the existing decorative pavers at the entrance portion of Lexington Drive at US 301 and 116th Avenue East at US 301 and at the intersection of 57th Street East, 57th Circle East and Lexington Drive.

Revised B.4.
B.4. The Construction Access and ~~or~~ second means of access through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan ~~described in Exhibit B~~, shall be 20 feet wide of stabilized shell or other material and maintained by the applicant for travel until such time as a second means of access to the Willow Bend Subdivision has been constructed to County Standards, in any event, for a period not to exceed 7 years after approval of the First Construction Drawings for Willow Bend. The design for construction of this second means of access through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan ~~as shown on Exhibit B~~ shall be approved by Public works, Fire and EMS. However, if a second means of access to Willow Bend subdivision has not been constructed to County standards prior to issuance of the certificate of occupancy for the 101st home in Willow Bend subdivision, then the second means of access through a separate property to the north as generally shown on sheet 10 of the preliminary site plan shall be paved 20 feet wide with ¾" asphalt (not to County standards).



Revised Stipulations

B.3. Once 90% of the certificates of occupancy for homes in Willow Bend subdivision have been issued, Willow Bend HOA shall contribute 42% of the actual cost to repair (one time) the existing decorative pavers at the entrance portion of Lexington Drive at US 301 and 116th Avenue East at US 301 and at the intersection of 57th Street East, 57th Circle East and Lexington Drive.

B.4. The Construction Access and second means of access through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan , shall be 20 feet wide of stabilized shell or other material and maintained by the applicant for travel until such time as a second means of access to the Willow Bend Subdivision has been constructed to County Standards, in any event, for a period not to exceed 7 years after approval of the First Construction Drawings for Willow Bend. The design for construction of this second means of access through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan shall be approved by Public works, Fire and EMS. However, if a second means of access to Willow Bend subdivision has not been constructed to County standards prior to issuance of the certificate of occupancy for the 101st home in Willow Bend subdivision, then the second means of access through a separate property to the north as generally shown on sheet 10 of the preliminary site plan shall be paved 20 feet wide with ¾" asphalt (not to County standards).

B.5. The roadway connection to Lexington shall be blocked with a fence, gate or other similar barrier as approved by Public Works, EMS and Fire, until such time as all infrastructure for Phase I of the project is certified complete. After this time, signs shall be placed directing construction traffic to project's Erie Road access.

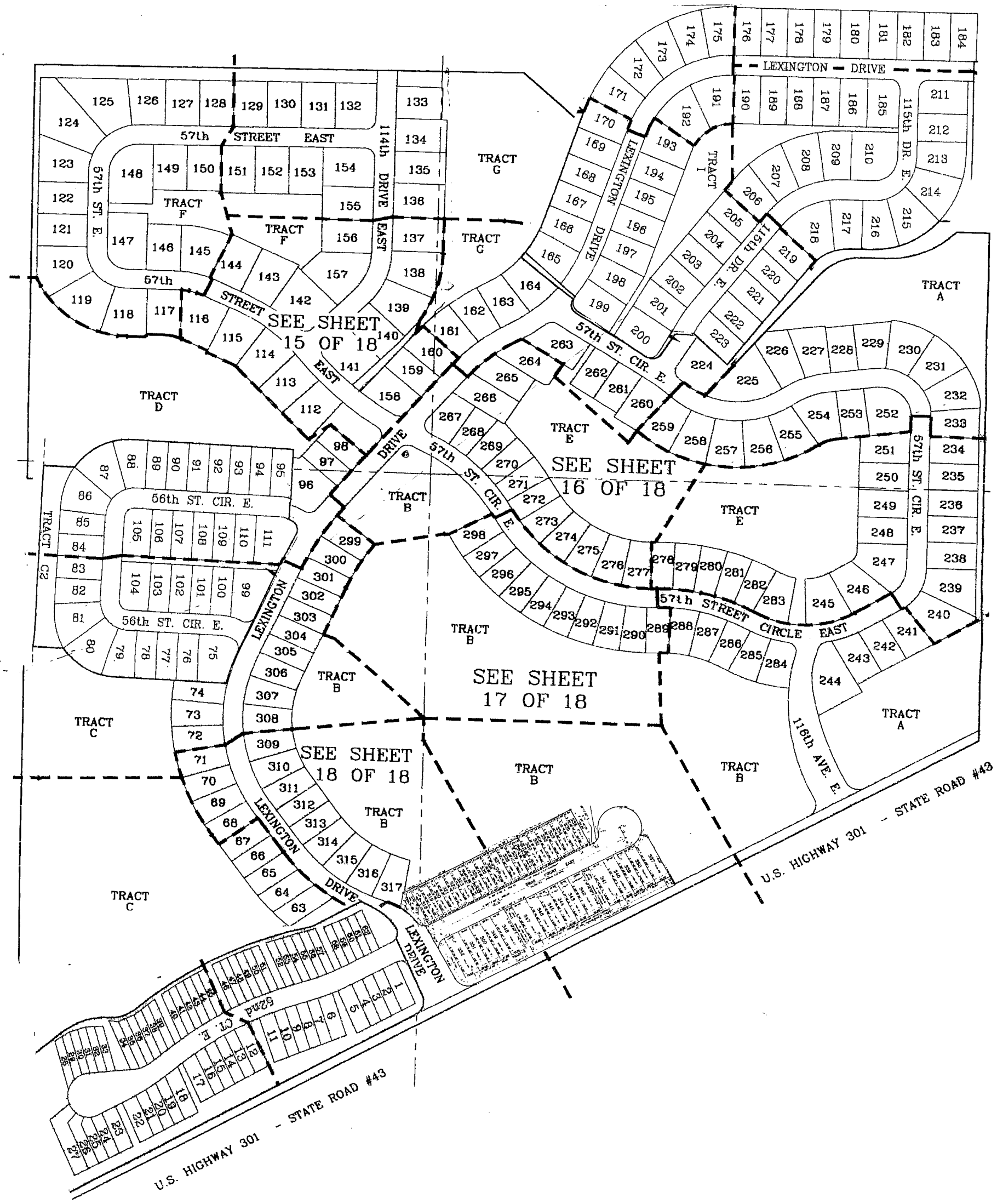
B.6. The declaration of covenants and restrictions for the project shall include a provision that prohibits construction vehicles from accessing the project via 114th Drive East, and the right for the Willow Bend HOA to enforce this prohibition and provide for remedies, including but not limited to imposing fines against any lot owner whose contractor(s) or subcontractor(s) violate this provision while constructing a house for such lot owner. One warning will be issued for the 1st violation by a lot owner, his contractors or subcontractors, the 2nd violation by a lot owner, his contractors or subcontractors, will be a $25 fine, the 3rd violation by a lot owner, his contractors or subcontractors, will be a $50 fine. After that, each violation by a lot owner, his contractors or subcontractors, will be a $100 fine.

B.7. The applicant shall post a sign in ~~the open space tract adjacent to~~ the Lexington subdivision (~~south of Lot 1 of Willow Bend~~) that states that no construction vehicles may enter Willow Bend through the Lexington subdivision or they will be fined per the deed restrictions. The sign will also state the following, "Lexington residents, please report any violations to the Willow Bend HOA manager at (phone #) or by emailing (email address)".

(SUBJECT TO LEXINGTON HOA APPROVAL OF LOCATION)

Rezone to Willow Bend

LEXINGTON



BCC BM
WILLOW BEND
S/P 12/4/08

Willow Bend Residential Site

PDR-04-18 (Z) (P)/04-S-45 (P)/20050314

TRANSPORTATION OVERVIEW

Kimley-Horn and Associates, Inc.

WHITE OAK DEVELOPMENT, LTD.
Land Development Consulting

MANATEE COUNTY FLORIDA

Site Location



Transportation Overview

- Project site is currently vacant.
- Project site is located within the Parrish Overlay District.
- Slideshow addresses traffic concurrency level of service for roadways & intersections and project mitigation.

Existing Thoroughfares & Number of Lanes



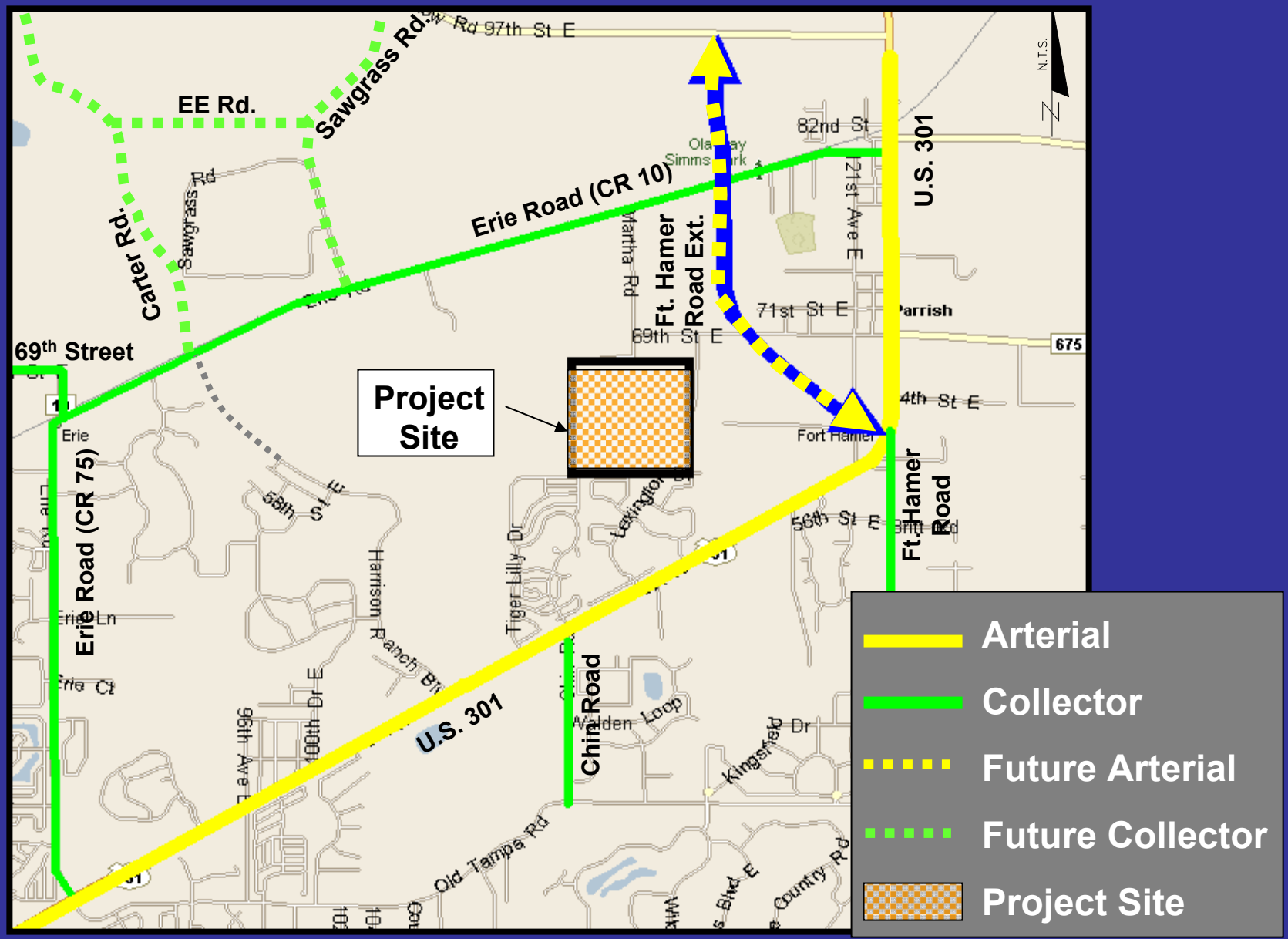
N.T.S.

Principal Arterial

Urban Collector

SITE – Willow Bend

Future Thoroughfare Plan



Thoroughfare Lanes & ROW

ROADWAY	EXISTING FUNCTION. CLASS.	FUTURE FUNCTION CLASS.	FUTURE R-O-W WIDTH	FUTURE LANES (#)
U.S. 301 (from Chin Road to Ft. Hamer Road)	Principal Arterial (divided)	Arterial	150’	6
Erie Road (CR 10) (From Erie Road to U.S. 301)	Urban Collector (undivided)	Collector	120’	4
Erie Road (CR 75) (from Erie Road to U.S. 301)	Urban Collector (undivided)	Collector	120’	4

Thoroughfare Lanes & ROW Cont'd

ROADWAY	EXISTING FUNCTION. CLASS.	FUTURE FUNCTION CLASS.	FUTURE R-O-W WIDTH	FUTURE LANES (#)
Chin Road (from U.S. 301 to Old Tampa Road)	Urban Collector	Collector	84'	2
Ft. Hamer Road (from U.S. 301 to Golf Course Road)	Urban Collector	Arterial	150'	4

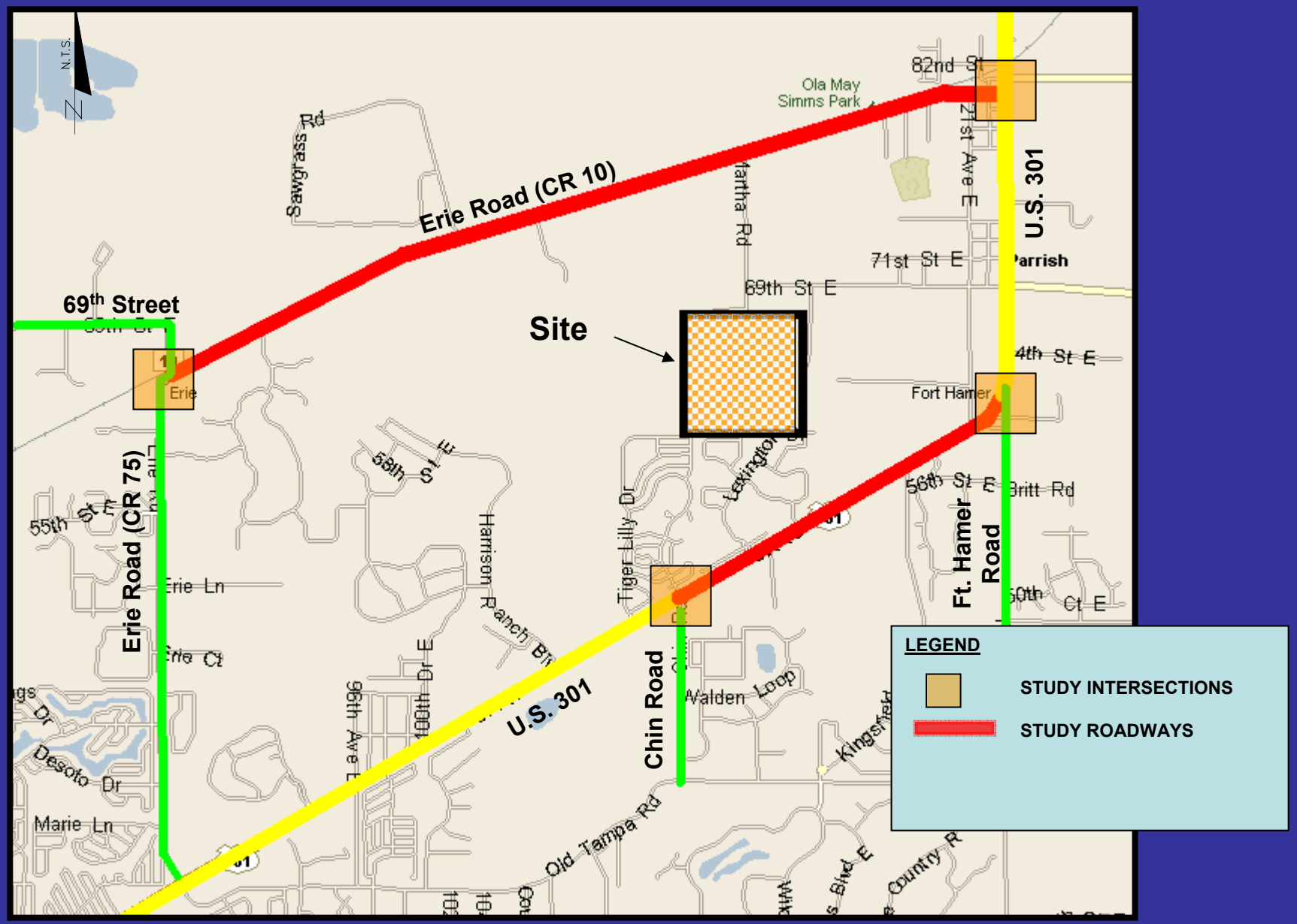
Transportation Analysis Overview

- **Proposed Land Use:**
  - **Single Family Detached (279 Dwelling Units)**
- **Traffic Analysis:**
  - **Reflects a study area based on 5% of two-way p.m. peak-hour service volumes**

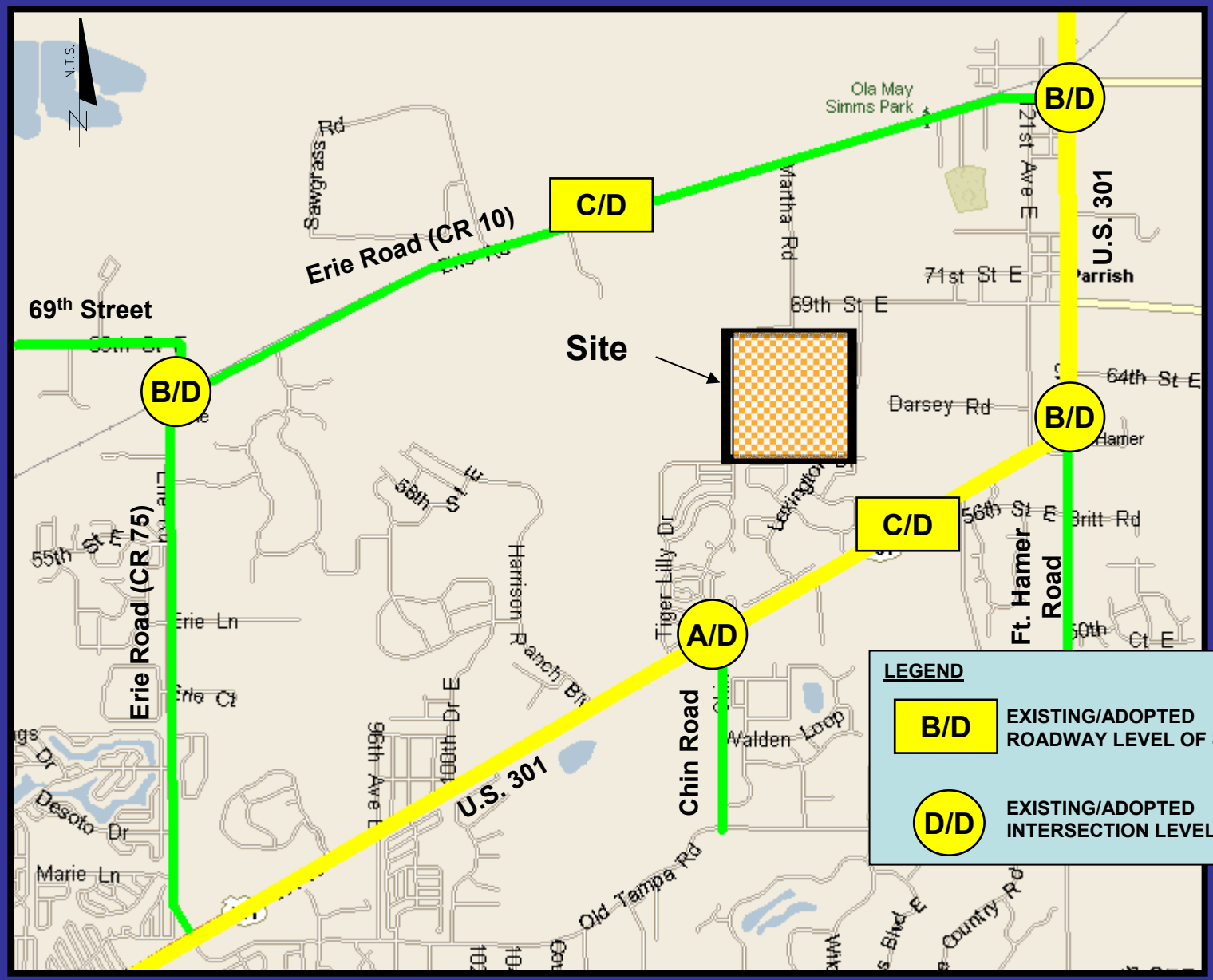
Transportation Analysis Overview

- **Proposed Access Locations:**
  - **Lexington/Meadowpond**
  - **Pristine Pointe**
  - **Harrison Ranch**

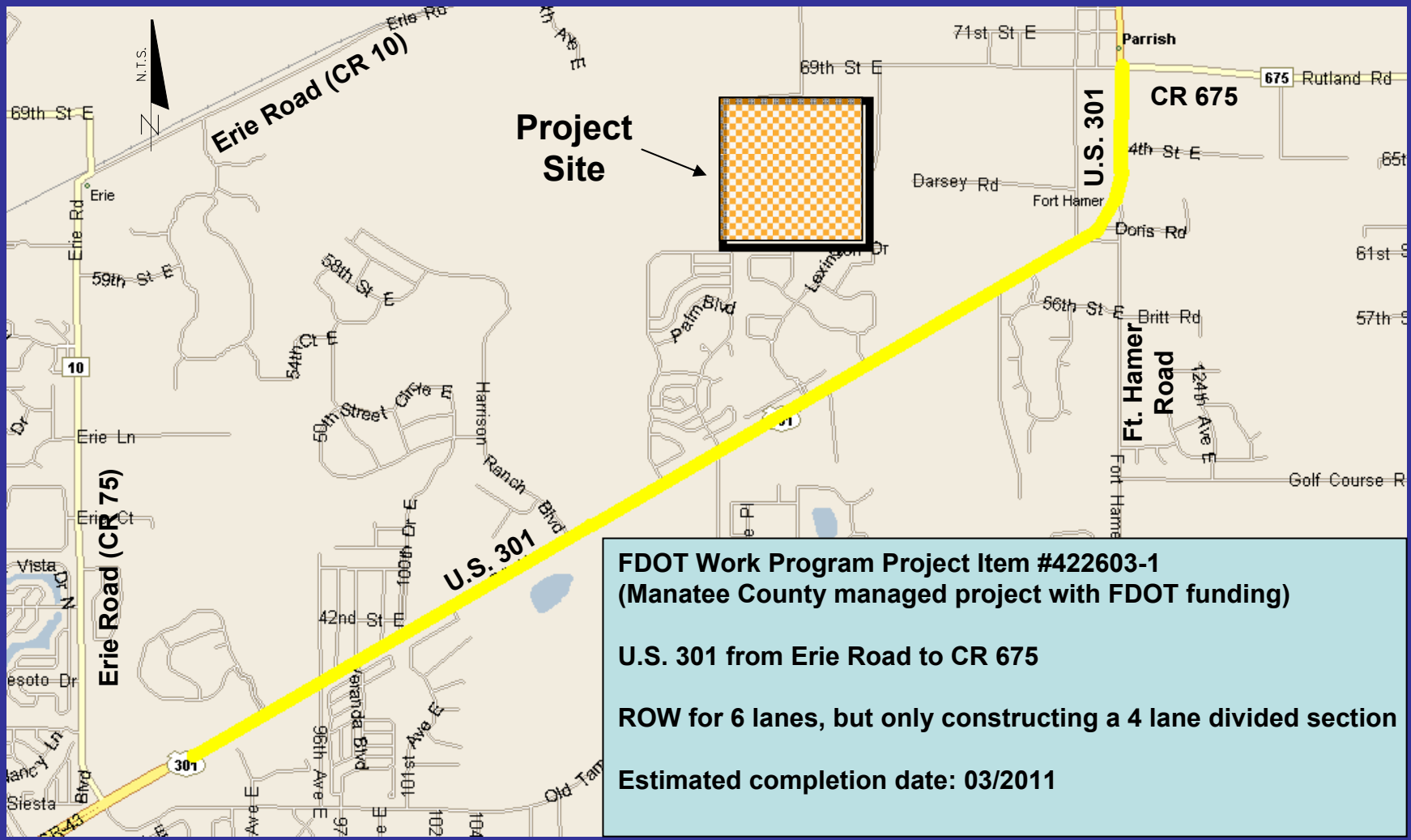
Traffic Study Area



Existing Traffic Conditions



U.S. 301 Widening Improvement Information



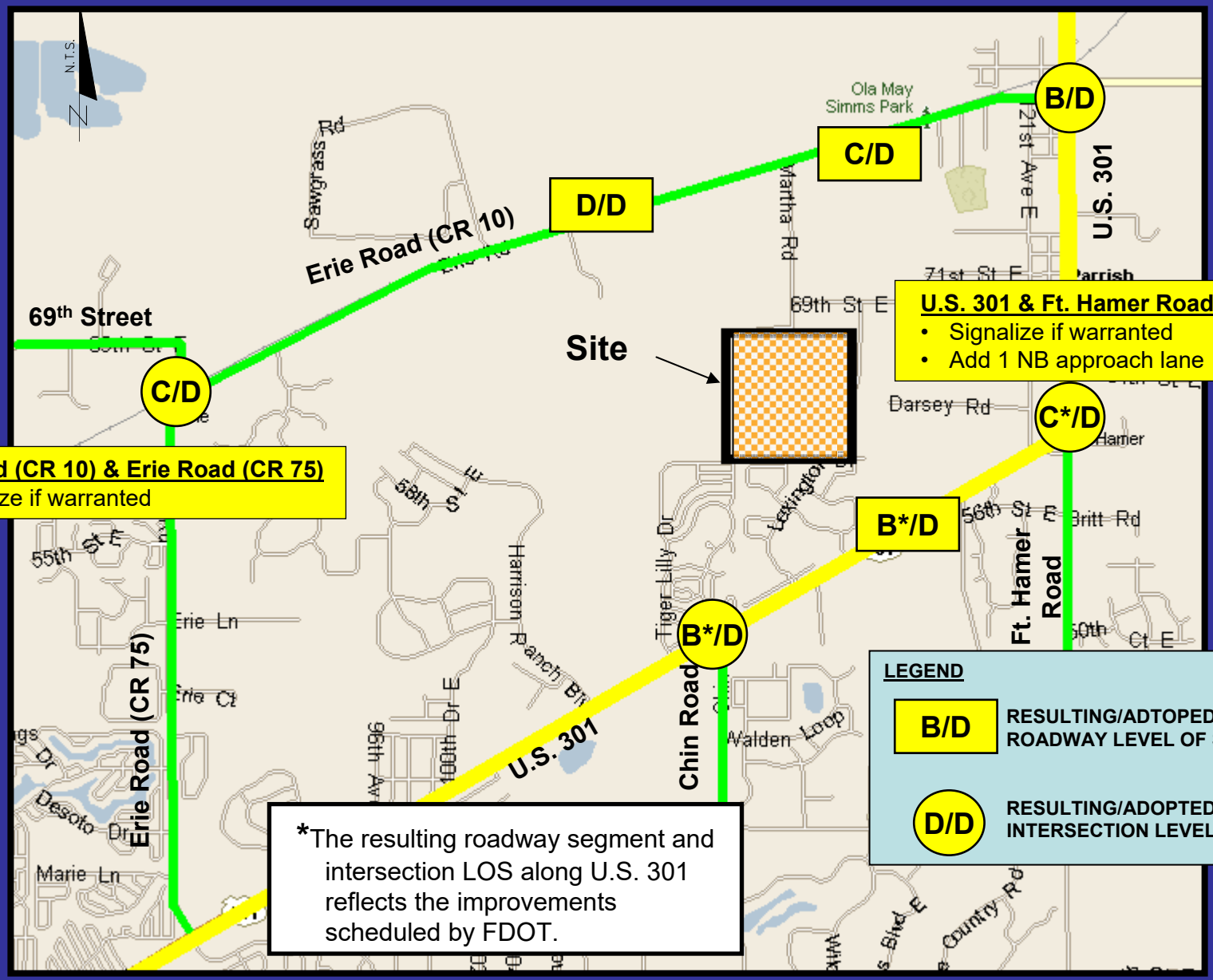
FDOT Work Program Project Item #422603-1
(Manatee County managed project with FDOT funding)

U.S. 301 from Erie Road to CR 675

ROW for 6 lanes, but only constructing a 4 lane divided section

Estimated completion date: 03/2011

Future Traffic Conditions



Transportation Analysis Results

- The resulting improvements will mitigate project impacts on the surrounding public roadway network.
- Project proposes to meet transportation concurrency requirements through either a pipeline agreement, LDA, or “pay and go.”
- Contribution is based on project’s share of improvements identified at the intersections of Erie Road (CR 10) & Erie Road (CR 75) and U.S. 301 & Ft. Hamer Road.

Transportation Concurrency Table Summary

Estimated Road Impact Fee	**279 dwelling units @ $7,013/dwelling unit**	**$ 1,956,627**
R-O-W	**No Right-of-Way Impact fee credits**	**N/A**
Intersection Improvements	**Erie Road (CR 10) & Erie Road (CR 75)** • Signalize when warranted (by Final Plat approval of Phase II) **U.S. 301 & Ft. Hamer Road** • Signalize when warranted (by Final Plat approval of Phase II) • Construct a second NB approach lane (prior to 112th dwelling unit certificate of occupancy for Phase II)	**$ 20,280** **(Estimated proportionate share contribution)**

WILLOW BEND

B & B Suncoast Land Development

PDR-04-18(Z) (P)

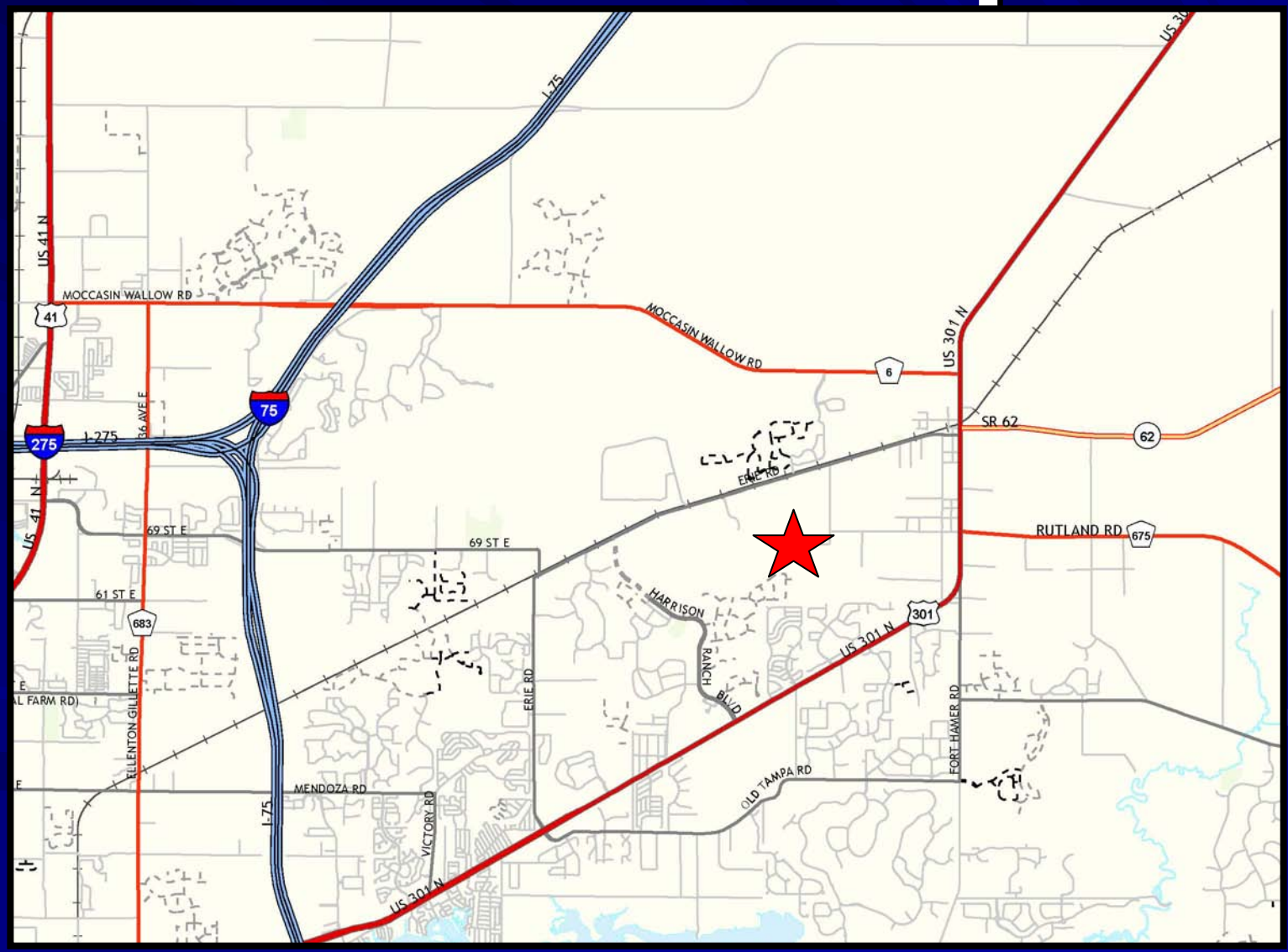
Board of County Commissioners

December 4, 2008

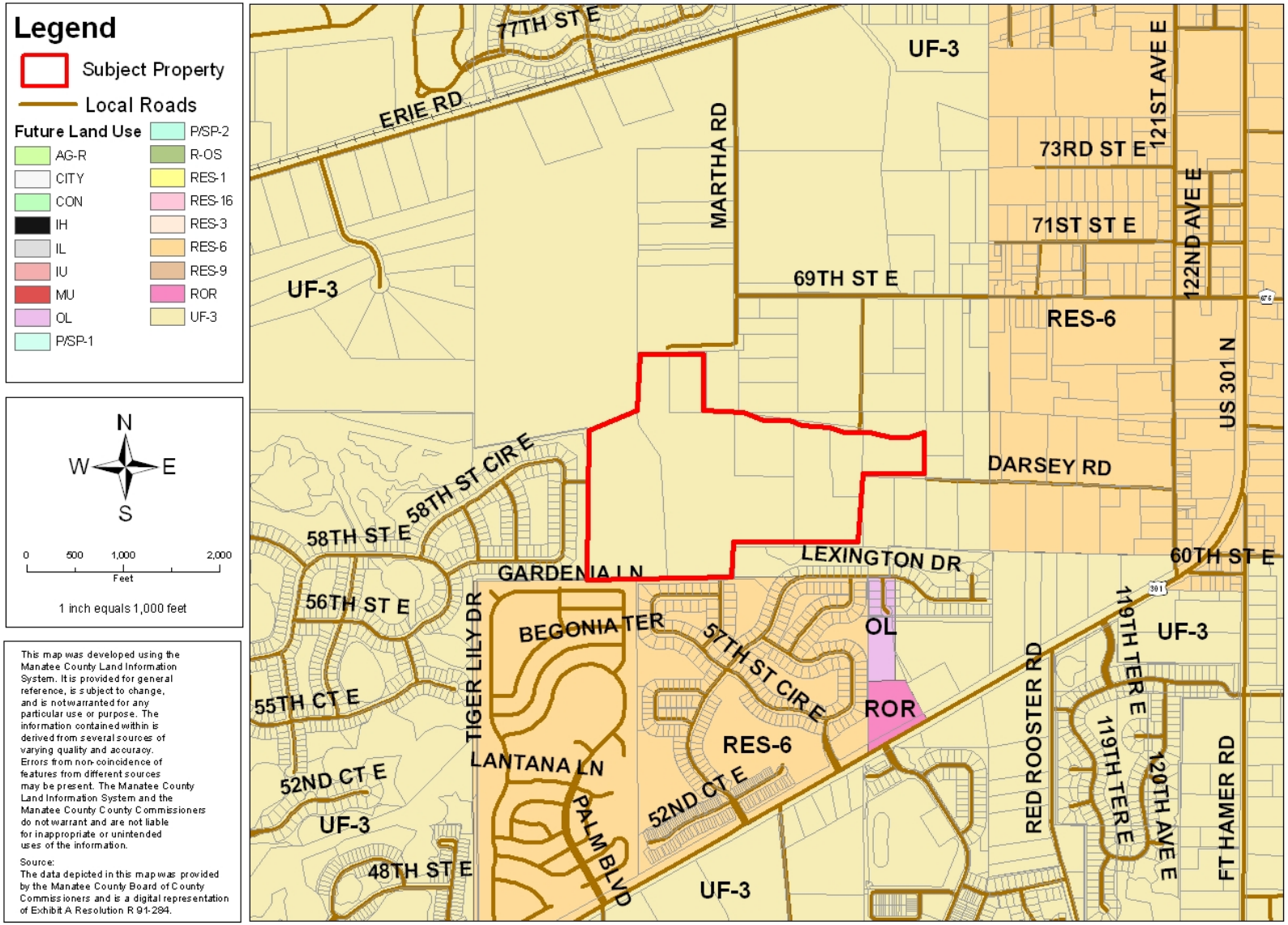
Presented by:

Erika Barrett, Planner

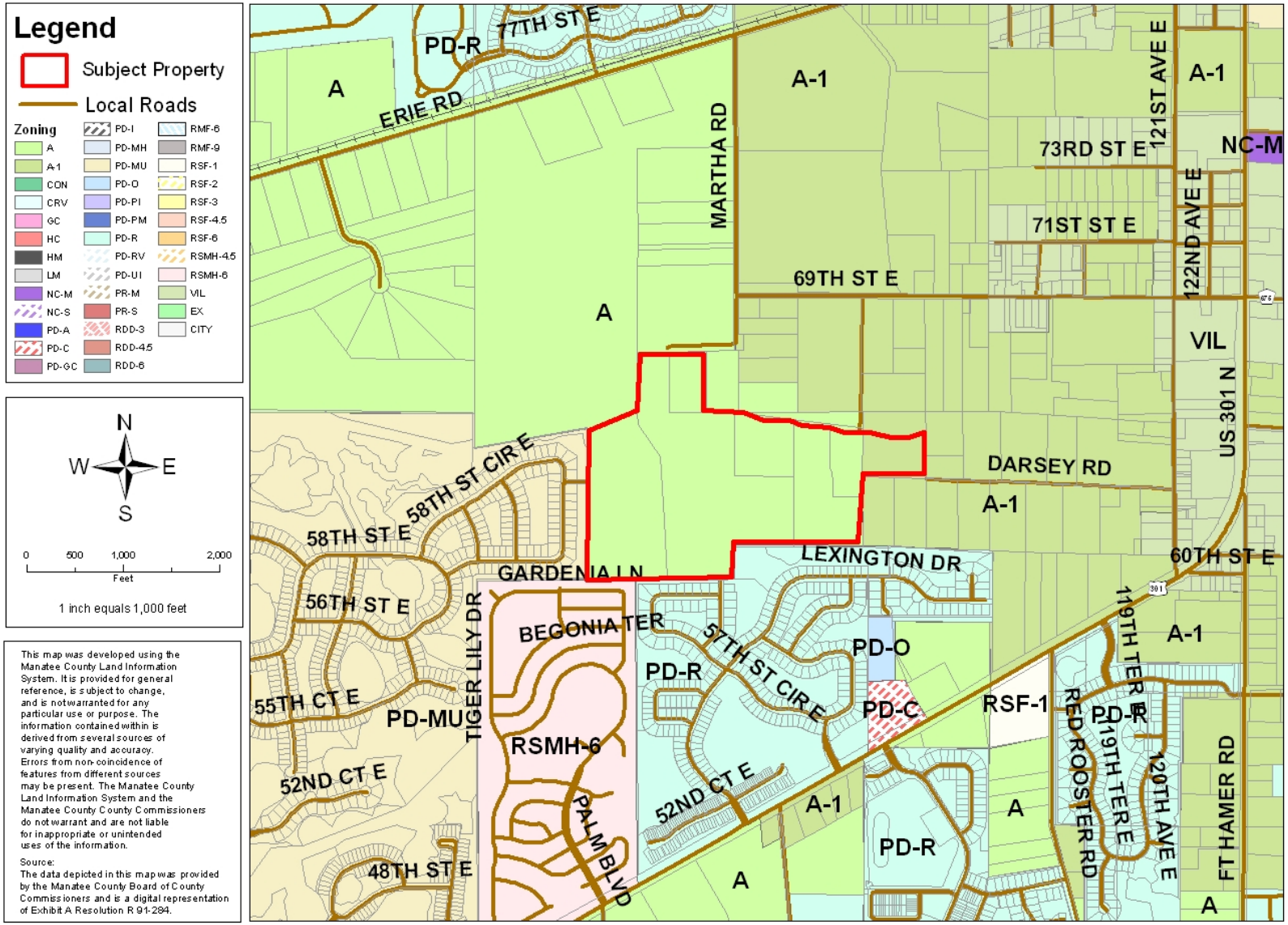
Location Map



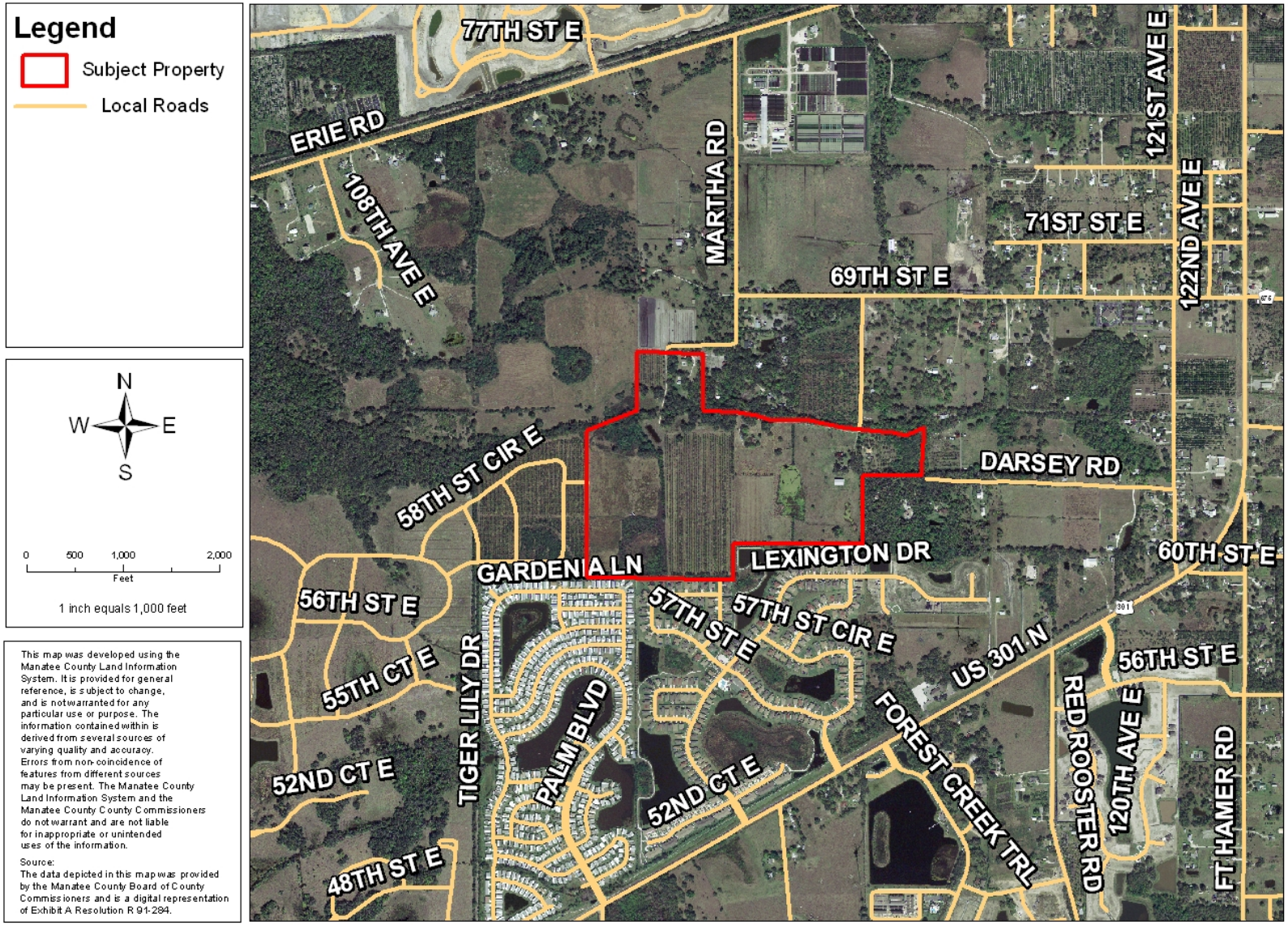
PDR-04-18(Z)(P) - WILLOW BEND



PDR-04-18(Z)(P) - WILLOW BEND



PDR-04-18(Z)(P) - WILLOW BEND



This map was developed using the Manatee County Land Information System. It is provided for general reference, is subject to change, and is not warranted for any particular use or purpose. The information contained within is derived from several sources of varying quality and accuracy. Errors from non-coincidence of features from different sources may be present. The Manatee County Land Information System and the Manatee County County Commissioners do not warrant and are not liable for inappropriate or unintended uses of the information.

Source:
The data depicted in this map was provided by the Manatee County Board of County Commissioners and is a digital representation of Exhibit A Resolution R 91-284.

Project Description

- Rezone from A & A-1 to PDR
- Preliminary Site Plan for 279 single-family detached lots

Project Description

- Acres: ±114.81
- Overlay: North Central Overlay
- Density: 2.43 gross – 2.69 net
- Open Space: ± 39.71 acres – 34.59%
- Flood Zone: X and AE
- Wetlands: ±3.97 (39.71%)
  - Wetland impacts: none

Project Description

- Access: 5 interneighborhood tie access points -
  - 1 to Harrison Ranch
  - 1 to proposed Pristine Point
  - 1 to Lexington
  - 1 to north
  - 1 to east

Project Description

- Recreational Acreage: ±5.96
- Recreational Amenities:
  - Trails, volley ball court, basketball court, picnic tables, gazebo's, and open play areas
- Lot Widths:
  - 55' width – 71 lots
  - 65' width – 114 lots
  - 75' width – 87 lots
  - 100' width – 7 lots

Setbacks

- Front: 25’ (front loaded garage)
- Front: 20’ (side loaded garage)
- Side: 7.5
- Rear: 15’
- Wetland: 15’
- Waterfront: 30’

Positive Aspects

- PDR zoning better conforms to the UF-3 FLUC than existing A zoning, and allows the BOCC to stipulate development to ensure compatibility.
- Open space provided is 34.59% instead of minimum 25%.
- Recreational amenities including trails, volley ball court, basketball court, picnic tables, gazebo's, and open play areas

Negative Aspects & Mitigating Factors

- Proposed lot sizes are significantly smaller than surrounding agricultural parcels to the east
- Other nearby approved subdivisions have comparable densities and lot sizes

Negative Aspects & Mitigating Factors

- Adjacent A zoning permits agricultural uses potentially incompatible with single-family homes
- Staff recommends a stipulation to preserve trees on the east end property to provide a more significant buffer

Negative Aspects & Mitigating Factors

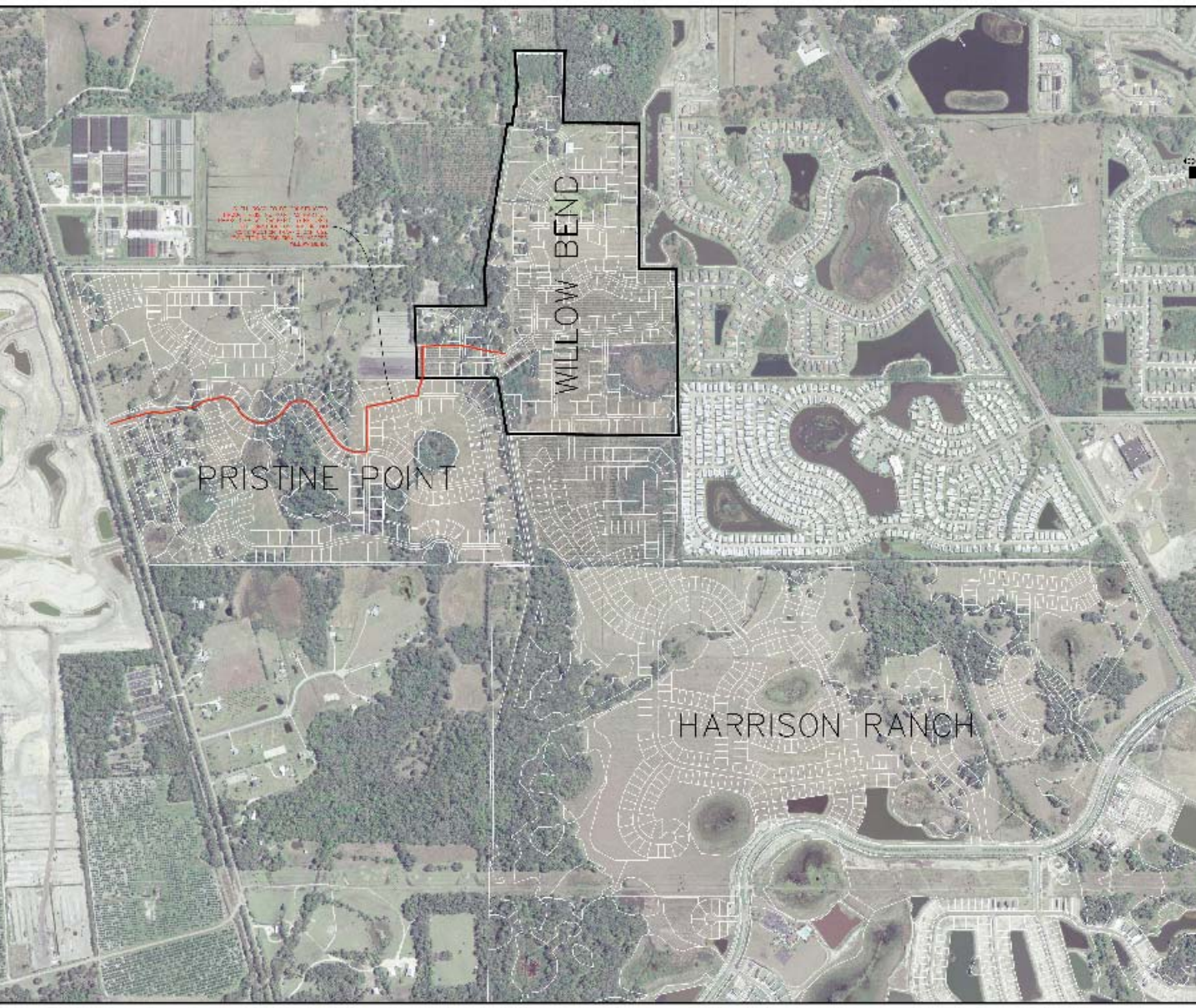
- 279 lots are proposed with only one existing means of access through Lexington Subdivision
- Applicant proposes to provide a construction/second means of access to the north through adjacent parcel to Erie Road – specific approval request.

Stipulations

- Address changes proposed by applicant

Site Specific Design Issues

- Specific Approval request – will be changed to address temporary roadway not meeting county standards


WILLOW BEND
PRISTINE POINT
HARRISON RANCH

Outstanding Issues

Citizens Comments

- Neighborhood Meeting 8/25/05

- Phone calls from adjacent property owners concerned about increased density, increased traffic in area, and tree preservation along southeast property line.

Outstanding Issues

Citizens Comments

- E-mails from Lexington residents concerned about single access through Lexington and construction traffic (copies attached to update memo).

Staff Recommendation

- Approval with recommended stipulations

WILLOW BEND

B & B Suncoast Land Development

PDR-04-18(Z) (P)

Board of County Commisioners

December 4, 2008

Presented by:

Erika Barrett, Planner

Yvonne Tryon/MCG
12/04/2008 09:24 AM

To bobbi.roy@mymanatee.org, debbie.bassett@mymanatee.org
cc
bcc
Subject Fw: Suncoast Land Development-Willow Bend(DTS#20050314)

---- Forwarded by Yvonne Tryon/MCG on 12/04/2008 09:24 AM ----

"M Bujnowski" <mnmbuj@comcast.net>

12/03/2008 07:59 PM

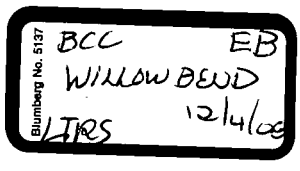
To <lary.bustle@mymanatee.org>, <gwen.brown@mymanatee.org>, <john.chappie@mymanatee.org>, <john.getman@mymanatee.org>, <donna.hayes@mymanatee.org>, <carol.whitmore@mymanatee.org>, <joe.mcclash@mymanatee.org>
cc <mnmbuj@comcast.net>
Subject Suncoast Land Development-Willow Bend(DTS#20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish on Highway 301. I am writing this note to express my opposition to the Willow Bend subdivision zoning application as identified in the Subject above. By granting access to this site via the Lexington development will create serious safety issues to our neighborhood.

I respectfully request that the Board deny the application or at least mandate that a different access point be utilized to gain access to the site.

Thank you for your attention,
Michael J. Bujnowski
11430 56th Street Circle



P.D.

RECEIVED
DEC 0 2 2008
Board of County Commissioners
Manatee County

P.D. atty

Date: 11/29/08

Oswald Antonelli
11426 52nd Ct. E
Parrish FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B
SUNCOAST LAND DEVELOPMENT / WILLOW BEND
(DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

1. Willow Bend subdivision will substantially increase traffic through the Lexington neighborhood.
2. Vehicles traveling to Willow Bend will pass adjacent to the Lexington community playground and pool. The increase in traffic will endanger the children using these amenities.
3. The Increase in traffic will result in additional auto accidents and transient crime.
4. The increase in traffic will negatively impact property values.
5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, _____
Lexington Homeowner

P.D.

RECEIVED
DEC 0 2 2008
Board of County Commissioners
Manatee County

P.D. atty

Date: 11-28-08

William R. Nimz
5719 114th Dr. E.
Parrish, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

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Signed Sincerely, William R Nimz

Lexington Homeowner

RECEIVED
DEC 0 2 2008
Board of County Commissioners
Manatee County

Lee P.D. atty

Date: 11/30/08

Ann
11583 57th St. Cir. E.
Parrish, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

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I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

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2. Vehicles traveling to Willow Bend will pass adjacent to the Lexington community playground and pool. The increase in traffic will endanger the children using these amenities.
3. The Increase in traffic will result in additional auto accidents and transient crime.
4. The increase in traffic will negatively impact property values.
5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, Linda Ann

Lexington Homeowner

RECEIVED
DEC 0 2 2008
Board of County Commissioners
Manatee County

P.O. attg

Date: 11/27/2008

Richard A. Beauchemin
11478 52nd Court East
Parrish, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

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For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, Richard A. Beauchemin / Kirsta C. Beauchemin
Lexington Homeowner

P.D.

RECEIVED
DEC 0 2 2008
Board of County Commissioner
Manatee County

P.D. atty

November 31, 2008

Re: Willow Bend Subdivision Zoning Application
Manatee Zoning Ordnance No. PDR04-18(Z) (P) Suncoast land Development

Dear Commissioner Brown:

I am a home owner in the Lexington subdivision located in Parrish, Florida on Highway 301 and am opposed to the to the Willow Bend Subdivision application referenced above

As I understand it there are 5 proposed accesses to Willow Bend. One is from Erie Road (a major road) and the other four (4) are through adjacent developments. The current proposal calls for the Erie road access to be used as a construction entrance with the development entrance to be through Lexington. The opening of any other entrances seem far in the distance or non-existent.

The Lexington entrance was never meant to be a prime entrance for Willow Bend and this thought be confirmed by the many negatives associated with such a action, including an increase in traffic past two major school bus stops. While cost effective for the developer it treats the residents of Lexington unfairly and deviates from the original concept of development in that area. The concept was that the access to Willow Bend through other developments were to be only inter neighbor connectors, not major entrances.

It is clear that Suncoast Land Development needs to develop other main entrances that do not go through adjacent developments. For those entrances going through existing developments they need to be opened in a successive manner related to number of homes built in Willow Bend, not based on a time frame. The thought is that when Willow Bend is built out, all connection entrances through other developments would be open.

Sincerely,

David B. Morford

David B. Morford
11519 57th Street Cir. E.
Parrish, FL 34219

RECEIVED
DEC 0 2 2008
Board of County Commissioners
Manatee County

P.D. atty

P.D.

Larry Mahrer

From: "Larry Mahrer" <rablar@tampabay.rr.com>
To: <lary.bustle@mymanatee.org>; <gwen.nrown@mymanatee.org>; <john.chappie@mymanatee.org>; <john.getman@mymanatee.org>; <donna.hayes@mymanatee.org>; <carol.whitmore@mymanatee.org>; <joe.mcclasj@mymnatee.org>
Sent: Monday, December 01, 2008 12:00 PM
Subject: Willow Bend Subdivision Zoning

To the members of the
Board of County Commissioners:

I am writing to each of you regarding Manatee Zoning Ordinance No. PDR04-18(Z0 (P) - B & B Suncoast land development.

I attending the County Planning Commission meeting when this was discussed and, as a representative of the Lexington Community, spoke against it. I am the President of the Lexington Villas Homeowners Association. In that capacity, I attended the Master HOA meeting when a vote of all those present strongly opposed those portions of the ordinance which made our community, Lexington, the ONLY entrance to the new subdivision.

Yes, there are others suggested - but ONLY OUR entrance already exists - and none of the others are even in the planning stage. At least one, through another community, has been officially delayed 7 years.

I simply do not understand why OUR community has to provide the ONLY access to another one. If the developers want to go forward with their plans, let them do so by providing access for those who they hope will purchase the homes, by acquiring land on which to put that access. THEY bought a site completely surrounded by other land with no access - now WE have to provide it?
That certainly and simply is not fair to us.

We bought our homes and developed a community which is on the verge of being destroyed by becoming the access to another development. Our roads will handle the traffic for construction - right past our pool, basketball court and picnic area - and for the new owners of homes in that development. Our home values, which have gone down significantly because of the housing mess, will go even lower. The safety of our children will be compromised as they move through the community to catch or leave school buses or as they play in the area.

We do not oppose the development in general, but a case could be made for that opposition. We DO OPPOSE having our community being their ONLY access. Let them provide their own! I am certain that they want to earn a profit on their investment. Good! I have no issue with that. My concern is that they want to MAXIMIZE that profit at the expense of other home owners.

Please send this ordinance back to the County Planning Commission with instructions to have that Commission require that Willow Bend Subdivision provide access for ALL construction traffic as well as for those who plan to live there.

Thanks you for reading this email and for giving it your most careful consideration.

Rabbi Larry Mahrer
11505 - 52nd Court East
Lexington Community
Parrish, FL 34219
941-776-9947
rablar@tampabay.rr.com
President, Lexington Villas HOA

P.O.

RECEIVED
DEC 0 2 2008
Board of County Commissioners
Manatee County

all P.D. atty

Date: 11/30/08

11474 56th St. Cir. E
Parrish, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

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4. The increase in traffic will negatively impact property values.
5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, M Christenson
Lexington Homeowner

RECEIVED
DEC 0 2 2008
Board of County Commissioners
Manatee County

P.D. atty

P.D.

Date: 12-1-08

Joyce A. Ballard
11427 57th St
Bradenton, Fla 34211

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

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For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, Joyce A. Ballard
Lexington Homeowner

IF YOU WISH TO ADDRESS THE BOARD DURING A PUBLIC HEARING ON TODAY'S AGENDA, PLEASE COMPLETE THIS FORM. THANK YOU.

Individuals wishing to speak on any Public Hearing matter must indicate so by filling out this form and returning it to the Clerk prior to the beginning of the Public Hearing.

PLEASE PRINT

Name Clinton Paris

Address 10014 Water Works Lane
Riverview, Fl. 33578

Representing Lexington Homeowner Association

Public Hearing matter on which you want to speak:
33 Willow Bend

Please check one for each #:

1. Are you in favor: ☐ *
opposed: ☒

2A. Speaking as an individual? Yes ☐

OR

2B. If you are speaking as an official representative of a group: **

Name of Group: Lexington Homeowners Association

**** You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.**

3. Do you have a visual presentation or other evidence to be submitted to the Board?

Yes ☐ No ☒

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

Yes ☒ No ☐

*** Designation in favor or opposed is required solely for determination of the order of appearance. The number of people for or against a matter is not considered by the Board with regard to whether to approve or deny the matter.**

IF YOU WISH TO ADDRESS THE BOARD DURING A PUBLIC HEARING ON TODAY'S AGENDA, PLEASE COMPLETE THIS FORM. THANK YOU.

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PLEASE PRINT

Name JAMES R. KOZLNYK

Address 11476 57TH ST. E.

PARRISH FL 34219

Representing LEFINGTON HOA

Public Hearing matter on which you want to speak: 33 Willow Bend

Please check one for each #:

1. Are you in favor: ☐ *
   opposed: ☐

2A. Speaking as an individual? Yes ☐

OR

2B. If you are speaking as an official representative of a group: **

Name of Group:

_____

_____

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3. Do you have a visual presentation or other evidence to be submitted to the Board?

   Yes ☐ No ☐

4. Do you wish to be notified of any subsequen dispute resolution proceedings?

   Yes ☐ No ☐

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PLEASE PRINT

Name Dale M. Graf

Address 11592 57th Circle E.
Parrish.

Representing Lexington

Public Hearing matter on which you want to speak:

Please check one for each #:

1. Are you in favor: ☐ *
   opposed: ☒

2A. Speaking as an individual? Yes ☐

OR

2B. If you are speaking as an official representative of a group: **

Name of Group: Lexington HOA

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3. Do you have a visual presentation or other evidence to be submitted to the Board?

   Yes ☐ No ☐

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

   Yes ☐ No ☐

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PLEASE PRINT

Name DIANNE FRINCKE

Address 11575 57TH ST. CIR. E.
PARRISH 34219

Representing LEXINGTON SUB.

Public Hearing matter on which you want to speak:
WILLOW BEND

Please check one for each #:

1. Are you in favor: ☐ *
opposed: ☑

2A. Speaking as an individual? Yes ☐

OR

2B. If you are speaking as an official representative of a group: **

Name of Group:

**** You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.**

3. Do you have a visual presentation or other evidence to be submitted to the Board?

Yes ☐ No ☑

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

Yes ☐ No ☑

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Did not Speak

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Individuals wishing to speak on any Public Hearing matter must indicate so by filling out this form and returning it to the Clerk prior to the beginning of the Public Hearing.

PLEASE PRINT

Name ANNE K BROWN

Address 11410 57th St E.
Parrish, FL

Representing Self

Public Hearing matter on which you want to speak: #33
Lexington / Willow Bend

Please check one for each #:

1. Are you in favor: ☐ *
   opposed: ☐

2A. Speaking as an individual? Yes ☐

OR

2B. If you are speaking as an official representative of a group: **

Name of Group:

**** You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.**

3. Do you have a visual presentation or other evidence to be submitted to the Board?

   Yes ☐ No ☒

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

   Yes ☑ No ☐

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PLEASE PRINT

Name Debbie Brogden

Address 11471 52nd Ct. E
Parrish, FL

Representing self

Public Hearing matter on which you want to speak:
#33 Wilder Blvd

Please check one for each #:

1. Are you in favor: ☐ *
opposed: ☑

2A. Speaking as an individual? Yes ☑

OR

2B. If you are speaking as an official representative of a group: **

Name of Group:

**** You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.**

3. Do you have a visual presentation or other evidence to be submitted to the Board?

Yes ☐ No ☒

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

Yes ☒ No ☐

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PLEASE PRINT

Name Linda N. Jennings

Address 11590 57th St Cir East
Parrish, FL 34219

Representing self

Public Hearing matter on which you want to speak: Widow Boat Subdivision #33

Please check one for each #:

1. Are you in favor: ☐ *
   opposed: ☒

2A. Speaking as an individual? Yes ☒

OR

2B. If you are speaking as an official representative of a group: **

Name of Group:

_____

_____

**** You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.**

3. Do you have a visual presentation or other evidence to be submitted to the Board?

   Yes ☐ No ☐

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

   Yes ☐ No ☐

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Did not Speak #33

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PLEASE PRINT

Name David Staples

Address 11594 57th St Cir E

Parrish FL 34219

Representing Lexington

Public Hearing matter on which you want to speak:

Willow Bend #33

Please check one for each #:

1. Are you in favor: ☐ *
   opposed: ☒

2A. Speaking as an individual? Yes ☒

OR

2B. If you are speaking as an official representative of a group: ** ~~Lexington~~

Name of Group:

_____

_____

**** You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.**

3. Do you have a visual presentation or other evidence to be submitted to the Board?

Yes ☒ No ☐

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

Yes ☒ No ☐

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Project Name: WILLOW BEND			
Project Title: AERIAL WITH SITE OVERLAY			
Revision Block			
Date	Description	Revised By:	
10/31/07	plan layout, lot sizes, rec area; comments	wcc	
03/03/08	addt land area	wcc	
Seal:			
Ralph J. Rhodes Fl. Registration #31661			
Drawing Name: 041404c			
Project Number: 041404			
Date: May 2005	Scale: 1" = 400'		
Drawn By: ----	Checked By: RJR		
Drawing No. 10			

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

BARBAS CREMER

Land Use and Environmental Law

Jacob T. Cremer, Esq.
P: (813) 419-3914
jcremer@barbascremer.com
2002 W. Cleveland St. Suite 203
Tampa, Florida 33606

February 19, 2026

CJ Mills, Planner II
Manatee County Government
Development Services
9000 Town Center Pkwy, 1st Floor
Lakewood Ranch, FL 34202

Re: Manatee County Application
PDR-24-29(P); WILLOW BEND PHASE V
CWES XV LLC; PLN2409-0023

Dear Manatee County Planning Staff & BOCC Agenda Coordination,

Pursuant to Code Section 312.8.A.5, please accept this continuance request for the above referenced application from its currently scheduled Board of County Commissioner hearing date of March 5, 2026 to June 4, 2026. We are requesting the additional time to continue to work on plan revisions and respective engineering calculations based on feedback received from the Planning Commission Meeting on December 11, 2025, and the Neighborhood Community Meeting held on January 7, 2026. We are seeking the extra time to allow for any potential necessary coordination with other permitting agencies. Thank you for your consideration.

Sincerely,

Jacob T. Cremer, Esq.

Manatee County Ordinance

PDR-24-29(P) – WILLOW BEND PHASE V – CWES XV LLC – PLN2409-0023

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING A PRELIMINARY SITE PLAN TO ADD A NEW PHASE V COMPRISED OF 16 SINGLE-FAMILY DWELLING UNITS ON 4 ACRES TO AN EXISTING SUBDIVISION COMPRISED OF 278 SINGLE-FAMILY DWELLING UNITS FOR A TOTAL OF 294 SINGLE-FAMILY DWELLING UNITS ON A TOTAL OF 107.99 ACRES; THE PROPERTY IS CURRENTLY ZONED PDR (PLANNED DEVELOPMENT RESIDENTIAL) AND IS GENERALLY LOCATED HALF A MILE NORTH OF THE INTERSECTION OF US 301 AND 16TH AVENUE EAST, PHASE V IS LOCATED ON 63RD COURT EAST, WITH NO ADDRESS ASSIGNED, IN PARRISH (MANATEE COUNTY); SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, CWES XV, LLC (the "Applicant") filed an application for a Preliminary Site Plan to add a new Phase V comprised of 16 single-family dwelling units on approximately 4 acres to an existing subdivision comprised of 278 single-family dwelling units for a total of 294 single-family dwelling units on a total of 107.99 acres, as described in Exhibit "A", attached hereto, (the "Property"); and

WHEREAS, the Manatee County Planning Commission, after due public notice, held public hearings on November 13, 2025, and December 11, 2025, to consider the Preliminary Site Plan application and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the Preliminary Site Plan application inconsistent with the Manatee County Comprehensive Plan and does not satisfy the criteria for approval in the Manatee County Land Development Code and recommended denial.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA;

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, the recommendation and findings of the Planning Commission, as well as all other matters presented to the 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 a Preliminary Site Plan as it relates to the real property described in Exhibit "A" of this Ordinance.

B. The Board of County Commissioners, after due public notice, held public hearings on December 4, 2025, January 8, 2026, and March 5, 2026, regarding the proposed Ordinance described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

C. The proposed Ordinance regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved to add a new Phase V comprised of 16 single-family dwelling units on approximately 4 acres to an existing subdivision comprised of 278 single-family dwelling units for a total of 294 single-family dwelling units on a total of 107.99 acres, upon the property subject to the following Stipulations:

A. DESIGN AND LAND USE

1. The site plan submitted with this application shall be part of the approval.

2. Any new or temporary use proposed on this property, other than those approved with this application, shall be required to apply for a new permit through Development Services-Planning & Zoning, as required by the LDC.

3. All other applicable local, state, or federal permits shall be obtained prior to commencement of construction.

4. Any significant historical or archeological resources discovered during development activities shall be immediately reported to Florida Department of State's Division of Historical Resources. Treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with Florida Department of State's Division of Historical Resources and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by Florida Department of State's Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

5. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.

2. At the time of Final Site Plan, all existing trees, and any trees already removed prior to FSP review, are to be shown and noted on the Plan's existing conditions sheet. All trees removed or proposed to be removed are to be included in a Tree Removal and Replacement matrix.

3. At the time of Final Site Plan, all landscape buffers will need to be shown on the outside of any fencing. An existing fence currently shown on the Preliminary Site Plan that appears to be installed by the adjacent property owners that may need to be relocated to accommodate the code requirement of landscaping on the exterior of fencing.

4. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS 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. At the time of Final Site Plan, all landscape buffers will need to be shown on the outside of any fencing. There is currently an existing fence shown on the Preliminary Site Plan that appears to be installed by the adjacent property owners that may need to be relocated to accommodate the code requirement of landscaping on the exterior of fencing.

C. STORMWATER

1. Pursuant to Section 801 of the Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3,, the subsequent Final Site Plan and Construction Plan submittal(s) 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 County 100-year floodplain delineation pursuant to the Buffalo Creek Watershed Management Plan, and post-development discharge of runoff.

2. This project shall be required to reduce the calculated pre-development flow rate by a full 50% for all stormwater outfall flow directly or indirectly into Buffalo Creek Watershed. Modeling shall be used to determine pre- and post- development flows.

Section 3. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 4. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 5. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the

obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 6. 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 5th day of March 2026.

BOARD OF COUNTY COMMISISONERS OF MANATEE COUNTY, FLORIDA.

BY: _____
Chairperson

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

BY: _____
Deputy Clerk

Exhibit "A"

Legal Description

LEGAL DESCRIPTION (REVISED 10-27-2023 SEB)

A TRACT OF LAND LYING IN AND BEING THAT PART OF SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA, DESCRIBED AS FOLLOWS;

COMMENCE AT A 1" IRON PIPE FOUND MARKING THE NW CORNER OF THE NW1/4 OF THE NE1/4 OF THE NE 1/4 OF SAID SECTION 31; THENCE ALONG THE WEST LINE OF SAID NW1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, S.00°04'41"E., A DISTANCE OF 195.96 FEET TO THE POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE CONTINUE ALONG SAID WEST LINE, S.00°04'41"E., A DISTANCE OF 506.54' TO TO THE SW CORNER OF SAID NW1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31; THENCE ALONG THE WEST LINE OF THE SW1/4 OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 31, S.00°21'05"W., A DISTANCE OF 187.47 FEET TO THE NE CORNER OF TRACT LB-02, WILLOW BEND PHASE IV, A SUBDIVISION RECORDED IN PLAT BOOK 75, PAGE 162, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE ALONG THE NORTH LINE OF TRACT LB-02 AND TRACT SW-07 OF SAID WILLOW BEND PHASE IV, N.89°48'30"W., A DISTANCE OF 311.74 FEET TO THE NW CORNER OF SAID TRACT SW-07; THENCE N.00°11'20"E., A DISTANCE OF 133.42 FEET TO THE NE CORNER OF LOT 90 OF SAID WILLOW BEND PHASE IV; THENCE N.07°27'46"W., A DISTANCE OF 50.45 FEET TO THE SE CORNER OF LOT 41 OF SAID WILLOW BEND PHASE IV, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 540.00' AND A DELTA ANGLE OF 12°48'13", WHOSE CHORD BEARS N.15°15'34"W.; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE, A DISTANCE OF 120.67' TO A POINT OF CUSP WITH THE SOUTHERN AND EASTERN BOUNDARY OF TRACT SW-04, WILLOW BEND PHASE II, A SUBDIVISION RECORDED IN PLAT BOOK 70, PAGE 159, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EASTERN BOUNDARY OF SAID TRACT SW-04, THE FOLLOWING 7 COURSES AND DISTANCES; (1) N.00°29'27"W., A DISTANCE OF 189.96 FEET; (2) THENCE S.89°48'40"E., A DISTANCE OF 20.33 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 203.50' AND A DELTA ANGLE OF 25°12'18", WHOSE CHORD BEARS N.77°35'11"E.; (3) THENCE ALONG THE ARC OF SAID CURVE IN AN EASTERLY AND COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 89.52' TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 191.50' AND A DELTA ANGLE OF 53°46'02", WHOSE CHORD BEARS S.88°07'57"E.; (4) THENCE ALONG THE ARC OF SAID CURVE IN AN EASTERLY AND CLOCKWISE DIRECTION, A DISTANCE OF 179.71' TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 28.50' AND A DELTA ANGLE OF 119°11'45", WHOSE CHORD BEARS N.59°09'11"E.; (5) THENCE ALONG THE ARC OF SAID CURVE IN A NORTHEASTERLY AND COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 59.29'; (6) THENCE TANGENT TO THE LAST CURVE, N.00°26'41"W., A DISTANCE OF 97.82 FEET; (7) THENCE N.41°15'38"E., A DISTANCE OF 18.14 FEET TO THE SOUTHEAST CORNER OF TRACT CANAL-E OF SAID WILLOW BEND PHASE II; THENCE ALONG THE EASTERN BOUNDARY OF SAID TRACT CANAL-E, N.41°15'38"E., A DISTANCE OF 6.64 FEET TO ITS INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS

INSTRUMENT #202041085808, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE AND AFORESAID EASTERN BOUNDARY OF TRACT CANAL-E, N.00°30'02"W., A DISTANCE OF 50.55 FEET TO THE NORTHERN BOUNDARY OF SAID TRACT CANAL-E; THENCE ALONG SAID NORTHERN BOUNDARY OF TRACT CANAL-E, S.81°13'14"E., A DISTANCE OF 14.30 FEET TO THE POINT OF BEGINNING;

(NOT PART OF THE LEGAL DESCRIPTION)

ABOVE DESCRIBED PARCEL CONTAINS 174,412.83 SQUARE FEET, OR 4.004 ACRES, MORE OR LESS;

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.

Board of County Commissioners: March 5, 2026

PDR-24-29(P) – WILLOW BEND PHASE V – CWES XV LLC – PLN2409-0023

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan to add a new Phase V comprised of 16 single-family dwelling units on 4 acres to an existing subdivision comprised of 278 single-family dwelling units for a total of 294 single-family dwelling units on a total of 107.99 acres; the property is currently zoned PDR (Planned Development Residential) and is generally located half a mile north of the intersection of US 301 and 16th Avenue East, Phase V is located on 63rd Court East, with no address assigned, in Parrish (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: **11/13/2025, 12/11/2025**

Board of County Commissioners: **12/04/2025, 01/08/2026 & 03/05/2026**

Motion to Continue:

I move to continue the public hearing to June 4, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1112 Manatee Avenue West, 1st Floor, Patricia M. Glass Chambers.

Alternative Motions

APPROVAL
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 in compliance with the applicable standards for review in the Manatee County Land Development Code, and as stipulated herein, I move to ADOPT Manatee County Zoning Ordinance Number PDR-24-29(P) and APPROVE the Preliminary Site Plan with Stipulations A.1-A.5; B.1-B.5; and C.1-C.2.

DENIAL
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 INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable standards for review in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-24-29(P) and DENY the Preliminary Site Plan, as recommended by the Planning Commission and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioner on the _____ day of _____, 2026.

The applicant has requested additional time to continue to work on revisions to the plans based on feedback received from the Planning Commission Meeting on December 11, 2025, and the Neighborhood Community Meeting held on January 7, 2026. Please see attached letter requesting the continuance to no date set and to be readvertised.

PLANNING COMMISSION ACTION:

- On November 13, 2025, by a vote of 3-2, the Planning Commission voted to continue to December 11, 2025 with Member Ziegler absent.

- On December 11, 2025, by a vote of 6-0 the Planning Commission voted to recommend Denial with Member Gay absent. Members Brower, Brown, and Prosser expressed concern with doubling the number of lots.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- On December 4, 2025, by a vote of 7-0, the Board of County Commissioners voted to continue the public hearing to January 8, 2026, Board of County Commissioners Land Use Meeting. (This was due to the Planning Commission continuing the item from November 13, 2025 to December 11, 2025.)
- On January 8, 2026, the Development Services Division Manager/Impact Fee Administrator continued the public hearing to March 5, 2026, at 9:00 a.m., or as soon thereafter as same may be heard.

PUBLIC COMMENT AND CORRESPONDENCE:
November 13, 2025 – Planning Commission
Public Comments:

- Gena Barker expressed concern with flooding in the surrounding area of the project.
- Glen Gibellina spoke regarding the project's density bonus, expressed concerns about flooding, and stated that the project should be utilized for affordable housing. He entered his Public Comment into the record.

Additional public comments were entered into the record.

December 4, 2025 – Board of County Commissioners
Public Comment:

- Anna Ritzenthaler questioned the continuance.

Nothing was entered into the record.

December 11, 2025 – Planning Commission
Public Comments:

- Barbara Burg expressed concern regarding the size of the lots and a house being close to them,
- Scott Nivens submitted a site plan and opposed the project due to incompatibility with the current houses.
- Anna Ritzenhaler submitted site plans and opposed the project based on how it affects her home. The purchase removed access she had to her property.
- Glen Gibellina, Andra Griffin, Gina Barker, Mark Vanderee, and Jonathan Sinclair opposed the project due to issues with Ms. Ritzenthaler's property and surrounding property owners.

Public Comments were entered into the record.

January 8, 2026, Board of County Commissioners

- There was no public comment, and nothing was entered into the record.

Section	
1	Project Summary
2	Maps & Discussion
3	Project Details
4	Land Development Code Analysis
5	Comprehensive Plan Analysis
6	Positive Aspects, Negative Aspects, & Mitigating Factors
7	Specific Approval Requests
8	Stipulations

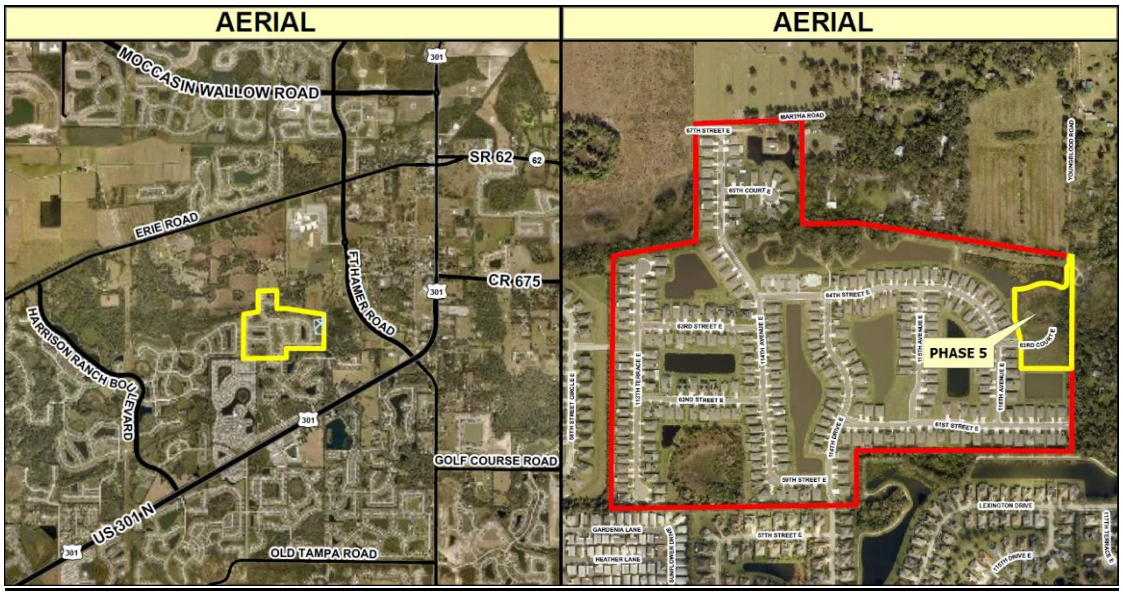
SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDR-24-29(P) / PLN2409-0023
PROJECT NAME	Willow Bend Phase V
ADDRESS	61st Steet East (unaddressed), Parrish 34219 (Manatee County)
GENERAL LOCATION	Located half a mile north of the intersection of US 301 and 16th Avenue East, on 63rd Court East
PARCEL ID	Phase V: 470410209
ACREAGE	Total Property: ± 107.99 acres Project Site: ± 4.00 acres
OWNER / APPLICANT / AGENT	**Owner:** CWES XV LLC **Applicant:** Jacob Cremer (Stearns Weaver Miller) **Agent:** Carol Walden (Stearns Weaver Miller)
FUTURE LAND USE CATEGORY	UF-3 (Urban Fringe – 3)
EXISTING / PROPOSED ZONING	PDR (Planned Development Residential)
PROPOSED USE	Existing: 278 single-family detached residential units Additional Phase V: 16 single-family detached residential units Total: 294 single-family detached residential units
DENSITY	2.72 dwelling units per gross acre overall (DU/GA) 3.54 dwelling units per net acre overall (DU/NA)
INTENSITY	N/A
OVERLAYS/SPECIAL AREAS	N/A
NEIGHBORHOOD WORKSHOP	The Applicant declined to hold a neighborhood workshop; see LDC Section 312.6 in Section 4 of this staff report
CASE MANAGER	Camden Jenkins, MSP, Planner I

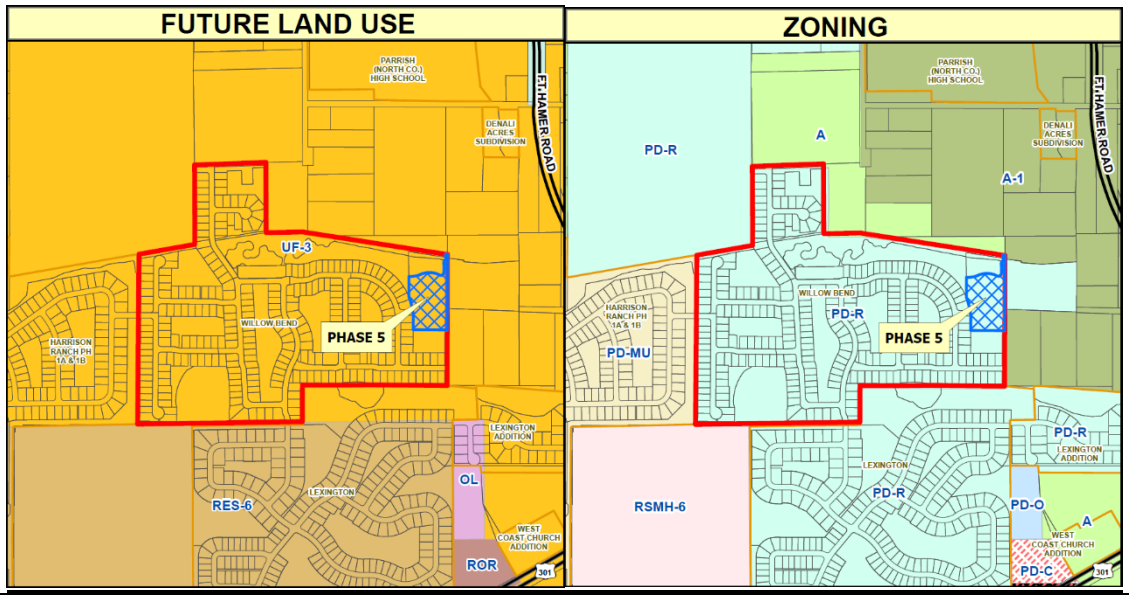
SECTION 2

MAPS & DISCUSSION

History:

The subject property, located at 61st Street East (unaddressed), Parrish, FL 34219 ("Property"), is an approximately 4.0 acre portion of a 107.99-acre site and is generally located half a mile north of the intersection of US 301 and 16th Avenue East, Parrish (Manatee County). Since the adoption of the Manatee County Comprehensive Plan in 1989, the site has been designated under the UF-3 (Urban Fringe – 3) Future Land Use Category (FLUC). With the adoption of the 1990 Manatee County Land Development Code, the parcel was in the A (General Agriculture) Zoning District. The subject property was rezoned to PDR (Planned Development Residential) on December 4, 2008, with Zoning Ordinance PDR-04-18(Z)(P), which included a Preliminary Site Plan (PSP) for 278 single-family detached residential units. According to the Manatee County Property Appraiser's Office, the subject parcel is unplatted.





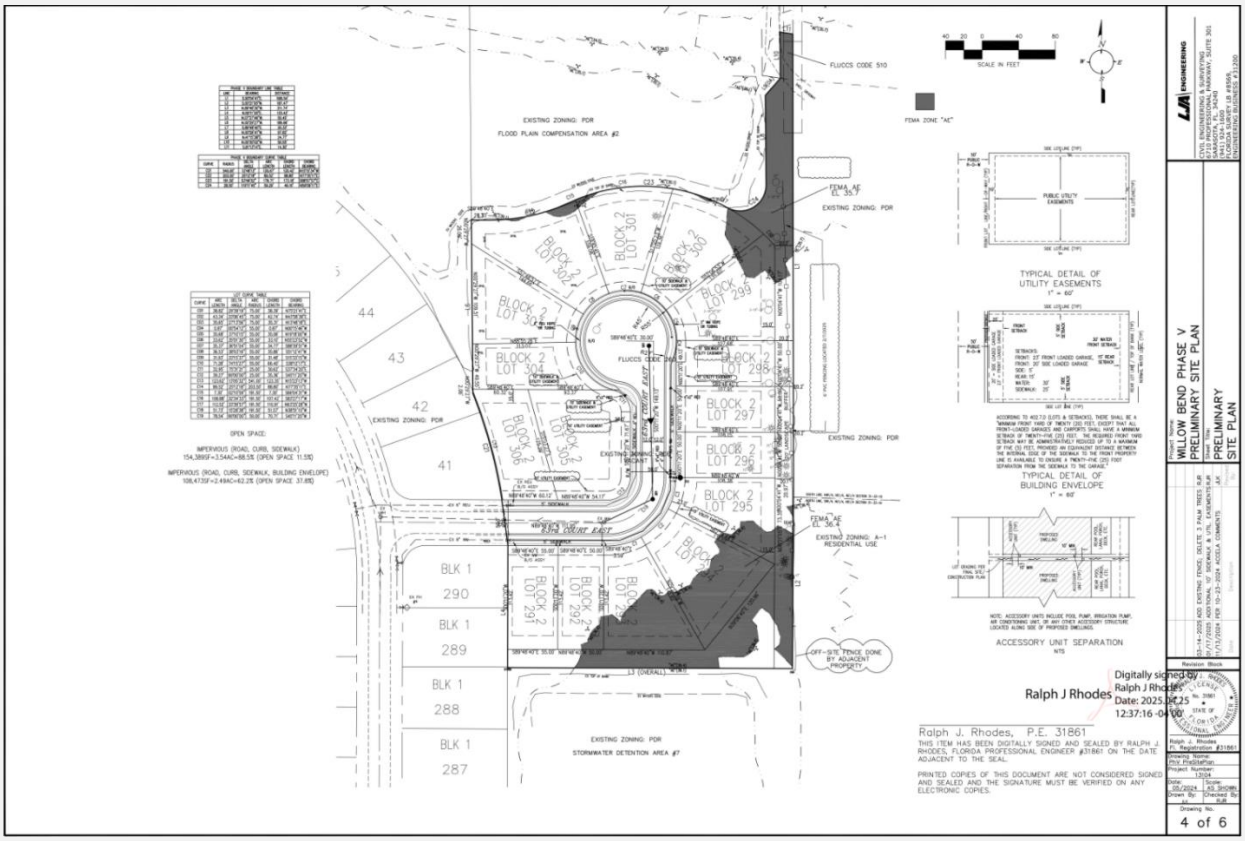
SURROUNDING USES AND ZONING	
NORTH	**USES:** Class I Grazing, Vacant Common Area **ZONING:** PDR, A, A-1
SOUTH	**USES:** Single-Family Residential, Vacant Common Area **ZONING:** PDR
EAST	**USES:** Single-Family Residential **ZONING:** PDR, A-1
WEST	**USES:** Single-Family Residential **ZONING:** PDR

Request:

The Applicant is requesting approval of a Preliminary Site Plan (PSP) proposing the addition of 16 single-family detached residential units for a total of 294 dwelling units within the entire project. The subject property currently has a zoning designation of PDR (Planned Development Residential). The property had a previously approved PSP, PDR-04-18(Z)(P); however, it has since expired per the Manatee County Land Development Code (LDC) Section 322.5. The Applicant requires a new application to establish entitlements within the PDR zoning district.

SECTION 3

PROJECT DETAILS



- 16 single-family detached residential units
- 2.72 DU/GA; 3.54 DU/NA overall

SITE DESIGN DETAILS

SITE DESIGN DETAIL	APPROVED PDR-04-18(Z)(P)	PROPOSED PHASE V
SETBACKS PROPOSED **See Stipulation A.5 which requires that a 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.*	Front: 25 feet (for Front-Loading Garages) Front: 20 feet (for Side-Loading Garages) Sides: 7.5 feet (between units) Rear: 15 feet Waterfront: 30 feet	Front: 23 feet* (for Front-Loading Garages) Front: 20 feet (for Side-Loading Garages) Sides: 5 feet (between units) Rear: 15 feet Waterfront: 30 feet
MINIMUM LOT AREA	6,050 square feet	5,250 square feet
MINIMUM LOT WIDTH	55 feet – 71 lots 65 feet – 114 lots 75 feet – 87 lots 100 feet – 7 lots	50 feet – 16 lots

HEIGHT	3 stories / 35 feet maximum	3 stories / 35 feet maximum
OPEN SPACE* **Entirety of Willow Bend*	Required: 25.0% (27.00 acres) Proposed: 37.4% (40.41 acres)	
ACCESS	5 inter-neighborhood tie access points: 1. Harrison Ranch 2. Pristine Point 3. Lexington 4. Undeveloped North 5. Undeveloped East	
FLOOD ZONE(S)	Site lies in AE-Zone & X-Zone, LOMR 23-04-0090P effective 4/26/2024 & Panel#12081C0179E, effective 3/17/2014	
AREA OF KNOWN FLOODING	**Project located in Flood Prone Area**: Yes **Type of flooding**: Rainfall **Project subject to flow reduction**: Yes, a 50 percent reduction in pre-developed runoff rate is required for the Frog Creek/Buffalo Canal Watershed **Project subject to OFW**: No **Watershed/Basin**: Frog Creek/Buffalo Canal Watershed **Project located within Floodplain and/or Floodway**: The project area is within the 100-year floodplain delineation pursuant to the FEMA 2021 FIRM and Buffalo Creek Watershed Model. **Drainage Easements/Access Easements required for existing system(s)**: Refer to Final Design Comments. Flowage Easements and Maintenance-Access Easements shall be required for all drainage systems which convey runoff from public right-of-way (ROW).	
UTILITIES	**POTABLE WATER INFRASTRUCTURE** • County 8-inch PVC watermain stubbed out to 63rd Court East **WASTEWATER INFRASTRUCTURE** • Existing County 8-inch gravity main stubbed out to 63rd Court East **RECLAIMED WATER INFRASTRUCTURE/** • Existing County 6-inch reuse main stubbed out to 63rd Court East	

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS

Standard(s) Required	Design Proposal	Compliance		Comments
		Yes	No	
Greenbelt Buffer (East)	20 feet	Yes		Standard Met
Sidewalk	5-foot-wide sidewalks proposed throughout the project site.	Yes		Standard Met

TRANSPORTATION

Major Transportation Facilities:
The site is located at 63rd Court East, approximately 100 feet west of 116th Avenue East and approximately 502-feet north of 61st Street East. The project will impact the following roadways, adjacent to and near the project site:

- 63rd Court East is a local roadway with a 25-mph posted speed
- 116th Avenue East is a local roadway with a 25-mph posted speed
- 61st Street East is a local roadway with a 25-mph posted speed

Transportation Link Capacity Analysis:
The Applicant is seeking approval of a PSP. The applicant submitted a generalized analysis of potential transportation impacts arising from the change in land use. The analysis was based on a short-range scenario analysis that considers all planned roads within the impact area.

The conclusion of the generalized analysis in the traffic study is that the potentially impacted segments of US 301 will not have enough capacity for proposed project traffic. Therefore, an arterial analysis was submitted that showed that the U.S. 301 segment will have sufficient capacity for proposed project traffic.

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	EXISTING LOS	FUTURE LOS WITH PROJECT
US 301	3413	D	F	F/D*
*A generalized analysis for the segment shows a deficient Level of Service (F), however a more detailed analysis (Arterial Analysis) shows a Level of Service within the standards for the road (D).				

Access
Since Manatee County is transitioning from repealing transportation concurrency and implementing Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Multimodal Site Access and Safety Analysis (MSASA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS)

CLOS APPLIED FOR: Yes. Project has an existing CLOS that will be revised.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent have been reviewed with the PSP.
Potable water, wastewater, and school facilities will be reviewed at the time of final site plan (FSP).

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements
Overall Required Open Space: 25% (27.0 acres / 107.99 acres) (LDC Section 402.7.D)
Overall Provided Open Space: 37.4% (40.41 acres / 107.99 acres)

Wetlands:
Per the Environmental Report by Flatwoods Consulting Group, August 8, 2024, there are no wetlands within this phase of the project.

Uplands:
Per the Environmental Report by Flatwoods Consulting Group, August 8, 2024, all uplands are mapped as Other Open Lands – 4.06 acres (FLUCCS 260). One small manmade surface water exists on the northern boundary of the project site – 0.01 acres (FLUCCS 510). Property appears to be partially cleared of trees in 2022 and piles of brush occur throughout the northern half of the property. There are no native upland habitats on site.

Preservation of Existing Plant Communities:
Per LDC Section 402.6.T.3.b., when existing native plant communities occur on a parcel of land and are located within planned open spaces, 35% of the required open space or 75% of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities.

Per the Environmental Report by Flatwoods Consulting Group, August 8, 2024, no Native Plant Communities were observed during the habitat assessment. Therefore, the applicant has none to preserve.

Endangered Species:
Per the Environmental Report by Flatwoods Consulting Group, August 8, 2024, an on-site assessment was conducted in May 2024 for listed floral and faunal species, including a 100% survey to locate potential Gopher Tortoises or burrows. The assessment included both direct and indirect observations such as tracks, burrows, tree markings, and vocalizations which would indicate the presence of listed species.

Surveys were conducted for Gopher Tortoises, Wood Stork, wading birds, Bald Eagle, Crested Caracara, Florida Scrub Jay, Little Blue Heron, Tricolored Heron, Southeastern American Kestrel, Florida Sandhill Crane, Eastern Black Rail, Roseate Spoonbills, Red Cockaded Woodpeckers, Eastern Indigo Snakes, Florida Pine Snake, and listed plants.

No listed species or Gopher Tortoise burrows were observed within the Willow Bend Phase V property and no FWS designated Critical Habitat occurs with the site.

Trees and Landscaping:
Tree Removal and Replacement will be reviewed with PSP and Final Site Plan (FSP), in accordance with LDC Section 700 and 701. It appears that some tree removal has already occurred on the site and these trees will need to be accounted for in the tree removal and replacement matrix.

LANDSCAPE BUFFERS			
	Required	**Provided**	**LDC Section**
Greenbelt Buffer (East)	20 feet	20 feet	LDC Section 701; PDR-04-18(Z)(P)

Landscaping will be reviewed with PSP and FSP, in accordance with LDC Section 701.


PROPOSED LOCATION OF WILLOW BEND PH. 5
COPPERSTONE (FKA VALENCIA GROVES)
ERIE ROAD
PARRISH (NORTH CO.) HIGH SCHOOL
DENALI ACRES SUBDIVISION
PARRISH WOODS
ST. FRANCIS CABRINI
FT HAMER ROAD
WILLOW BEND
WILLOW BEND PH. 5
HARRISON RANCH PH 1A & 1B
LEXINGTON ADDITION
FT. HAMER CROSSING
WEST COAST CHURCH ADDITION
LEXINGTON
THE GARDENS MHP
301
US 301 N
LAKESIDE PRESERVE / SELBY GROVE
PARRISH OAKS / 301 OXFORD
OXFORD LANDING / YARDLY PDR PSP
FOREST CREEK
US 301
0
750
1,500
Feet
This map is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6. – NEIGHBORHOOD WORKSHOPS

LDC SECTION 322.2 PRELIMINARY SITE PLAN REVIEW

LDC SECTION 402.6 - GENERAL REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

LDC SECTION 402.7. – PDR – PLANNED DEVELOPMENT RESIDENTIAL

LDC SECTION 531.47. – RESIDENTIAL USES

The following represents an analysis of how the application achieves compliance with LDC Sections. The criteria listed below were used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish stipulations to be adopted for Planned Development districts.

SECTION 312.6. – NEIGHBORHOOD WORKSHOPS

Applicants are strongly encouraged to hold a neighborhood workshop during the application process. The Department Director or the Board may require an applicant to hold a neighborhood workshop for any application that, in the view of the Department Director or Board, has potential neighborhood impacts.

The purpose of the neighborhood workshop is to ensure early citizen participation in an informal forum in conjunction with development applications, and to provide an Applicant the opportunity to understand any impacts an application may have on an affected community. These workshops ensure that citizens and property owners have an adequate opportunity to learn about applications that may affect them. A neighborhood workshop is not intended to produce complete consensus on all applications, but to provide information about the application to adjacent property owners. Neighborhood workshops shall be noticed as required in Table 3-2.

Analysis: A pre-application meeting for the proposed development was held on March 1, 2024. At the pre-application meeting, staff informed the Applicant that a neighborhood workshop is strongly encouraged during the review of the application.

A. Workshop Time and Location. Prior to scheduling a neighborhood workshop, the applicant shall coordinate the meeting date, time and location with the Department Director. The workshop may be held either within the general area of the subject property or virtually via an interactive online video conferencing software program. Additional workshops may be held but are not required if deemed necessary by the Department Director due to notice issues, technology issues, or if a substantial change was made in the pending application to warrant another neighborhood workshop.

B. Workshop Elements. At the workshop, the Applicant shall present the plans, information and data as needed to inform the public of the proposed development.

Analysis: Staff was informed that the Applicant planned on holding a workshop “when further along in the PSP review process” on December 26, 2024. On April 25, 2025, the Applicant decided against hosting a neighborhood workshop, stating that the project “is infill development within an existing subdivision and meets LDC requirements.” As this project was under review before the July 10, 2025 Neighborhood Workshop Memorandum issued by the Development Services Director, the Applicant was not required to hold a neighborhood workshop.

C. Workshop Summary. The Applicant shall submit to the Department, as part of the application, a summary of the materials presented at the workshop, the issues raised by those in attendance, the suggestions and concerns of those in attendance, a copy of the sign-in sheet, and a copy of the workshop advertisement and a copy of the mailed notices sent to property owners.

Analysis: The Applicant declined holding a neighborhood workshop.
The following items were not provided:

- A summary of the materials presented
- The issues raised by those in attendance
- The suggestions and concerns of those in attendance
- A copy of the mailed notices sent to property owners
- A copy of the sign-in sheet
- A copy of the workshop advertisement

LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

A. Previous Approvals.
Analysis: The subject property was rezoned to PDR (Planned Development Residential) on December 4, 2008 with Zoning Ordinance PDR-04-18(Z)(P), which included a PSP for 278 single-family detached residential units. The property previously proposed as Willow Bend Phases V and VI was originally approved for eight single-family detached residential units, six of which were proposed in the former Phase V. All approvals for the subject property have since expired. The property at 6304 Youngblood Road is no longer associated with the Willow Bend Development and has been removed from the currently proposed plans for the subject property.

B. Comprehensive Plan.
Analysis: Further analysis regarding consistency with the Comprehensive Plan and its applicable policies can be found in Section 5, Compliance with the Comprehensive Plan.

C. Land Development Code.
Analysis: There are no Specific Approval requests associated with this project. The project meets or exceeds the LDC requirements for residential uses, open space, setbacks, and landscaping. Further LDC criteria will be analyzed and provided in this staff report.

D. Use and District Requirements.
Analysis: The application is for a request to approve a PSP to allow for 16 single-family detached residential units within Phase V for a total of 294 dwelling units. In addition to the applicable Planned Development Zoning District requirements, this project must also comply with requirements of Sections 531.47 – Residential Uses for specific use criteria. The proposed PSP meets or exceeds the requirements contained in the aforementioned LDC Section.

E. Environment.
Analysis: Per Staff's review, there are no wetland impacts proposed on site and no native uplands contained within the project limits. Adverse impacts to the environment as a result of this project are not anticipated.

F. Circulation.
Analysis: The entire subdivision's access remains unchanged. The project area has one access point onto 116th Avenue. The nearest thoroughfare to the subdivision is U.S. 301 North, a principal arterial road. Internal drive aisles with a minimum of 24 feet for two-way travel are proposed. Internal sidewalks have also been proposed as required by the Land Development Code to provide safe pedestrian circulation within the site. Site access and circulation will be further reviewed with the FSP.

LDC SECTION 402.6 – GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.
Analysis: The subject property is approximately 107.99 acres in size, while the project area for Phase V is approximately 4.00 acres. The project area is currently undeveloped. The site is adjacent to single-family subdivisions to the south and west, with single-family homes to the east, and a mix of single-family and agricultural uses to the north.

B. Relation to Public Utilities, Facilities and Services.
Analysis: The site is located in an area of the County where municipal services, utilities, and schools already exist. Fire Protection will be provided by the Parrish Fire District. Further review will be completed at the time of FSP.

C. Relation to Major Transportation Facilities.
Analysis: The subject property is located in an area where public transportation services are not available. U.S. 301 North, located east and south of the project site, is classified as a principal arterial roadway.

D. Compatibility.
Analysis: The project site is located within an area of Manatee County that has the UF-3 FLUC designation. The proposed single-family development is surrounded by single-family residential uses and is not anticipated to have any negative impacts to the surrounding properties. Appropriate screening, buffers, required setbacks, height limitation, and intensity have all been met as required by the LDC and Comprehensive Plan.

E. Transitions.
Analysis: The Applicant is proposing single-family residential use for the project area. This area of Manatee County is located within the UF-3 FLUC with much of the area directly surrounding the site already developed with single-family residential.

F. Design Quality.
Analysis: The proposed PSP complies with all required provisions of the LDC and is consistent with the Comprehensive Plan's range of potential uses. Site lighting will be provided and reviewed at the time of FSP to promote health, safety, and welfare.

G. Relationship to Adjacent Property.
Analysis: Adequate buffers and design elements are included in the proposed PSP to promote site compatibility with the adjacent single family residential properties.

H. Access.
Analysis: The entire subdivision's access remains unchanged. The project area has one access point onto 116th Avenue. The nearest thoroughfare to the subdivision is U.S. 301 North, a principal arterial road.
The provided and accepted traffic impact study indicates the project will not create any adverse transportation impacts.

I. Streets, Drives, Parking and Service Areas.
Analysis: All aspects of vehicular and non-vehicular infrastructure will be designed and maintained in accordance with Manatee County standards and regulations to ensure safe travel and integration. Additional review will be conducted at time of FSP submittal.

J. Pedestrian Systems.
Analysis: The proposed PSP provides the required internal sidewalks with connections to 116th Avenue East. Potential conflicts with vehicular traffic are not anticipated.

K. Natural and Historic Features, Conservation and Preservation Areas.
Analysis: This is an infill development project with no known historic features or conservation areas. The Applicant provided an additional 12.4% of open space beyond the required 25.0%, bringing the total proposed open space to 37.4%.

L. Density/Intensity.
Analysis: The UF-3 (Urban Fringe – 3) Future Land Use Category allows for up to a maximum of 3 DU/GA and 9 DU/NA. The proposed project site provides a gross density of 2.72 DU/GA and a net density of 3.54 DU/NA, both below the maximum permitted. Maximum intensity is not applicable to this proposal as no non-residential component is proposed.

M. Height.
Analysis: The project proposes a maximum height of 35 feet on the site, which is consistent with what was previously proposed for the entire subdivision. The proposed design is compatible with the surrounding structures and should not adversely affect surrounding development.

N. Fences and Screening.
Analysis: All required landscape and roadway buffers have been provided as required by the LDC. See Section 3, Project Details of this staff report.

O. Yards and Setbacks.

Front	23 feet for front-loaded garage* 20 feet for side-loaded garage
Side	5 feet
Rear	15 feet

**Stipulation A.5 requires that a 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.*

Analysis: The Applicant has proposed the standard PDR Zoning District rear setback required by LDC Section 402.7. - Planned Development Residential. The proposed side setbacks are shorter than the 8-foot setback found in LDC 402.7 for developments that do not establish their own setbacks, while the front setbacks are both shorter than what can be found in the same criteria.

P. Trash and Utility Plant Screens.
Analysis: The applicant proposes that solid waste disposal will be provided by Manatee County by individual can pick-up.

Q. Signs.
Analysis: All signs within the project must meet the requirements of Chapter 6 of the LDC and their proposed location(s) shall be reviewed at the time of FSP.

R. Landscaping.
Analysis: A detailed Landscaping Plan will be provided and reviewed at the time of FSP. All landscaping will meet or exceed the standards in Section 701. The design and maintenance of the roadway and perimeter buffers will be based on a unified landscape plan for the development.

S. Special Guidelines for Review of Projects with Mixed Use Plan Designations and Projects at Designated Entranceways.
Analysis: Not Applicable. The project site is neither a mixed-use plan nor is it located within a designated entranceway.

T. Environmental Factors.
Water Conservation.
Analysis: Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the FSP.

Minimum Open Space Requirements.
Analysis: The total development proposes a minimum open space of 37.0% or 40.41 acres. The provided open space exceeds the minimum 25.0% required by the LDC.

Preservation of Existing Plant Communities.
Analysis: The project site is currently vacant with no native plant communities onsite. Any non-native species will be removed prior to FSP completion. Such review will be conducted at the time of FSP submittal.

U. Rights-of-Way and Utility Standards.
Analysis: All site improvements shall comply with the requirements of the County's Administrative Procedures for all public and private ROW construction.

V. Stormwater Management.
Analysis: The project shall comply with the stormwater requirements of Section 801 at the time of FSP.

W. Consistency with Comprehensive Plan.
Analysis: See below Section 5 for Comprehensive Plan consistency analysis.

X. Other Factors.
Analysis: No other factors are applicable.

LDC SECTION 402.7.D. – PDR – PLANNED DEVELOPMENT RESIDENTIAL

A. Site Planning.
Analysis: The site planning in the proposed development has the residences facing toward internal driveways. Adequate buffers have been provided as required.

B. Landscaped Open Space and Pervious Area Requirements.
Analysis: The required amount of open space for the proposed project is 25%. The proposed amount of open space is 37.4%, exceeding the established requirement.

C. Traffic Circulation.
Analysis: The subdivision within the proposed development provides inter-neighborhood ties with surrounding neighborhoods. There is no multi-modality available in the vicinity of the subject property, which will create additional and longer auto-dependent trips.

D. Yards and Setbacks.
Analysis: The proposed residential setbacks are as follows:

Residential Front	23 feet for front-loaded garage* 20 feet for side-loaded garage
Residential Side	5 feet
Residential Rear	15 feet

** Stipulation A.5 requires that a 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.*

E. Minimum Lot Width.
Analysis: See Section 3 of this Staff Report and the PSP proposed with this application for the proposed lot width and lot area.

F. Building Height.
Analysis: The proposed residential buildings have a maximum height of three stories or 35 feet.

LDC SECTION 531.47 – RESIDENTIAL USES

A. Residential Uses in the VIL Districts.
Analysis: This section is not applicable as the proposed development is not located in the Village (VIL) Districts.

B. Multi-Family Dwellings in PR District.
Analysis: This section is not applicable as the proposed development only includes single-family dwellings.

C. Residential Uses in the NC, GC, MX, and HC Zoning Districts.
Analysis: This section is not applicable as the proposed development is not located in any of the commercial zoning districts.

D. Single-Family Detached Dwellings in the Industrial Light (IL) Future Land Use Category.
Analysis: This section is not applicable as the proposed development is not located in the Industrial Light (IL) Future Land Use Category (FLUC).

E. Waterfront Residential Structures in PDR, PDW, PDMU, PDRV, PDMH and PDA.
Analysis: This section is not applicable as the proposed development is not located along the water.

F. Residential Subdivisions Adjacent to Existing Kennels.
Analysis: This section is not applicable as the proposed development is not located near an existing kennel use.

G. Residential Uses within Designated Urban Corridors.
Analysis: This section is not applicable as the proposed development is not located along a designated urban corridor.

H. Multi-Family Residential Uses within the Urban Service Area.
Analysis: This section is not applicable as the proposed development only includes single-family dwellings and is not located within the Urban Service Area (USA).

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the Urban Fringe – 3 (UF-3) Future Land Use Category. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.2.1.11. UF-3: Establish the Urban Fringe – 3 Future Land Use Category as follows:

Policy 2.2.1.11.1. Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. The nature, extent, location of development, and availability of services shall be reviewed to ensure the development of these lands is conducted consistent with the intent of this policy. The UF-3 land use category includes areas of low density urban residential development, generally developed through an integrated master plan approach. The UF-3 category also provides for a complement of residential support uses normally utilized during the daily activities of residents of these low-density environments, and in limited circumstances non-residential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day-to-day needs of the community.

Policy 2.2.1.11.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low-density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools. See Objectives 4.2.1 and 2.10.4.
Analysis: The proposed low-density, single-family detached residential is supported by the Urban Fringe – 3 FLUC's Range of Potential Uses.

Policy 2.2.1.11.3. Range of Potential Density/Intensity:
Maximum gross residential density:
- Three (3) dwelling units per acre.
- Nine (9) dwelling units per acre at activity nodes (see Policy 2.2.1.11.4).
- Nine (9) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."
- Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.

Maximum net residential density:
- Nine (9) dwelling units per acre.
- Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.11.4).
- 12 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."
- Clustered developments in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:
- 0.35.
- 0.5 at activity nodes (see Policy 2.2.1.11.4).

Maximum Square Footage for Neighborhood Commercial Uses:
- Medium (150,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).
- Large (300,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).

Analysis: The proposed density of 2.72 DU/GA is consistent with the range of potential density of the UF-3 FLUC.

Policy 2.2.1.11.4. Other Information:

(a) Schools in the UF-3 future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.

(b) In order to serve more than day to day needs within the UF-3 suburban environment, activity nodes with neighborhood and community-serving commercial uses may be permitted if consistent with the Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.11.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.

(c) 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.

Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.

Analysis: The Property is in an area with existing and planned public facilities (water, sewer, schools, emergency services, and transportation facilities).

Policy 2.1.2.4. Limit urban sprawl through consideration of new and redevelopment when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

Analysis: The project site is located west of the Future Development Area Boundary (FDAB) and there are existing developments surrounding the project.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.

Analysis: The surrounding area is characterized by low-density residential uses and has a suburban development pattern including residential and support uses areas based on approved projects within the nearby area.
Given the development trend in the area, the timing appears to be appropriate.

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures.

Analysis: The proposed project provides adequate buffers from the surrounding uses and meets the minimum setback requirements.

SECTION 6

POSITIVE ASPECTS

- The UF-3 FLUC anticipates developments which are permitted in PDR Zoning District and are consistent with land uses in the surrounding area. (Planning)
- Public facilities are already established in the area. (Planning)
- Overall site design provides 37.4 percent open space, exceeding the required 25 percent open space for the project (Environmental)
- No state or federally listed species were observed on site during the May 2024 habitat assessment and species survey. (Environmental)
- This project is a low trip generator with a negligible effect on the impacted thoroughfare. (Transportation)

NEGATIVE ASPECTS

- There are no apparent negative aspects associated with this project. (Planning)

MITIGATING FACTORS

- The proposed development shall comply with all applicable standards of review found within the LDC such as buffering, screening, setbacks, and building heights.
- If improvements to the public infrastructure are required due to the impact of this development, then the required improvements will be made at the expense of the developer proportional to the impact of development on the public infrastructure and will bear a rational nexus to the requested improvements. (Planning)

SECTION 7

SPECIFIC APPROVAL REQUESTS

This section is not applicable as there are no specific approvals requested with this application.

SECTION 8

STIPULATIONS

A. DESIGN AND LAND USE

1. The site plan submitted with this application shall be part of the approval.

2. Any new or temporary use proposed on this property, other than those approved with this application, shall be required to apply for a new permit through Development Services-Planning & Zoning, as required by the LDC.

3. All other applicable local, state, or federal permits shall be obtained prior to commencement of construction.

4. Any significant historical or archeological resources discovered during development activities shall be immediately reported to Florida Department of State's Division of Historical Resources. Treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with Florida Department of State's Division of Historical Resources and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by Florida Department of State's Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

5. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.

2. At the time of Final Site Plan, all existing trees, and any trees already removed prior to FSP review, are to be shown and noted on the Plan's existing conditions sheet. All trees removed or proposed to be removed are to be included in a Tree Removal and Replacement matrix.

3. At the time of Final Site Plan, all landscape buffers will need to be shown on the outside of any fencing. An existing fence currently shown on the Preliminary Site Plan that appears to be installed by the adjacent property owners that may need to be relocated to accommodate the code requirement of landscaping on the exterior of fencing.

4. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS 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. At the time of Final Site Plan, all landscape buffers will need to be shown on the outside of any fencing. There is currently an existing fence shown on the Preliminary Site Plan that appears to be installed by the adjacent property owners that may need to be relocated to accommodate the code requirement of landscaping on the exterior of fencing.

C. STORMWATER

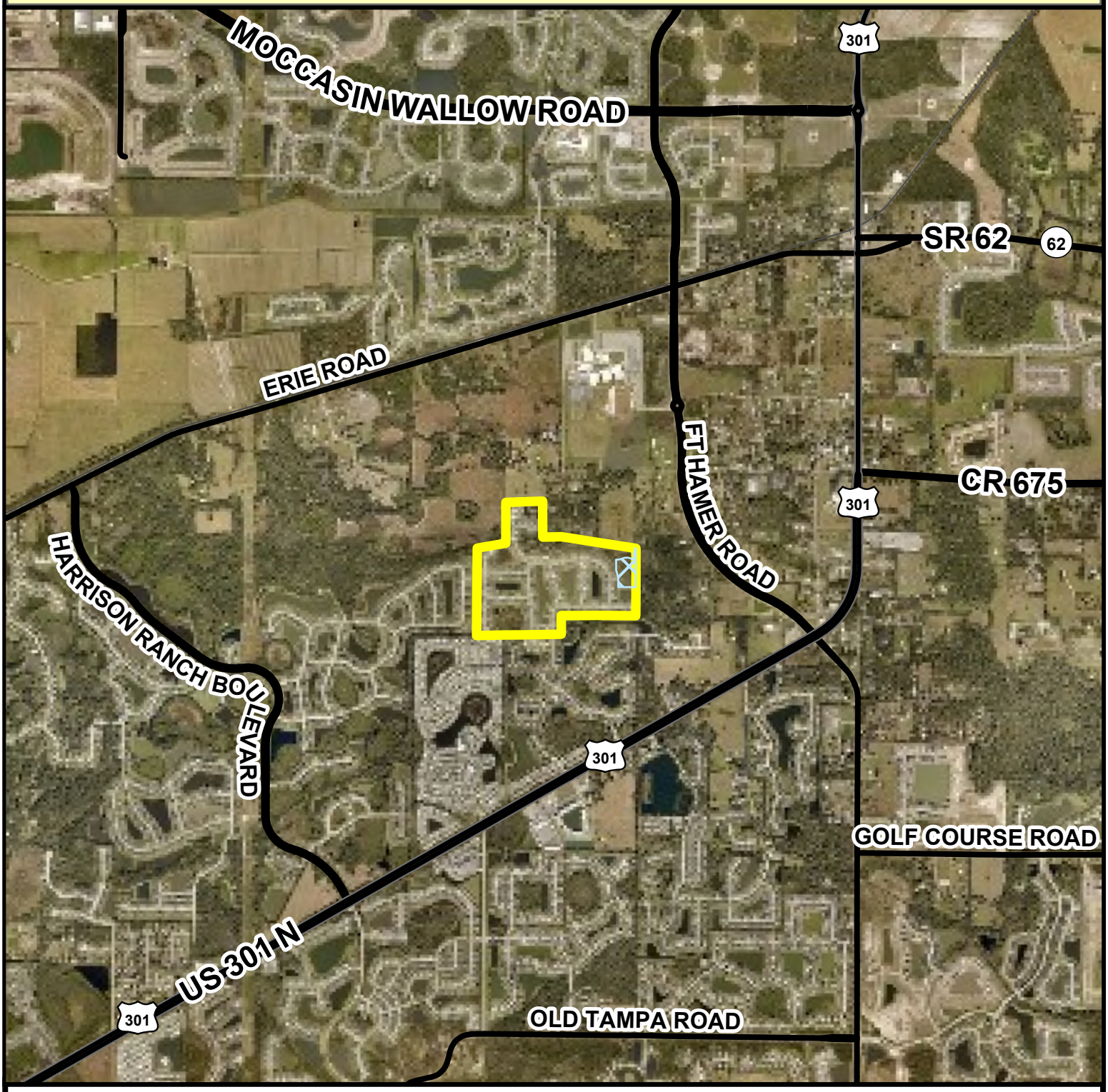
1. Pursuant to Section 801 of the Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3,, the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the County 100-year floodplain delineation pursuant to the Buffalo Creek Watershed Management Plan, and post-development discharge of runoff.

2. This project shall be required to reduce the calculated pre-development flow rate by a full 50% for all stormwater outfall flow directly or indirectly into Buffalo Creek Watershed. Modeling shall be used to determine pre- and post- development flows.

Attachments

1. **Staff Report Maps and Aerials**
2. **Preliminary Site Plan**
3. **Traffic Impact Statement and Acceptance Memo**
4. **Environmental Assessment**
5. **Concurrency Reservation Application**
6. **Boundary and Topographic Survey**
7. **Affidavit of Publishing**
8. **Public Comment**
9. **Previous Approval PDR-04-18(Z)(P)**
10. **Request for continuance from Applicant**
11. **Ordinance PDR-24-29(P)**

AERIAL



Parcel ID #(s) Multiple

Project Name: Willow Bend Phase V
Project #: PDR-24-29 (P)
Accela #: PLN2409-0023

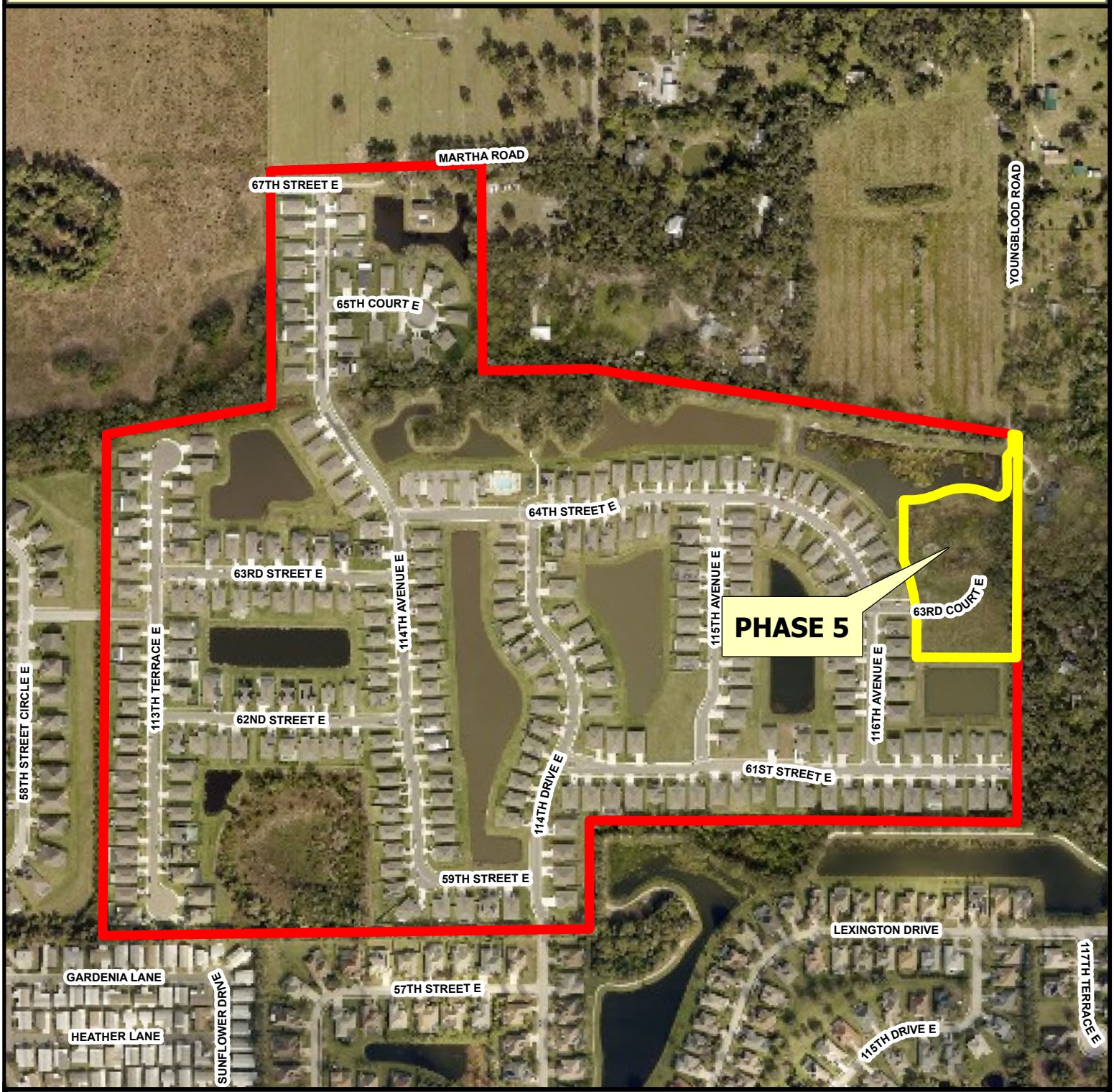
S/T/R: 33 34S 18E
Acreage: 107.99 (phase 5 - 4.00 ac.)
Existing Zoning: PD-R
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 4 / 2025

Feet
0 1,000 2,000

AERIAL



Parcel ID #(s) Multiple

Project Name: Willow Bend Phase V
Project #: PDR-24-29 (P)
Accela #: PLN2409-0023

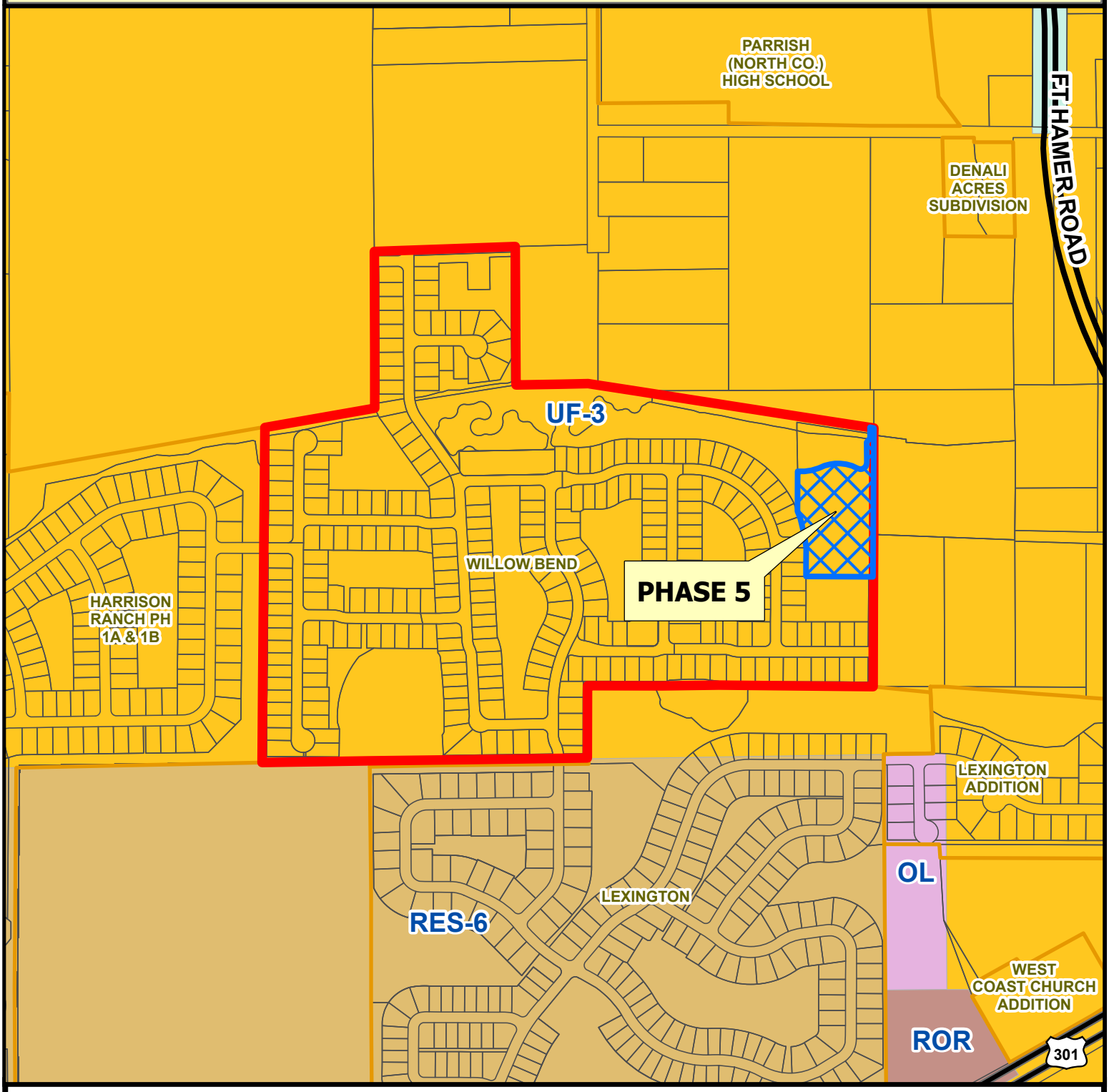
S/T/R: 33 34S 18E
Acreage: 107.99 (phase 5 - 4.00 ac.)
Existing Zoning: PD-R
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 4 / 2025

Feet
0 250 500

FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Willow Bend Phase V
Project #: PDR-24-29 (P)
Accela #: PLN2409-0023

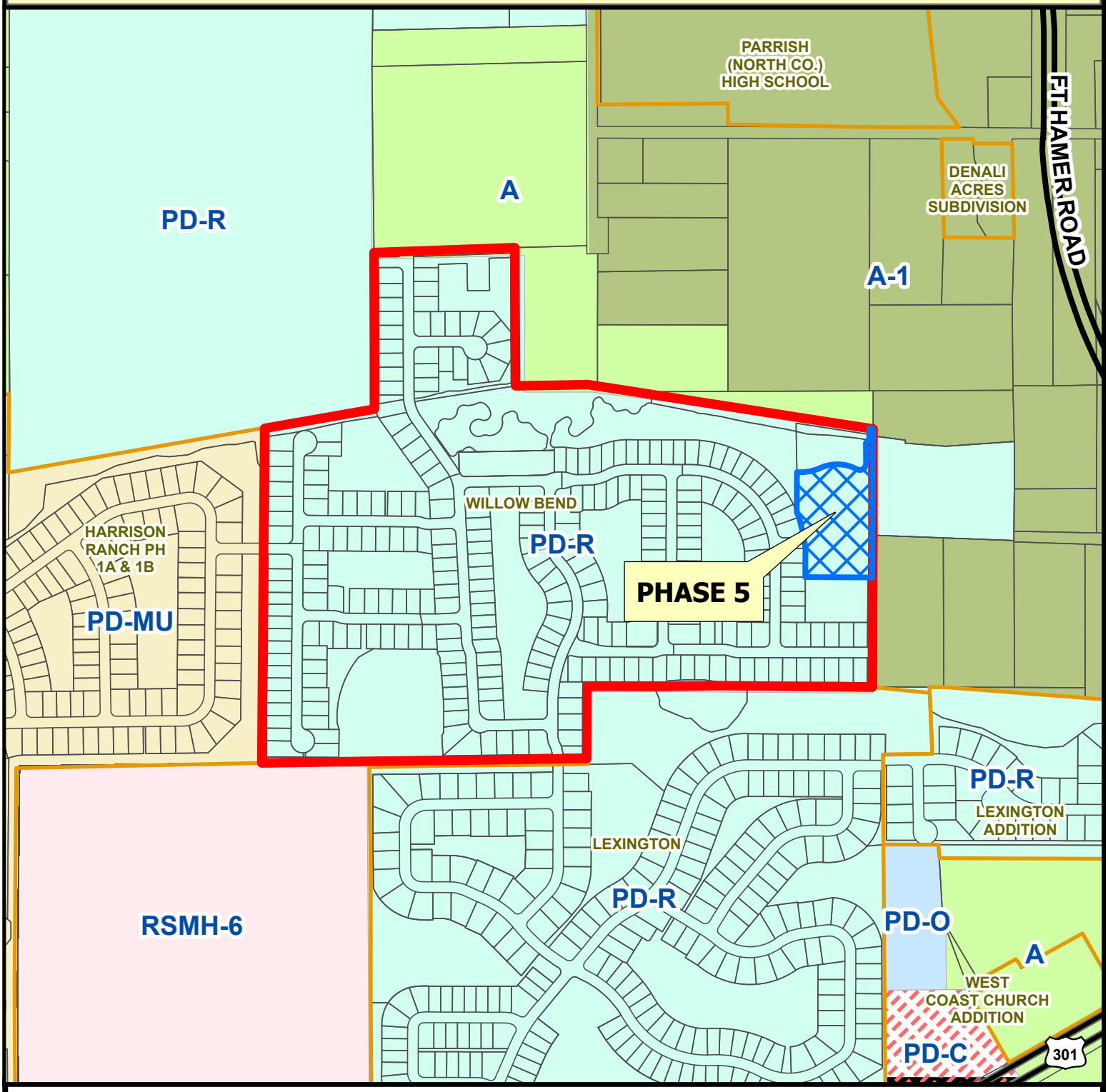
S/T/R: 33 34S 18E
Acreage: 107.99 (phase 5 - 4.00 ac.)
Existing Zoning: PD-R
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 4 / 2025

Feet
0 370 740

ZONING



Parcel ID #(s) Multiple

Project Name: Willow Bend Phase V
Project #: PDR-24-29 (P)
Accela #: PLN2409-0023

S/T/R: 33 34S 18E
Acreage: 107.99 (phase 5 - 4.00 ac.)
Existing Zoning: PD-R
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 4 / 2025

Feet
0 370 740

PROPOSED LOCATION OF WILLOW BEND PH. 5



0 750 1,500

Feet

This map is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

Manatee County Ordinance

PDR-24-29(P) – WILLOW BEND PHASE V – CWES XV LLC – PLN2409-0023

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING A PRELIMINARY SITE PLAN TO ADD A NEW PHASE V COMPRISED OF 16 SINGLE-FAMILY DWELLING UNITS ON 4 ACRES TO AN EXISTING SUBDIVISION COMPRISED OF 278 SINGLE-FAMILY DWELLING UNITS FOR A TOTAL OF 294 SINGLE-FAMILY DWELLING UNITS ON A TOTAL OF 107.99 ACRES; THE PROPERTY IS CURRENTLY ZONED PDR (PLANNED DEVELOPMENT RESIDENTIAL) AND IS GENERALLY LOCATED HALF A MILE NORTH OF THE INTERSECTION OF US 301 AND 16TH AVENUE EAST, PHASE V IS LOCATED ON 63RD COURT EAST, WITH NO ADDRESS ASSIGNED, IN PARRISH (MANATEE COUNTY); SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, CWES XV, LLC (the "Applicant") filed an application for a Preliminary Site Plan to add a new Phase V comprised of 16 single-family dwelling units on approximately 4 acres to an existing subdivision comprised of 278 single-family dwelling units for a total of 294 single-family dwelling units on a total of 107.99 acres, as described in Exhibit "A", attached hereto, (the "Property"); and

WHEREAS, the Manatee County Planning Commission, after due public notice, held public hearings on November 13, 2025, and December 11, 2025, to consider the Preliminary Site Plan application and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the Preliminary Site Plan application inconsistent with the Manatee County Comprehensive Plan and does not satisfy the criteria for approval in the Manatee County Land Development Code and recommended denial.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA;

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, the recommendation and findings of the Planning Commission, as well as all other matters presented to the 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 a Preliminary Site Plan as it relates to the real property described in Exhibit "A" of this Ordinance.

B. The Board of County Commissioners, after due public notice, held public hearings on December 4, 2025, January 8, 2026, and March 5, 2026, regarding the proposed Ordinance described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

C. The proposed Ordinance regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved to add a new Phase V comprised of 16 single-family dwelling units on approximately 4 acres to an existing subdivision comprised of 278 single-family dwelling units for a total of 294 single-family dwelling units on a total of 107.99 acres, upon the property subject to the following Stipulations:

A. DESIGN AND LAND USE

1. The site plan submitted with this application shall be part of the approval.

2. Any new or temporary use proposed on this property, other than those approved with this application, shall be required to apply for a new permit through Development Services-Planning & Zoning, as required by the LDC.

3. All other applicable local, state, or federal permits shall be obtained prior to commencement of construction.

4. Any significant historical or archeological resources discovered during development activities shall be immediately reported to Florida Department of State's Division of Historical Resources. Treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with Florida Department of State's Division of Historical Resources and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by Florida Department of State's Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

5. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.

2. At the time of Final Site Plan, all existing trees, and any trees already removed prior to FSP review, are to be shown and noted on the Plan's existing conditions sheet. All trees removed or proposed to be removed are to be included in a Tree Removal and Replacement matrix.

3. At the time of Final Site Plan, all landscape buffers will need to be shown on the outside of any fencing. An existing fence currently shown on the Preliminary Site Plan that appears to be installed by the adjacent property owners that may need to be relocated to accommodate the code requirement of landscaping on the exterior of fencing.

4. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS 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. At the time of Final Site Plan, all landscape buffers will need to be shown on the outside of any fencing. There is currently an existing fence shown on the Preliminary Site Plan that appears to be installed by the adjacent property owners that may need to be relocated to accommodate the code requirement of landscaping on the exterior of fencing.

C. STORMWATER

1. Pursuant to Section 801 of the Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3,, the subsequent Final Site Plan and Construction Plan submittal(s) 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 County 100-year floodplain delineation pursuant to the Buffalo Creek Watershed Management Plan, and post-development discharge of runoff.

2. This project shall be required to reduce the calculated pre-development flow rate by a full 50% for all stormwater outfall flow directly or indirectly into Buffalo Creek Watershed. Modeling shall be used to determine pre- and post- development flows.

Section 3. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 4. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 5. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the

obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 6. 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 5th day of March 2026.

BOARD OF COUNTY COMMISISONERS OF MANATEE COUNTY, FLORIDA.

BY: _____
Chairperson

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

BY: _____
Deputy Clerk

Exhibit "A"

Legal Description

LEGAL DESCRIPTION (REVISED 10-27-2023 SEB)

A TRACT OF LAND LYING IN AND BEING THAT PART OF SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA, DESCRIBED AS FOLLOWS;

COMMENCE AT A 1" IRON PIPE FOUND MARKING THE NW CORNER OF THE NW1/4 OF THE NE1/4 OF THE NE 1/4 OF SAID SECTION 31; THENCE ALONG THE WEST LINE OF SAID NW1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, S.00°04'41"E., A DISTANCE OF 195.96 FEET TO THE POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE CONTINUE ALONG SAID WEST LINE, S.00°04'41"E., A DISTANCE OF 506.54' TO TO THE SW CORNER OF SAID NW1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31; THENCE ALONG THE WEST LINE OF THE SW1/4 OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 31, S.00°21'05"W., A DISTANCE OF 187.47 FEET TO THE NE CORNER OF TRACT LB-02, WILLOW BEND PHASE IV, A SUBDIVISION RECORDED IN PLAT BOOK 75, PAGE 162, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE ALONG THE NORTH LINE OF TRACT LB-02 AND TRACT SW-07 OF SAID WILLOW BEND PHASE IV, N.89°48'30"W., A DISTANCE OF 311.74 FEET TO THE NW CORNER OF SAID TRACT SW-07; THENCE N.00°11'20"E., A DISTANCE OF 133.42 FEET TO THE NE CORNER OF LOT 90 OF SAID WILLOW BEND PHASE IV; THENCE N.07°27'46"W., A DISTANCE OF 50.45 FEET TO THE SE CORNER OF LOT 41 OF SAID WILLOW BEND PHASE IV, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 540.00' AND A DELTA ANGLE OF 12°48'13", WHOSE CHORD BEARS N.15°15'34"W.; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE, A DISTANCE OF 120.67' TO A POINT OF CUSP WITH THE SOUTHERN AND EASTERN BOUNDARY OF TRACT SW-04, WILLOW BEND PHASE II, A SUBDIVISION RECORDED IN PLAT BOOK 70, PAGE 159, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EASTERN BOUNDARY OF SAID TRACT SW-04, THE FOLLOWING 7 COURSES AND DISTANCES; (1) N.00°29'27"W., A DISTANCE OF 189.96 FEET; (2) THENCE S.89°48'40"E., A DISTANCE OF 20.33 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 203.50' AND A DELTA ANGLE OF 25°12'18", WHOSE CHORD BEARS N.77°35'11"E.; (3) THENCE ALONG THE ARC OF SAID CURVE IN AN EASTERLY AND COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 89.52' TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 191.50' AND A DELTA ANGLE OF 53°46'02", WHOSE CHORD BEARS S.88°07'57"E.; (4) THENCE ALONG THE ARC OF SAID CURVE IN AN EASTERLY AND CLOCKWISE DIRECTION, A DISTANCE OF 179.71' TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 28.50' AND A DELTA ANGLE OF 119°11'45", WHOSE CHORD BEARS N.59°09'11"E.; (5) THENCE ALONG THE ARC OF SAID CURVE IN A NORTHEASTERLY AND COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 59.29'; (6) THENCE TANGENT TO THE LAST CURVE, N.00°26'41"W., A DISTANCE OF 97.82 FEET; (7) THENCE N.41°15'38"E., A DISTANCE OF 18.14 FEET TO THE SOUTHEAST CORNER OF TRACT CANAL-E OF SAID WILLOW BEND PHASE II; THENCE ALONG THE EASTERN BOUNDARY OF SAID TRACT CANAL-E, N.41°15'38"E., A DISTANCE OF 6.64 FEET TO ITS INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS

INSTRUMENT #202041085808, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE AND AFORESAID EASTERN BOUNDARY OF TRACT CANAL-E, N.00°30'02"W., A DISTANCE OF 50.55 FEET TO THE NORTHERN BOUNDARY OF SAID TRACT CANAL-E; THENCE ALONG SAID NORTHERN BOUNDARY OF TRACT CANAL-E, S.81°13'14"E., A DISTANCE OF 14.30 FEET TO THE POINT OF BEGINNING;

(NOT PART OF THE LEGAL DESCRIPTION)

ABOVE DESCRIBED PARCEL CONTAINS 174,412.83 SQUARE FEET, OR 4.004 ACRES, MORE OR LESS;

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.

PRELIMINARY SITE PLAN
FOR
WILLOW BEND PHASE V
IN
SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA
BY

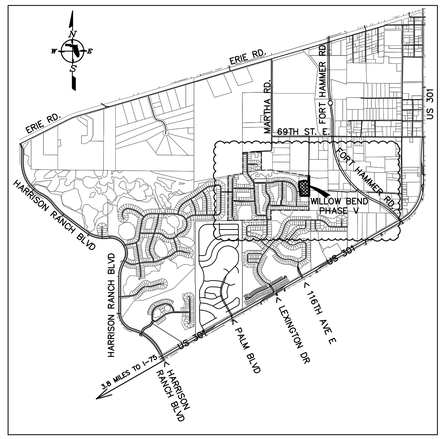
LJA
CIVIL ENGINEERING & SURVEYING
6710 PROFESSIONAL PARKWAY, SUITE 301
SARASOTA, FL. 34240
(941) 924-1600
FLORIDA SURVEY LB #8569,
ENGINEERING BUSINESS #31200

WILLOW BEND INDEX TO DRAWINGS

SHEET No.	NAME
1	COVER SHEET
2	SITE LOCATION WITHIN WILLOW BEND PHASE PLAN
3	EXISTING CONDITIONS AND DEMO PLAN
4	PRELIMINARY SITE PLAN
5	PRELIMINARY DRAINAGE PLAN
6	OPEN SPACE EXHIBIT
LA1	LANDSCAPE PLANS AND DETAILS (BY: KURT R. CRIST LANDSCAPE ARCHITECT, INC.)

GENERAL NOTES:

1.	PHASE V ACREAGE:	4.00±AC
2.	ZONING:	PDR-04-18(Z)(P)
3.	FUTURE LAND USE:	UF-3 (URBAN FRINGE-3)
4.	PHASE V PROPOSED LAND USE:	RESIDENTIAL SINGLE-FAMILY DETACHED
5.	PHASE V EXISTING LAND USE:	VACANT
6.	ZONING WITHIN 200 FEET OF SITE BOUNDARIES:	AS SHOWN ON EXISTING CONDITION SHEET 3 of 6
7.	LOCATION OF EXISTING AND PLATTED STREETS DRAINAGE WAYS AND UTILITIES ON CONTIGUOUS PROPERTIES:	SHOWN ON PLAN SHEETS 3-5 of 6
8.	TOPOGRAPHIC CONTOURS ON-SITE:	SHOWN ON EXISTING CONDITION SHEET 3 of 6 & DRAINAGE PLAN SHEET 5 of 6
9.	FLOOD ZONE (100 YR):	AE-ZONE: BASE FLOOD ELEVATION OF 36.4' PER LOMR 23-04-0090P EFFECTIVE 4/26/2024 & X-ZONE,PANEL12081C0179E, EFFECTIVE 3/17/2014
	FLOOD ZONE (25 YR):	ZONE "X" (SITE) ZONE "AE" (WADE CANAL;FLOODWAY) ELEV 33.4 - 35 25 YEAR FLOODPLAIN HAS NOT BEEN MAPPED BY MANATEE COUNTY, THE 25 YEAR FLOODPLAIN SHOWN ON THE SITE PLAN WAS DETERMINED PER LDC, BASED ON FEMA HEC 2 MODEL USING 25 YEAR STORM EVENT BY TOM SHOOPMEN, P.E.
9.	FLOOD PROTECTION ELEVATION DATA:	VARIES
10.	WETLANDS DELINEATION:	N/A
11.	LOCATION OF EXISTING TREE GROUPINGS:	AS SHOWN ON EXISTING CONDITIONS SHEET
12.	TOTAL NUMBER OF PHASE V LOTS:	PROPOSED PHASE V: 16 LOTS
13.	OPEN SPACE SUMMARY:	OVERALL SITE AREA= 107.99± AC OVERALL REVISED SITE REQUIRED OPEN SPACE= 27.00± AC= 25% OVERALL REVISED SITE PROVIDED OPEN SPACE= 40.413 AC= 37.4% SEE SHEET 6 of 6 FOR SPECIFIC LAYOUT
14.	RESIDENTIAL DENSITY	GROSS DENSITY: 294 UNITS/107.99 AC=2.72 UNITS/ACRE NET AREA DENSITY: 107.99(OVERALL)-24.66(NWL,WL,REC)=83.33(NET) = 3.54 UNITS/ACRE
15.	LOT DIMENSIONS (APPROX.; SEE SHEET 4):	WIDTH: 50' DEPTH: 105' BUILDING HEIGHT: 35' (MAXIMUM)
	BUILDING ENVELOPE: FRONT BUILDING SETBACK: SIDE BUILDING SETBACK: REAR BUILDING SETBACK: WETLAND BUFFER BLDG. SETBACK: WATERFRONT SETBACK:	AS SHOWN ON PLANS - TYPICAL 23 FEET FRONT LOADED GARAGE, 20' SIDE LOADED GARAGE 5 FEET 15 FEET N/A 30 FEET
16.	LOT AND BLOCK NUMBERS:	AS SHOWN ON PLANS
17.	STREETS:	PUBLIC AS SHOWN ON PLANS
18.	FRONT YARD UTILITY EASEMENT: SIDE YARD UTILITY EASEMENT: REAR YARD EASEMENTS: OTHER EASEMENTS:	20' = SIDE LOADED GARAGE, 23' = FRONT LOADED GARAGE 5 FEET 15 FEET 30' WATER (OR) AS SHOWN ON PLANS
19.	LANDSCAPING PLAN:	TREE REMOVAL/REPLACEMENT AND LANDSCAPING SHALL BE IN ACCORDANCE WITH LDC SECTION 402, 700, AND 701 (SEE LANDSCAPE PLAN)
20.	DRAINAGE SYSTEM:	CLOSED DRAINAGE SYSTEM
21.	DELINEATION OF ALL REQUIRED YARDS:	AS SHOWN ON PLANS - TYPICAL
23.	MAXIMUM BUILDING HEIGHTS:	35 FEET
24.	APPROXIMATE START DATE FOR CONSTRUCTION: APPROXIMATE COMPLETION DATE:	NOVEMBER 2025 MAY 2026
25.	FLOOD PLAIN MANAGEMENT PERMIT:	REQUIRED FOR ANY LOTS IN 100 YR FLOODPLAIN
26.	WETLANDS INFORMATION:	EXISTING WETLAND ACREAGE: 0 ACRES PROPOSED WETLAND IMPACT ACREAGE: 0 ACRES POST-DEVELOPMENT WETLAND ACREAGE: 0 ACRES
27.	GENERAL SIGN PRINCIPAL:	SIGN LOCATIONS SHOWN ON SITE PLAN, DETAILS TO BE PROVIDED ON FINAL SITE PLAN.
28.	FOCAL POINT:	LAKES AND RECREATION AREA.
29.	UTILITIES-WATER/SEWER:	PUBLIC
30.	COMPLIANCE WITH SECTION 722 OF LDC	AS APPLICABLE
31.	LAKE AREAS AT NORMAL WATER LEVELS:	ADJACENT FLOODPLAIN COMP AREA AND POND 7
32.	PERENNIAL STREAM(S):	WADE CREEK (NOT IN PHASE V)
33.	ROADWAY:	PUBLIC
34.	HABITAT:	PER ORIGINAL REZONING APPROVAL AND RECENT ENVIRONMENTAL STUDY, THERE IS NO NATIVE HABITAT ON-SITE.
35.	CONSTRUCTION SCHEDULE:	START DATE:NOVEMBER 2025 / COMPLETION DATE: MAY 2026



VICINITY MAP
SCALE: 1"=2,500'

PROPOSED SITE DESIGN

1. LOT LINES SHOWN ON THE PLAN.
2. NO STRUCTURES PLANNED, UNTIL SINGLE FAMILY HOMES ARE BUILT ON EACH LOT.
3. WATER AND SEWER LINES IN RIGHT-OF-WAY AND IN EASEMENTS.
4. DRAINAGE AND BUFFER EASEMENTS SHOWN ON PLAN.
5. OPEN SPACE AREAS SHOWN ON PLAN (BUFFERS, LAKES, AND RECREATION AREAS).
6. NO SPECIFIC PARKING OR LOADING AREAS.
7. VEHICULAR CIRCULATION VIA THE PROPOSED STREETS.
8. DRAINAGE TO LAKES, OUTFALLS TO EXISTING WATERBODIES.
9. PROPOSED WATER LINE, INTERNAL SYSTEM.
10. GRAVITY SERVICE TO EACH LOT.
11. SOLID WASTE PICK-UP AT EACH LOT.
12. NEW FIRE HYDRANTS INSTALLED WITH SPACING PER FIRE MARSHALL APPROVAL.
13. EFFLUENT REUSE IS PROPOSED.
14. 5' SIDEWALK ON BOTH SIDES OF ALL STREETS.
15. THE STORMWATER SYSTEM DESIGN WILL COMPLY WITH MANATEE COUNTY REQUIREMENTS AND CHAPTER 40D-4 OR 40D-40 F.A.C. (S.W.F.W.M.D.) 50% STORMWATER PEAK DISCHARGE RATE IS REQUIRED.
16. ALL LANDSCAPING SHALL COMPLY WITH CHAPTER 7 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC), INCLUDING PRESERVATION OF NATIVE HABITAT, REQUIRED BUFFERS, LOCAL RESIDENTIAL STREET TREE PLANTING, AND COMMON AREA MAINTENANCE AND IRRIGATION. TREE REPLACEMENT WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 7 OF THE LDC.
17. RESIDENTIAL STREET TREES MEETING THE SPECIFICATIONS OF SECTION 701.6 OF THE LDC SHALL BE PLANTED AT A RATE OF 1 TREE FOR EVERY 50 LINEAR FEET OF INTERNAL RIGHT-OF-WAY AT THE SAME TIME EACH HOME IS BUILT. SEE LANDSCAPE PLAN.
18. THE HOMEOWNER'S DOCUMENTS AND FINAL SITE PLAN SHALL INCLUDE LANGUAGE TO INFORM HOMEOWNERS OF THE PRESENCE OF NEIGHBORING AGRICULTURAL USES, INCLUDING POSSIBLE USE OF PESTICIDES AND HERBICIDES AND OF ODORS AND NOISES ASSOCIATED WITH AGRICULTURAL USES.
19. ALL SIGNS, INCLUDING THE LOCATION OF SUCH SIGNS, SHALL BE PERMITTED SEPARATELY AND APPROVED BY MANATEE COUNTY.
20. THE LOWEST QUALITY OF WATER AVAILABLE, INCLUDING BUT NOT LIMITED TO STORMWATER REUSE AND ALTERNATIVE IRRIGATION SOURCES, SHALL RE USED TO ADEQUATELY AND SAFELY MEET IRRIGATION NEEDS. IF RETENTION POND WATER IS USED, A SEPARATE COLOR-CODED IRRIGATION SYSTEM SHALL BE INSTALLED, AND WRITTEN INFORMATION STATING THAT "THE WATER IS NOT FOR HUMAN CONSUMPTION" SHALL BE PROVIDED TO THE RESIDENTS.
21. THE ENGINEER OF RECORD MUST PROVIDE DOCUMENTATION TO PROVE THAT CONCURRENCY HAS BEEN MET RELATIVE TO FIRE FLOW, AND SHALL PROVIDE A LETTER FROM THE FIRE MARSHALL INDICATING COMPLIANCE WITH THESE REQUIREMENTS. CENTRAL RECLAIMED SYSTEM IS PROPOSED AND APPROVED BY MANATEE COUNTY UTILITIES DEPARTMENT. SEE THESE PLANS FOR LAYOUT.
22. THE PROPERTY OWNER AND THEIR HEIRS, ASSIGNS, OR TRANSFEREES, ARE HEREBY NOTIFIED THAT A PAYMENT OF AN IMPACT FEE FOR SCHOOL PURPOSES IS REQUIRED.
23. GENERAL DESCRIPTIONS OF PROPOSED LEGAL MEASURES TO PROVIDE ANY EASEMENTS, DEDICATIONS AND RESERVATIONS: EASEMENTS, DEDICATIONS AND RESERVATIONS WILL BE COMPLETED THROUGH THE PLATTING PROCESS.
24. HOME OWNERS ASSOCIATION WILL OWN AND MAINTAIN COMMON OR DEDICATED OPEN SPACE.
25. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
26. THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY & TRAFFIC STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
27. THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS."

LEGAL DESCRIPTION (REVISED 10-27-2023 SEB)
A TRACT OF LAND LYING IN AND BEING THAT PART OF SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA, DESCRIBED AS FOLLOWS;

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(NOT PART OF THE LEGAL DESCRIPTION)
ABOVE DESCRIBED PARCEL CONTAINS 174,412.83 SQUARE FEET, OR 4.004 ACRES, MORE OR LESS;

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.

	SOURCE	OWNERSHIP
POTABLE WATER	MANATEE COUNTY	MANATEE COUNTY
WASTEWATER	MANATEE COUNTY	MANATEE COUNTY
RECLAIMED WATER	MANATEE COUNTY	MANATEE COUNTY

Ralph J Rhodes
Digitally signed by Ralph J Rhodes
Date: 2025.07.28 15:47:14 -04'00'

RALPH J. RHODES LICENSE No. 31861 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ralph J. Rhodes, P.E. 31861

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RALPH J. RHODES, FLORIDA PROFESSIONAL ENGINEER #31861 ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROFESSIONAL DATA:

ENGINEER:
LJA ENGINEERING, INC.
325 INTERSTATE BLVD.
SARASOTA, FLORIDA 34240
PHONE: 941-924-1600

LANDSCAPE ARCHITECT:
KURT R. CRIST
LANDSCAPE ARCHITECT, INC.
2350 BERN CREEK LOOP
SARASOTA, FL. 34240
PHONE: 941-378-8080
FAX: 941-378-8080

DEVELOPER:
CWES XV, LLC
C/O JES PROPERTIES, INC.
334 E. LAKE RD. #172
PALM HARBOR, FL 34685
(727)787-6330

SURVEYOR/BOUNDARY/TOPOGRAPHY:
LJA ENGINEERING, INC.
325 INTERSTATE BLVD.
SARASOTA, FLORIDA 34240
PHONE: 941-924-1600

ENVIRONMENTAL CONSULTANT:
FLATWOODS CONSULTING GROUP
8306 LAUREL FAIR CIRCLE, SUITE 120
TAMPA, FL 33604
PHONE: 813-766-8626

	DATE	BY
PREPARED	05/10/2024	JLK
REVISION:		
A: PER 10-23-24 ACCELA COMMENTS	11/13/2024	JLK
B: NOTES, MAP, ADD LANDSCAPE TO SHEET LIST	12/12/2024	JLK
C: ADDED NOTES 25-26	01/17/2025	RJR
D: SITE DESIGN NOTES 18, 20, 21; GEN NOTES 24, 35	02/12/2025	RJR
E: ATTORNEY: CONSTRUCTION START/SCHEDULE DATE	06/18/2025	JLK

MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
SIGNATURE BLOCK

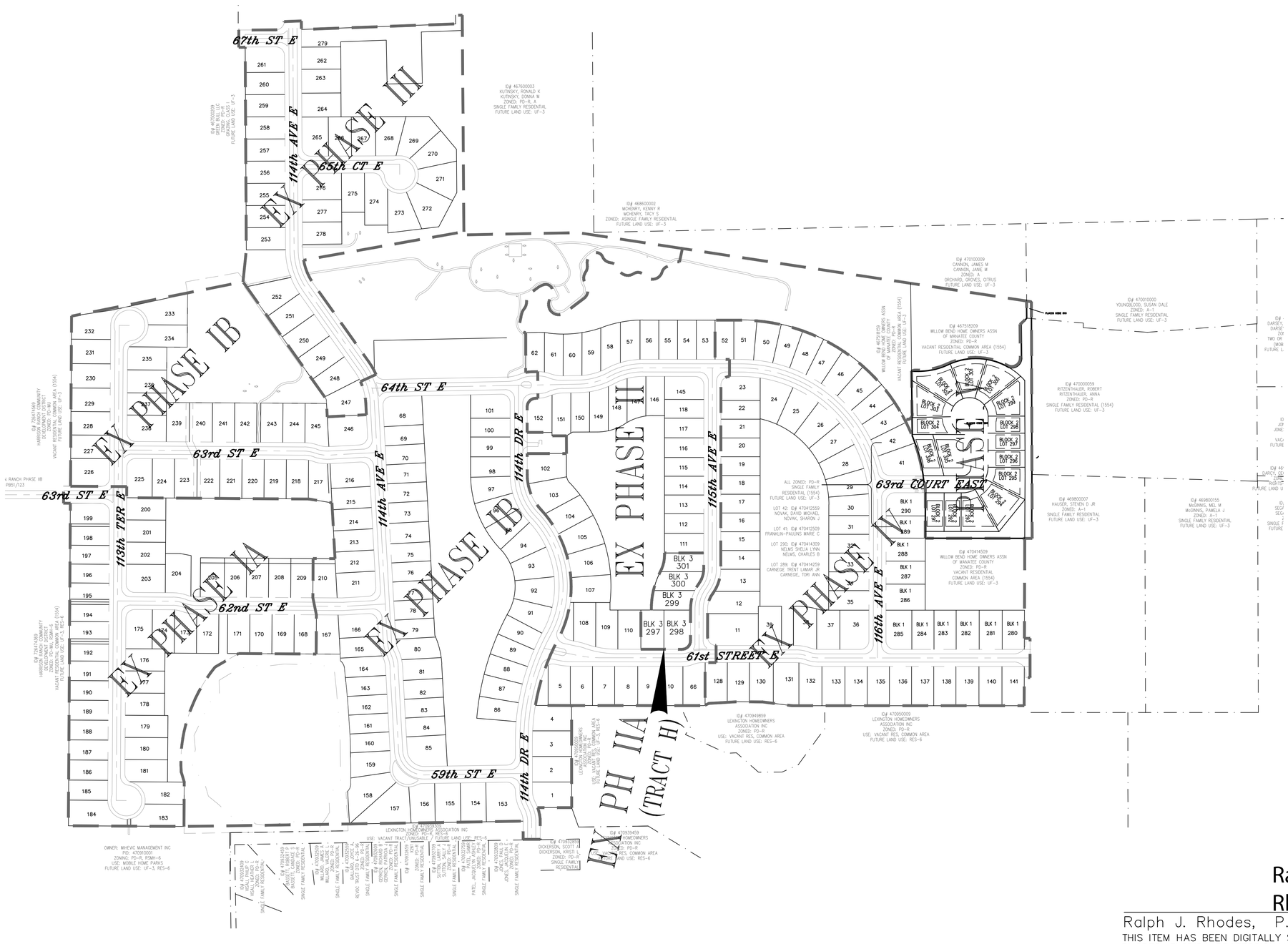
Project Number: _____ **Project Name:** WILLOW BEND PHASE V
Approval Type: _____ **PLN Number:** _____

CASE MANAGER _____ DATE _____
PROJECT ENGINEER _____ DATE _____
CONCURRENCY _____ DATE _____
ENVIRONMENTAL PLANNING _____ DATE _____
ENVIRONMENTAL HEALTH _____ DATE _____
FIRE DISTRICT _____ DATE _____

Attention: The combination of this signed plan and accompanying approval letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application. There may be other documents, including a CLOS that affect this project approval.

Received by OWNER/AGENT: _____ DATE _____

N:\Projects\PROJECTS 2015\31354 JES WILLOW BEND\PHASE 5\Planning\Site Plan\31354 Willow Bend Phase V Site Plan.dwg, 7/31/2025 12:48:31 PM



LJA ENGINEERING
CIVIL ENGINEERING & SURVEYING
6771 PROFESSIONAL PARKWAY, SUITE 301
SARASOTA, FL 34240
(941) 924-1600
FLORIDA SURVEY LB #8569,
ENGINEERING BUSINESS #31200

Project Name: WILLOW BEND PHASE V
PRELIMINARY SITE PLAN

Sheet Title: SITE LOCATION WITHIN
WILLOW BEND PHASE PLAN

Revised By:	Description	Date
JLK	LOTS CHART	12/12/2024

Revision Block

Ralph J Rhodes

Digitally signed by Ralph J Rhodes
Date: 2025.06.19 14:26:12 -04'00'

Seal: RALPH J. RHODES LICENSE No. 31861 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ralph J. Rhodes, P.E. 31861

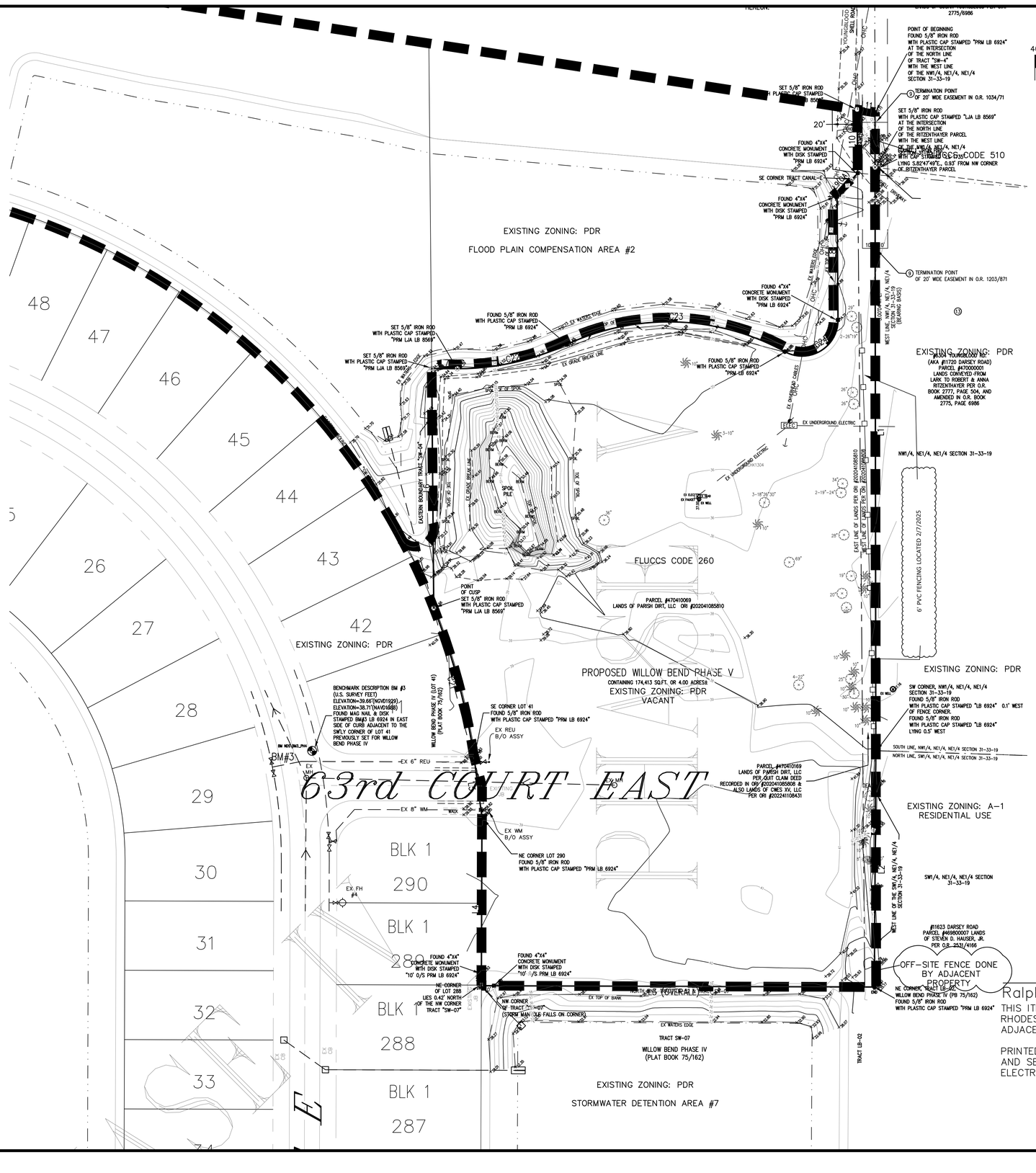
THIS ITEM HAS BEN DIGITALLY SIGNED AND SEALED BY RALPH J. RHODES, FLORIDA PROFESSIONAL ENGINEER #31861 ON THE DATE ADJACENT TO THE SEAL.

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Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: PhV PreSitePlan
Project Number: 13104
Date: 05/2024
Scale: AS SHOWN
Drawn By: JLK
Checked By: RJR
Drawing No. 2 of 6

N:\Projects\PROJECTS 2025\13104 - ES WILLOW BEND\PHASE IV\Preliminary Site Plan\13104 Willow Bend PhV PreSitePlan 2024-12-12.dwg, 12/12/2024 3:44:58 PM



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°04'41"E	506.54'
L2	S00°21'05"W	187.47'
L3	N89°48'30"W	311.74'
L4	N00°11'20"E	133.42'
L5	N07°27'46"W	50.45'
L6	N00°29'27"W	189.96'
L7	S89°48'40"E	20.33'
L8	N00°26'41"W	97.82'
L9	N41°15'38"E	24.77'
L10	N00°30'02"W	50.55'
L11	S81°13'14"E	14.30'
L12	S00°04'41"E	195.96'
L13	N41°15'38"E	18.14'
L14	N41°15'38"E	6.64'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C21	540.00'	12°48'13"	120.67'	120.42'	N15°15'34"W
C22	203.50'	25°12'18"	89.52'	88.80'	N37°35'11"E
C23	191.50'	53°46'02"	179.71'	173.18'	S88°07'57"E
C24	28.50'	119°11'45"	59.29'	49.16'	N59°09'11"E

Ralph J. Rhodes

Digitally signed by Ralph J Rhodes
Date: 2025.04.25 12:16:21 -04'00'

Ralph J. Rhodes, P.E. 31861

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SARASOTA, FL 34240
(941) 921-5100 SURVEY LB #8569,
ENGINEERING BUSINESS #31200

Project Name:
WILLOW BEND PHASE V
PRELIMINARY SITE PLAN

Sheet Title:
EXISTING CONDITIONS
AND DEMO PLAN

Revised By:	Description	Date
RJR	added ex. fence; removed 3 palm trees	04-25-25
rjr	FENCE NOTES	03-14-25

Revision Block

RALPH J. RHODES LICENSE No. 31861 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: PhV PreSitePlan
Project Number: 13104
Date: 05/2024
Scale: AS SHOWN
Drawn By: JLK
Checked By: RJR

Drawing No.
3 of 6

N:\Projects\PROJECTS 2013\13104 JES WILLOW BEND\PHASE 5\Preliminary Site Plans\13104 Willow Bend PhV PreSitePlan 2025-03-14.dwg, 4/25/2025 12:15:30 PM, DWG To PDF.pc3

PHASE V BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S.00°04'41"E.	506.54'
L2	S.00°21'05"W.	187.43'
L3	N.89°48'30"W.	311.74'
L4	N.00°11'20"E.	133.43'
L5	N.07°27'46"W.	50.45'
L6	N.00°29'27"W.	189.96'
L7	S.89°48'40"E.	20.33'
L8	N.00°26'41"W.	97.82'
L9	N.41°15'38"E.	24.77'
L10	N.00°30'09"W.	50.55'
L11	S.81°13'14"E.	14.30'

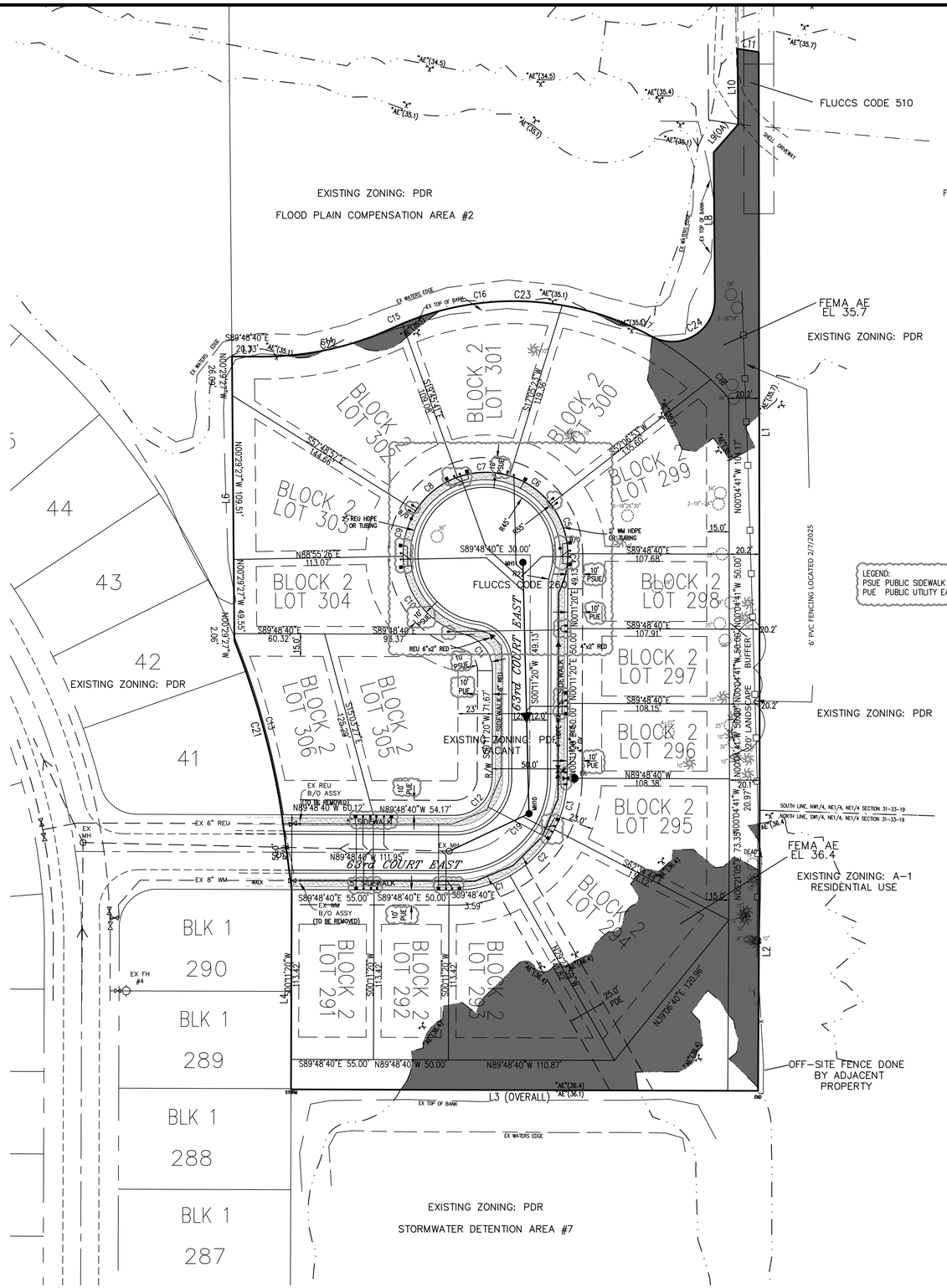
PHASE V BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C21	540.00'	12°48'13"	120.67'	120.42'	N15°15'34"W
C22	203.50'	25°12'18"	89.52'	88.80'	N77°35'11"E
C23	191.50'	53°46'02"	179.71'	173.18'	S88°01'53"E
C24	28.50'	119°11'45"	59.29'	49.16'	N59°09'11"E

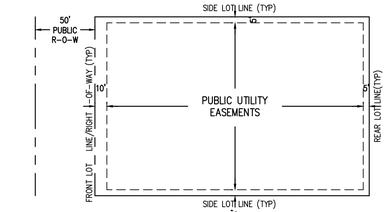
LOT CURVE TABLE					
CURVE	ARC LENGTH	DELTA ANGLE	ARC RADIUS	CHORD LENGTH	CHORD BEARING
C01	38.82'	29°39'19"	75.00'	38.39'	N75°21'41"E
C02	43.34'	33°06'45"	75.00'	42.74'	N43°58'38"E
C03	35.65'	27°13'56"	75.00'	35.31'	N13°48'18"E
C04	0.87'	00°54'12"	55.00'	0.87'	N00°15'46"W
C05	35.68'	37°10'15"	55.00'	35.06'	N19°18'00"W
C06	33.62'	35°01'30"	55.00'	33.10'	N55°23'52"W
C07	35.37'	36°51'04"	55.00'	34.77'	S88°39'51"W
C08	36.53'	38°03'16"	55.00'	35.86'	S51°12'41"W
C09	31.93'	33°15'37"	55.00'	31.48'	S15°33'15"W
C10	71.28'	74°15'27"	55.00'	66.40'	S38°12'17"E
C11	32.95'	75°31'21"	25.00'	30.62'	S37°34'20"E
C12	39.27'	90°00'00"	25.00'	35.36'	S45°11'20"W
C13	123.62'	13°05'32"	541.00'	123.35'	N15°23'13"W
C14	89.52'	25°12'18"	203.50'	88.80'	N77°35'11"E
C15	7.30'	02°10'59"	191.50'	7.30'	S66°04'31"W
C16	108.88'	32°34'33"	191.50'	107.42'	S83°27'17"W
C17	112.50'	33°39'57"	191.50'	110.91'	N63°25'28"W
C18	51.73'	15°28'38"	191.50'	51.57'	N38°51'10"W
C19	78.54'	90°00'00"	50.00'	70.71'	S45°11'20"W

OPEN SPACE:

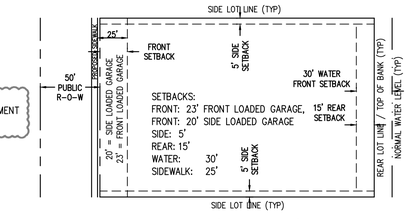
IMPERVIOUS (ROAD, CURB, SIDEWALK)
154,389SF=3.54AC=88.5% (OPEN SPACE 11.5%)

IMPERVIOUS (ROAD, CURB, SIDEWALK, BUILDING ENVELOPE)
108,473SF=2.49AC=62.2% (OPEN SPACE 37.8%)





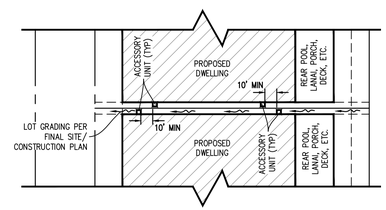
TYPICAL DETAIL OF
UTILITY EASEMENTS
1" = 60'



LEGEND:
PSUE PUBLIC SIDEWALK UTILITY EASEMENT
PUE PUBLIC UTILITY EASEMENT

ACCORDING TO 402.7.D (LOTS & SETBACKS), THERE SHALL BE A "MINIMUM FRONT YARD OF TWENTY (20) FEET, EXCEPT THAT ALL FRONT-LOADED GARAGES AND CARPORTS SHALL HAVE A MINIMUM SETBACK OF TWENTY-FIVE (25) FEET. THE REQUIRED FRONT YARD SETBACK MAY BE ADMINISTRATIVELY REDUCED UP TO A MAXIMUM OF FIVE (5) FEET, PROVIDED AN EQUIVALENT DISTANCE BETWEEN THE INTERNAL EDGE OF THE SIDEWALK TO THE FRONT PROPERTY LINE IS AVAILABLE TO ENSURE A TWENTY-FIVE (25) FOOT SEPARATION FROM THE SIDEWALK TO THE GARAGE."

TYPICAL DETAIL OF
BUILDING ENVELOPE
1" = 60'



NOTE: ACCESSORY UNITS INCLUDE POOL PUMP, IRRIGATION PUMP, AIR CONDITIONING UNIT, OR ANY OTHER ACCESSORY STRUCTURE LOCATED ALONG SIDE OF PROPOSED DWELLINGS.

ACCESSORY UNIT SEPARATION
NTS

Ralph J Rhodes

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Date: 2025.07.28 15:48:43 -04'00'

Ralph J. Rhodes, P.E. 31861

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FLORIDA SURVEY LB #8569,
ENGINEERING BUSINESS #31200

Project Name:
WILLOW BEND PHASE V
PRELIMINARY SITE PLAN

Sheet Title:
PRELIMINARY SITE PLAN

Revised By:	Description	Date
JLK	ATTORNEY: SRVS & ESMT; SIDWALK IN R/W	6/18/2025
RJR	ADD EXISTING FENCE; DELETE 3 PALM TREES	03-14-2025
JLK	ADDITIONAL 10' SIDEWALK & UTIL. EASEMENTS	01/17/2025
RJR	PER 10-23-2024 ACCELA COMMENTS	11/13/2024

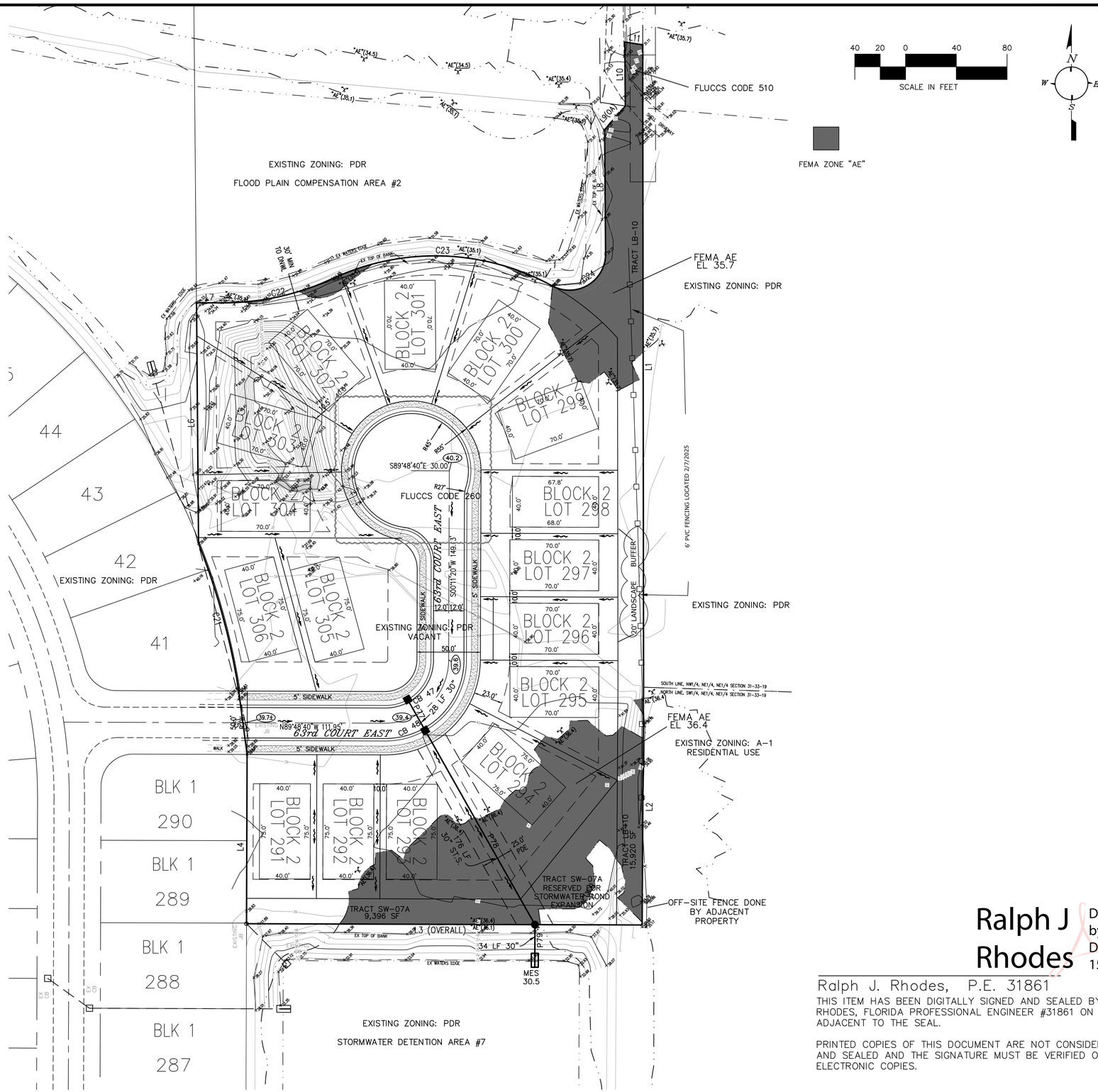
Revision Block

Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: PhV PreSitePlan
Project Number: 1.3104
Date: 05/2024
Scale: AS SHOWN
Drawn By: JLK
Checked By: RJR

Drawing No.
4 of 6

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FLORIDA SURVEY LB #8569,
ENGINEERING BUSINESS #31200

Project Name:
WILLOW BEND PHASE V
PRELIMINARY SITE PLAN

Sheet Title:
PRELIMINARY
DRAINAGE PLAN

Revised By:	Date	Description
JLK	06/18/2025	ATTORNEY: SIDEWALK IN R/W
RJR	4-25-2025	ADDED 20' BUFFER NOTE; FENCE NOTES
RJR	3-14-2025	ADDED EXISTING FENCE
RJR	2-12-2025	ADD PROPOSED FENCE

Revision Block

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Fl. Registration #31861

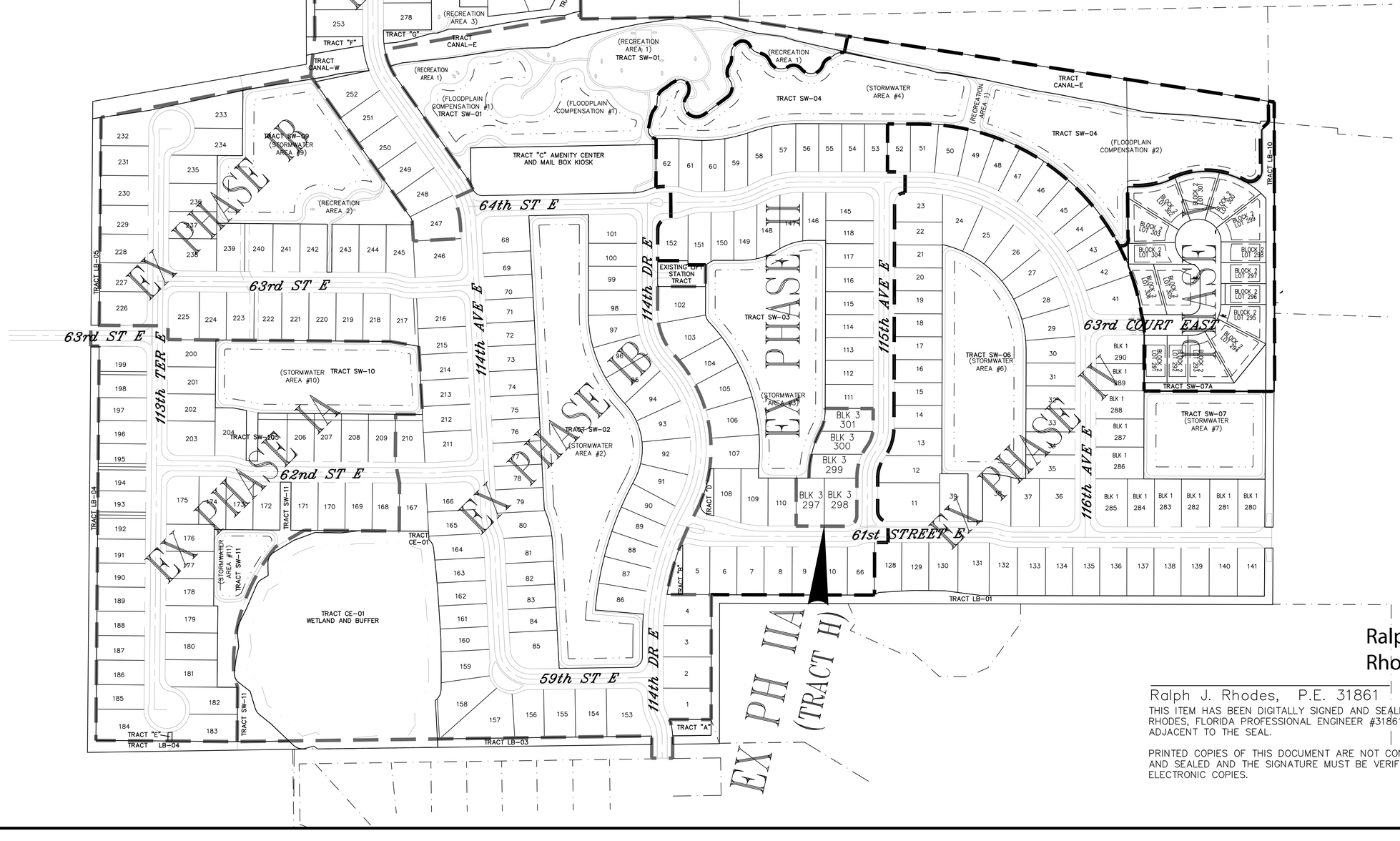
Drawing Name: PhV PreSitePlan
Project Number: 1.3104
Date: 05/2024
Scale: AS SHOWN
Drawn By: JLK
Checked By: RJR

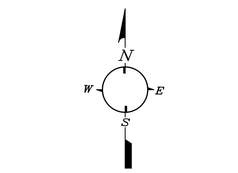
Drawing No.
5 of 6

N:\Projects\PROJECTS 2019\1304 JES WILLOW BEND\PHASE V\Preliminary Site Plans\1304 Willow Bend PhV PreSitePlan 2025-06-18.dwg, 7/11/2025 1:09:49 PM

NORMAL WATER/ WETLAND AREAS (BELOW SHORLINE)		
AREA DESCRIPTION	SQUARE FEET	
FLOOD COMP #1	38,035± SF	0.873± AC
STORMWATER #2	121,063± SF	2.779± AC
STORMWATER #3	81,376± SF	1.868± AC
STORMWATER #4	60,325± SF	1.385± AC
FLOOD COMP #2	85,046± SF	1.952± AC
STORMWATER #5	25,252± SF	0.580± AC
STORMWATER #6	60,820± SF	1.396± AC
STORMWATER #7	35,590± SF	0.817± AC
STORMWATER #9	59,057± SF	1.356± AC
STORMWATER #10	58,209± SF	1.336± AC
STORMWATER #11	11,979± SF	0.275± AC
WETLAND LIMITS	172,710± SF	3.965± AC
TOTAL	809,462± SF	18.583± AC
ALLOWED WETLAND AND WATER IN OPEN SPACE: 75% x 27.00(REQD OPEN SPACE)=20.25 AC		

REVISED OPEN AREAS (INCLUDING WATER BODIES)		
NAME	AREA DESCRIPTION	ACRES
SW-01	FLOOD COMP #1, REC AREA 1, SURROUNDING OPEN SPACE	4.370
SW-02	STORMWATER #2, SURROUNDING OPEN SPACE	4.126
SW-03	STORMWATER #3, SURROUNDING OPEN SPACE	2.637
SW-04	STORMWATER #4, FLOOD COMP #2, SURROUNDING OPEN SPACE	5.220
SW-05	STORMWATER #5, SURROUNDING OPEN SPACE	1.573
SW-06	STORMWATER #6, SURROUNDING OPEN SPACE	2.350
SW-07	STORMWATER #7, SURROUNDING OPEN SPACE	1.408
SW-07A	AREA NORTH OF STORMWATER #7	0.216
SW-09	STORMWATER #9, REC AREA 2, SURROUNDING OPEN SPACE	2.551
SW-10	STORMWATER #10, SURROUNDING OPEN SPACE	2.015
SW-11	STORMWATER #11, SURROUNDING OPEN SPACE	1.063
CE-01	WETLAND AND WETLAND BUFFER	5.158
CANAL-E	EAST CANAL ONSITE	2.325
CANAL-W	WEST CANAL ONSITE	0.664
LB-01	LANDSCAPE BUFFER	0.920
LB-03	LANDSCAPE BUFFER	0.237
LB-04	LANDSCAPE BUFFER	0.005
LB-05	LANDSCAPE BUFFER	0.288
LB-06	LANDSCAPE BUFFER	0.274
LB-07	LANDSCAPE BUFFER	0.065
LB-08	LANDSCAPE BUFFER	0.260
LB-09	LANDSCAPE BUFFER	0.218
LB-10	LANDSCAPE BUFFER	0.365
LIFT STATION	LIFT STATION, SURROUNDING OPEN SPACE	0.154
"A"	OPEN SPACE SOUTH OF LOT 1	0.084
"B"	OPEN SPACE WEST OF LOT 5	0.063
"C"	AMENITY CENTER AND MAIL BOX KIOSK	1.162
"D"	OPEN SPACE WEST OF LOT 108	0.054
"E"	OPEN SPACE BETWEEN LOT 188 AND 189	0.005
"F"	OPEN SPACE SOUTH OF LOT 253	0.100
"G"	REC AREA 3	0.483
	TOTAL	40.413
TOTAL OPEN SPACE PERCENTAGE OF REVISED OVERALL SITE AREA 107.99		37.42%
OPEN AREAS: 25% REQUIRED(27.0 AC)//37.42% PROVIDED=(40.41 AC/107.99AC)		





NOTE:
OPEN SPACE MAY INCLUDE NATURAL OR ARTIFICIAL WATER BODIES, INCLUDING WET DETENTION/RETENTION FACILITIES AND WETLANDS, UP TO 75 PERCENT OF THE REQUIRED OPEN SPACE CALCULATION (LDC SEC. 804.1).

Ralph J Rhodes

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Ralph J. Rhodes, P.E. 31861

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(941) 924-5100 SURVEY LB #8569,
ENGINEERING BUSINESS #31200

Project Name: WILLOW BEND PHASE V
PRELIMINARY SITE PLAN

Sheet Title: OPEN SPACE EXHIBIT

Revised By:	Description	Date
RJR	ADDED TEXT & REVISON CLOUDS TO CHARTS	03-14-25

Revision Block

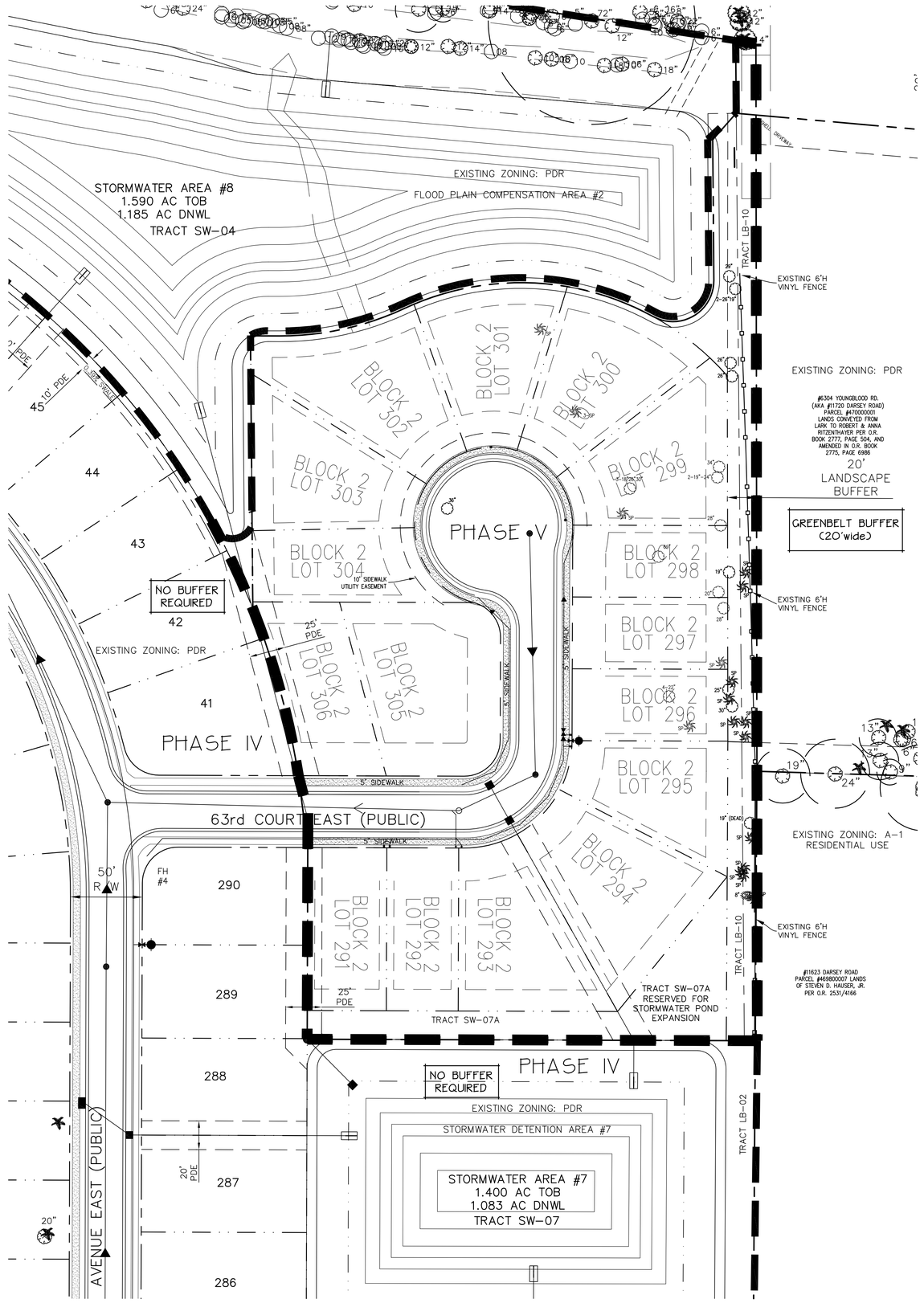
Seal: RALPH J. RHODES LICENSE No. 31861 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: 13104-OPEN_...
Project Number: 13104
Date: 11/2024
Scale: AS SHOWN
Drawn By: JLK
Checked By: RJR

Drawing No.
6 of 6

N:\Projects\PROJECTS 2013\13104 JES WILLOW BEND\PHASE 5\Preliminary Site Plan\13104 Willow Bend PhV PreSitePlan 2025-03-14.dwg, 4/25/2025 11:44:39 AM, DWG To PDF.pc3



EXISTING TREE LEGEND

- 28" OAK (Caliper)
- 16" PINE (Caliper)
- PALM
- 8" CHINABERRY (Caliper)
- 12" MAPLE (Caliper)
- 16" EX. EDGE OF CANOPY (APPROXIMATE)

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W K R C E S

40 20 0 40 80

SCALE IN FEET

TREE REMOVAL / REPLACEMENT REQUIREMENT

EX. TREE SIZE	REQ'D. REPLACEMENT CAL.	RATIO OF REPLACEMENT
4"–15" DBH	3" CAL.	1:1
16"–30" DBH	4" CAL.	2:1
Over 30" DBH	4" CAL.	3:1

TREES LOCATED ON SUBDIVISION LOTS:
Trees located on any single family lot shall be exempt.

GREENBELT BUFFER REQUIREMENT (20'wide)

1 Canopy Tree / 30 lin. ft. of Buffer
Recommended Canopy Trees: Live Oak, Maple, Sweetgum
(12'H x 5' spr., 2.5" caliper minimum)

STREET TREE REQUIREMENT

1 Street Tree required for each lot frontage.

(Trees shall be planted within 25 feet of the right–of–way)
(If Palms are to utilized they shall be grouped with a minimum of two palms per group. A maximum of 25 percent of all street trees may be palms.)

Recommended Street Trees: Dahoon Holly, Bottlebrush, Buttonwood, Tabebuia, Magnolia, Crepe Myrtle, Palms 15'oa (2 for 1)
(8'–10'h, 1.5" caliper minimum)

GENERAL CONDITIONS REQUIREMENTS

All trees and plants shall be Florida #1 Grade.

Minimum 30% of all proposed trees / shrubs to be native species.

All tree locations must meet the standards of Section 1002 (Visibility Triangles)

Trees and shrubs shall not be placed within the middle two–thirds (2/3) of any drainage swale or within three (3) feet measured horizontally from the centerline of the drainage swale, whichever is greater. Swales must allow the positibe flow of water without any obstruction.

A maximum of forty (40) percent of alll trees may be palm trees. When palm trees are to be utilized as canopy trees, a minimum of two (2) palms must be grouped to surve as a canopy tree. Each group of 2 palms will count as 1 Canopy tree.

For solid, opaque fences and/or walls used within lansdcape buffers, the fence shall be placed at the interior edge of the buffer and the required landscaping shall be placed a the exterior side.

One hundred percent (100%) automatic irrigation system shall be proposed which shall include a rain or moisture sensing shut–off device. The irrigation system shall utilize the lowest quality water available that meets the needs of the system. Per PW Utility Standards Manual 1.1.3.B, potable water shall not be used for landscape irrigaiton.

Bufers (roadway and perimeter) are not to be located in any existing or proposed utility, drainage, access easements or future right of way reservation setbacks.

Kurt R. Crist - Landscape Architect, Inc.
2350 Barn Creek Loop
Bradenton, FL 34212
Office: (941) 318-8080
Fax: (941) 318-8181
FL REG. LA # 0001444
email: krclainc@gmail.com

LANDSCAPE ARCHITECT KURT R. CRIST LA # 1444 STATE OF FLORIDA

No.	Revision	Date
1	Additional ex. trees / prop. add fence	4/22/25

WILLOW BEND
PHASE V
Manatee County, Florida

PRELIMINARY LANDSCAPE PLAN

Designed	krc
Drawn	cadd
Scale	1"=40'
Date	12/16/2024
Sheet	04013.16-11a

LA 1 of 1

Project #04013

Kurt R Crist
Digitally signed by Kurt R Crist
Date: 2025.04.22 13:11:19 -04'00'

Development Services Department
Transportation Planning & Traffic
Engineering Division
1112 Manatee Avenue West
Bradenton, FL 34205
Phone: (941) 708-7450
www.mymanatee.org

September 5, 2025

Willow Bend Phase V -Traffic Study Acceptance Memo

Project# PDR-24-29(P) **Record# PLN2409-0023**

Manatee County Transportation Planning Division staff have reviewed and accepted a Traffic Study (TS) dated October 23rd, 2024 for Willow Bend Phase V. The TS was based on a proposal to modify the Preliminary Site Plan to add 16 units to the existing 279 single family dwelling units to Willow Bend. The project is located in the northwest quadrant of US 301 and Fort Hamer Road. The Applicant has addressed the Comprehensive Plan requirements and provided appropriate traffic-related information to substantiate the findings.

No access-related improvements were attributed to the project traffic.

NOTE: The access point on US 301 should be analyzed at the Final Site Plan.

If you have any questions or require further assistance, please contact please contact Prony BonnaireFils (941.708.7450 x 7226, transportation.planning@mymanatee.org) or me (941.708.7450 x7481, daniel.uribeecheverri@mymanatee.org).

Sincerely,

Daniel Uribe
Principal Planner (Transportation)
Manatee County Development Services
Transportation Planning and Traffic Engineering Division

CAROL ANN FELTS *District 1*
AMANDA BALLARD *District 2*
TAL SIDDIQUE *District 3*
MIKE RAHN *District 4*
DR. BOB MCCANN *District 5*
JASON BEARDEN *At Large*
GEORGE W. KRUSE *At Large*

APPROVED

LJA Engineering
Willow Bend Phase V

TRAFFIC IMPACT STATEMENT
Submitted July 30, 2024
Revised October 23, 2024

Project #: PDR-24-29(P) Record #: PLN2409-0023

Narrative

This project is located west of Fort Hamer Road and north of US 301 in Parrish, Florida. The current Willow Bend property is built out at 279 single family dwelling units. The project proposes to add an additional 16 single family detached dwelling units. This TIS supports the PSP/FSP application and CLOS application.

Trip Generation

Table 1 below indicates the estimated trips using ITE Trip Generation 11th Edition.

TABLE 1a. Trip Generation – Existing Conditions

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
210	Single Family	279 DU	164	97	261

Trip Generation – Proposed Conditions

Table 1b below indicates the estimated trips using ITE Trip Generation 11th Edition for the proposed site conditions.

TABLE 1b. Trip Generation – Proposed Conditions

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
210	Single Family	295 DU	173	102	275

Based on the trip generation calculations, the proposed development would add 14 PM Peak Hour trips to the adjacent thoroughfare network.

Impact Area

The significant impact area includes first-impacted thoroughfares and thoroughfares carrying project traffic equal to or greater than five percent of the PM peak hour service volume ("capacity") at adopted level of service (LOS). Us 301 is the first-impacted thoroughfare and is included in the analysis. Table 2 below indicates the impacted roadway links and the project traffic impacts on the impacted links and the capacity of those facilities.

Table 2. Impact Area

Link No	Road	From	To	Lanes	Adopted LOS	PM Peak Service Volume	Peak Hour Project Traffic	Project Traffic as % of Svc Vol
3413	US 301	Chin Rd	Ft. Hamer	4D	D	3,750	14	0.37%

As shown in Table 2, the development's traffic does not meet the five percent threshold on the first-impacted road segment. This segment is expected to carry the most project traffic, and because the five percent test is not met for it, it is assumed not to be met for any other road segments.

Level of Service Analysis

Table 3 summarizes the generalized level of service analysis on impacted roadways.

Table 3. Level of Service Analysis

Road	From	To	PM Peak Hour Base Volume	Peak Hour Reserved	Estimated Project Traffic	Peak Hour Total Traffic	LOS
US 301	Chin Rd	Ft. Hamer	1,458	2,755	14	4,227	F

Based on the general link analysis using the Concurrency Transportation Link Sheets, the impacted segment of US 301 is shown to operate at an unacceptable level of service given the large volume of reserved trips.

Table 3a below summaries the detailed level of service analysis on the impacted roadways under the proposed conditions.

Table 3a. Detailed Level of Service Analysis

Road	From	To	Eastbound LOS	Westbound LOS
US 301	Chin Rd	Ft. Hamer	D	C

Based on the more detailed arterial analysis using SYNCHRO reveals that the arterial should operate with an acceptable LOS with the reserved traffic and project traffic. The results of the arterial analysis are included in the Appendix.

Access

The Willow Bend project currently has two connections to US 301: one (1) existing full access at 116th Avenue East and one (1) existing left-in/right-in/right-out access at Lexington Drive. Phase V will connect to the existing Willow Bend internal network via an extension of 63rd Court East.

Right of Way

This is not a determination of right of way. The Applicant will coordinate with Manatee County and/or FDOT regarding right of way needs.

Multi-Modal Transportation

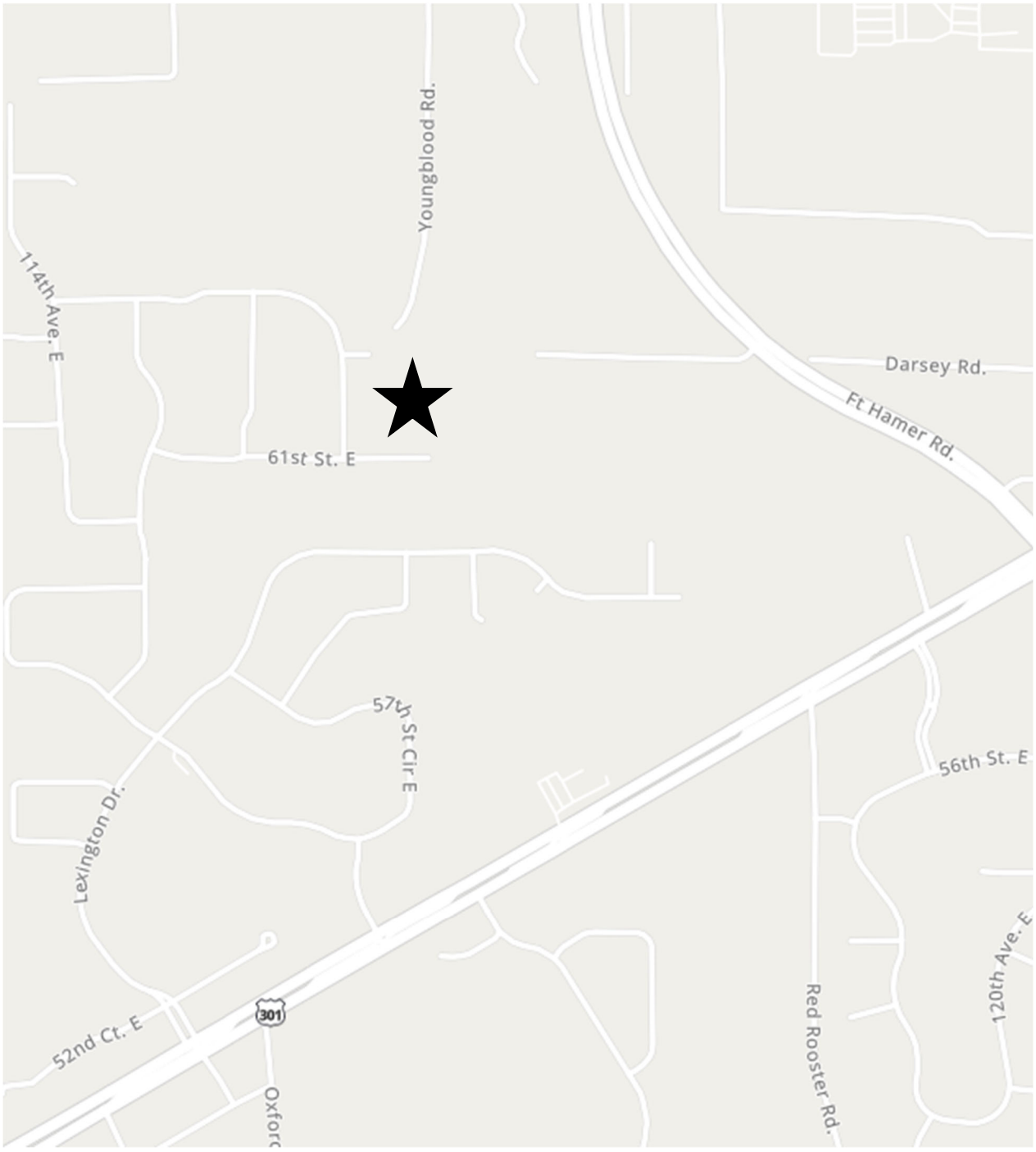
Sidewalks and a bicycle lane currently exist on both sides of US 301. There are no bus routes in the vicinity of the project.

The project will encourage the use of bicycles by the installation of bicycle racks. The project will consider pedestrian and bicycle mobility. Pedestrians using the site will be connected to existing sidewalks, improving walking-connectivity and safety via striping at the driveways.

Conclusion

This development is not projected to create adverse transportation impacts on significantly impacted thoroughfare roadways. The link 3413 (US 301) from Chin Road to Ft. Hamer Road will be impacted with 14 PM Peak Hour trips.

Site Location



Vicki L Castro, PE
Palm Traffic

APPENDIX

APPENDIX

PRELIMINARY SITE PLAN

PHASE V BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S.00°04'41"E.	506.54'
L2	S.00°21'05"W.	187.43'
L3	N.89°48'30"W.	311.74'
L4	N.00°11'20"E.	133.42'
L5	N.07°27'46"W.	50.45'
L6	N.00°29'27"W.	189.96'
L7	S.89°48'40"E.	20.33'
L8	N.00°26'41"W.	97.82'
L9	N.41°15'38"E.	24.77'
L10	N.00°30'02"W.	50.55'
L11	S.81°13'14"E.	14.30'

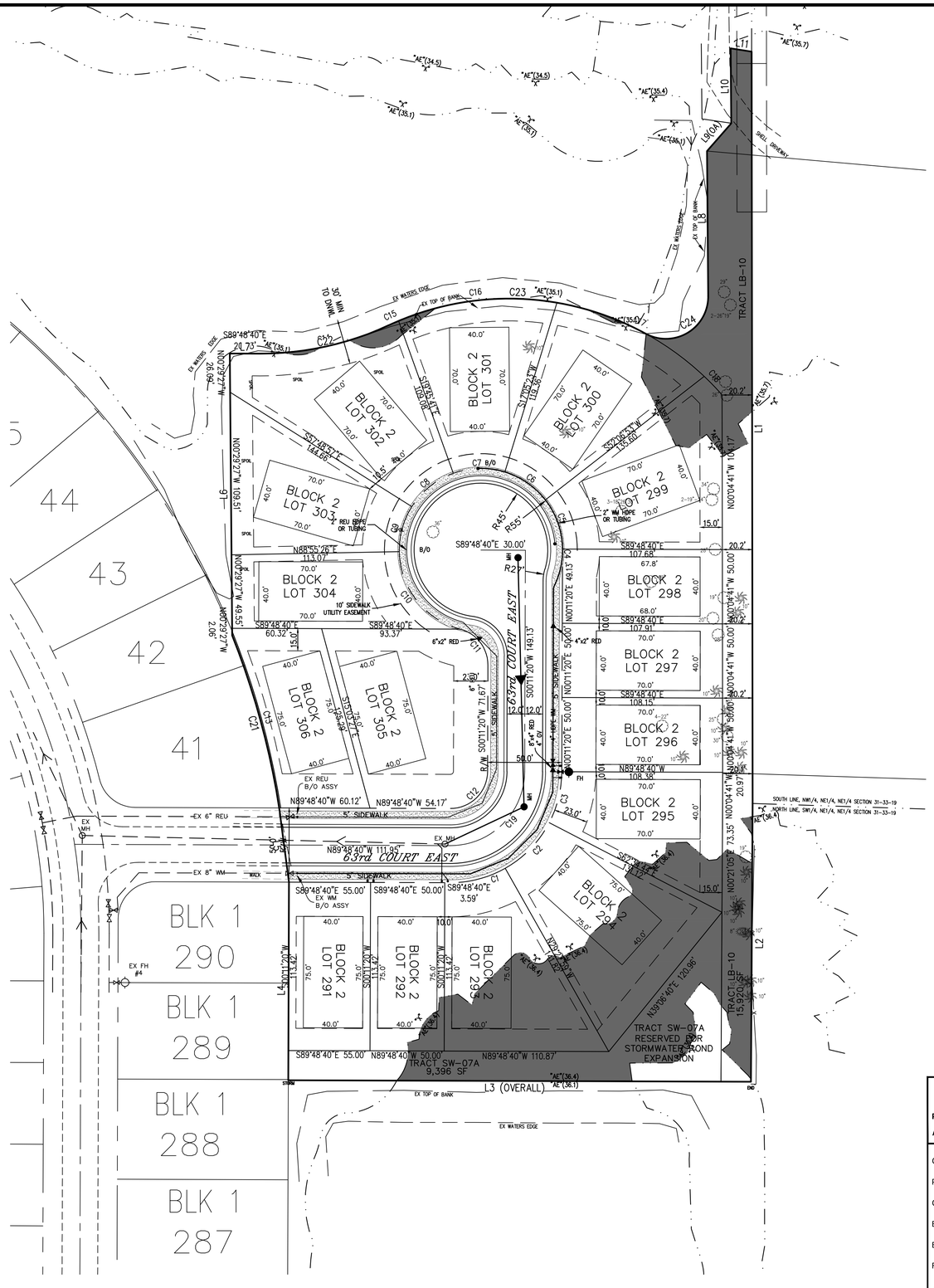
PHASE V BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C21	540.00'	12°48'13"	120.67'	120.42'	N15°15'34"W
C22	203.50'	25°12'18"	89.52'	88.80'	N77°35'11"E
C23	191.50'	53°46'02"	179.71'	173.18'	S88°01'53"E
C24	28.50'	119°11'45"	59.29'	49.16'	N59°09'11"E

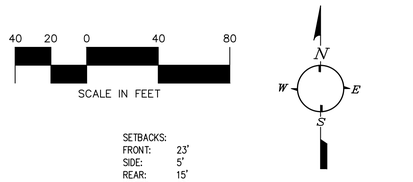
LOT CURVE TABLE					
CURVE	ARC LENGTH	DELTA ANGLE	ARC RADIUS	CHORD LENGTH	CHORD BEARING
C01	38.82'	29°39'19"	75.00'	38.39'	N75°21'41"E
C02	43.34'	33°06'45"	75.00'	42.74'	N43°58'38"E
C03	35.65'	27°13'56"	75.00'	35.31'	N13°48'18"E
C04	0.87'	00°54'12"	55.00'	0.87'	N00°15'46"W
C05	35.68'	37°10'15"	55.00'	35.06'	N19°18'00"W
C06	33.62'	35°01'30"	55.00'	33.10'	N55°23'52"W
C07	35.37'	36°51'04"	55.00'	34.77'	S88°39'51"W
C08	36.53'	38°03'16"	55.00'	35.86'	S51°12'41"W
C09	31.93'	33°15'37"	55.00'	31.48'	S15°33'15"W
C10	71.28'	74°15'27"	55.00'	66.40'	S38°12'17"E
C11	32.95'	75°31'21"	25.00'	30.62'	S37°34'20"E
C12	39.27'	90°00'00"	25.00'	35.36'	S45°11'20"W
C13	123.62'	13°05'32"	541.00'	123.35'	N15°23'13"W
C14	89.52'	25°12'18"	203.50'	88.80'	N77°35'11"E
C15	7.30'	02°10'59"	191.50'	7.30'	S66°04'31"W
C16	108.88'	32°34'33"	191.50'	107.42'	S83°27'17"W
C17	112.52'	33°39'57"	191.50'	110.91'	N63°25'28"W
C18	51.73'	15°28'38"	191.50'	51.57'	N38°51'16"W
C19	78.54'	90°00'00"	50.00'	70.71'	S45°11'20"W

OPEN SPACE:

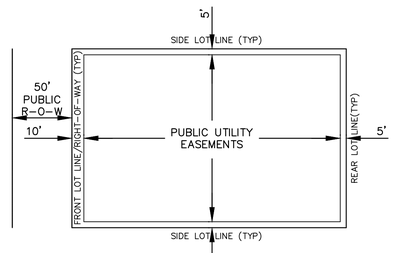
IMPERVIOUS (ROAD, CURB, SIDEWALK)
154,389SF=3.54AC=88.5% (OPEN SPACE 11.5%)

IMPERVIOUS (ROAD, CURB, SIDEWALK, BUILDING ENVELOPE)
108,473SF=2.49AC=62.2% (OPEN SPACE 37.8%)

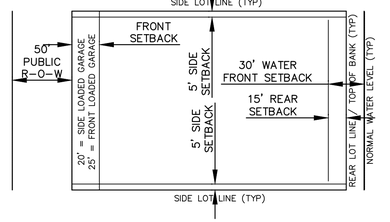




SETBACKS:
FRONT: 23'
SIDE: 5'
REAR: 15'
WATER: 30'
SIDEWALK: 25'



TYPICAL DETAIL OF
UTILITY EASEMENTS
1" = 60'



TYPICAL DETAIL OF
BUILDING ENVELOPE
1" = 60'

MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
SIGNATURE BLOCK

Project Number: _____ **Project Name:** _____

Approval Type: _____ **PLN Number:** _____

CASE MANAGER _____ DATE _____

PROJECT ENGINEER _____ DATE _____

CONCURRENCY _____ DATE _____

ENVIRONMENTAL PLANNING _____ DATE _____

ENVIRONMENTAL HEALTH _____ DATE _____

FIRE DISTRICT _____ DATE _____

Attention: The combination of this signed plan and accompanying approval letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application. There may be other documents, including a CLOS that affect this project approval.

Received by OWNER/AGENT: _____ DATE _____

LJA ENGINEERING
CIVIL ENGINEERING & SURVEYING
2525 ENTERPRISE ROAD EAST
SUITE 115
SARASOTA, FL 34240
(941) 924-1600
FLORIDA SURVEY LB #8569,
ENGINEERING BUSINESS #31200

Project Name:
WILLOW BEND PHASE V
PRELIMINARY SITE PLAN

Sheet Title:
PRELIMINARY SITE PLAN

Revised By:	Description	Date

Revision Block

Seal:

Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: PhV PreSitePlan
Project Number: 13104
Date: 05/2024
Scale: AS SHOWN
Drawn By: JLK
Checked By: RJR

Drawing No.
4 of 5

APPENDIX

TRIP GENERATION

PERIOD SETTING

Analysis Name :	PM Peak Hour		
Project Name :	Willow Bend Ph V - PSP	**No :**	
Date:	6/11/2024	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	279	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.94Ln(X) +0.27	164 63%	97 37%	261
210 - Single-Family Detached Housing - 1 (General Urban/Suburban)	Dwelling Units	295	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.94Ln(X) +0.27	173 63%	102 37%	275

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	164	0 %	97
210 - Single-Family Detached Housing - 1	0 %	173	0 %	102

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 97 Demand Exit: 0 % (0)

Balanced: 0

Entry 164 Demand Entry: 0 % (0)

Balanced: 0

210 - Single-Family Detached Housing - 1

Demand Entry: 0 % (0) **Entry** 173

Demand Exit: 0 % (0) **Exit** 102

210 - Single-Family Detached Housing

	Total Trips	Internal Trips		External Trips
		210 - Single-Family Detached Housing - 1	Total	
Entry	164 (100%)	0 (0%)	0 (0%)	164 (100%)
Exit	97 (100%)	0 (0%)	0 (0%)	97 (100%)
Total	261 (100%)	0 (0%)	0 (0%)	261 (100%)

210 - Single-Family Detached Housing - 1

	Total Trips	Internal Trips		External Trips
		210 - Single-Family Detached Housing	Total	
Entry	173 (100%)	0 (0%)	0 (0%)	173 (100%)
Exit	102 (100%)	0 (0%)	0 (0%)	102 (100%)
Total	275 (100%)	0 (0%)	0 (0%)	275 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	261	0	0	261
210 - Single-Family Detached Housing - 1	275	0	0	275

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

210 - Single-Family Detached Housing - 1 (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	337
Total Exiting	199
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	337

Total Exiting Non-Pass-by Trips	199

APPENDIX

MANATEE COUNTY CONCURRENCY TRANSPORTATION LINK SHEET

Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: July 1, 2024 3:26 PM

Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	De Im Rs	Stn Num
3400	US 301	I-75	60 AV E	ST	PA	U	6D	4.55	1	II	Y	282.5	D	C	C		22	37500	0.090	O	3,375	364	3,739	5,650	1,911	0.000			0	0051
3405	US 301	60 AV E	VICTORY RD	ST	PA	U	4D	1.35	1	I	Y	187.5	D	D	F		22	40500	0.090	O	3,645	1,050	4,695	3,750	-945	0.000			0	0052
3406	US 301	VICTORY RD	COLONY DR	ST	PA	U	4D	2.94	1	II	Y	179	D	F	F		22	40500	0.090		3,645	1,175	4,820	3,580	-1,240	0.000				0052
3407	US 301	COLONY DR	ERIE RD	ST	PA	U	4D	1.49	1	I	Y	179	D	F	F		22	40500	0.090		3,645	972	4,617	3,580	-1,037	0.000				0052
3410	US 301	ERIE RD	HARRISON RANCH BLVD	ST	PA	U	4D	0.59	1	I	Y	187.5	D	C	F		22	25500	0.090	O	2,295	1,959	4,254	3,750	-504	0.000			0	5077
3412	US 301	HARRISON RANCH	CHIN RD	ST	PA	U	4D	1.89	1	I	Y	187.5	D	C	F		22	22000	0.090		1,980	1,985	3,965	3,750	-215	0.000				0080
3413	US 301	CHIN RD	FT. HAMER	ST	PA	U	4D	0.77	1	I	Y	187.5	D	C	F		22	16200	0.090		1,458	2,755	4,213	3,750	-463	0.000				0081
3414	US 301	FT. HAMER	CR 675	ST	PA	U	4D	1.69	1		Y	179	D	C	F		22	17400	0.090		1,566	2,860	4,426	3,580	-846	0.000				0014
3415	US 301	CR 675	SR 62	ST	PA	U	4D	1.27	1		Y	171	C	C	F		22	17400	0.090		1,566	4,195	5,761	3,420	-2,341	0.000				0014
3420	US 301	SR 62	MOCCASIN WALLOW RD	ST	PA	T	2U	2.38	1		Y	81	C	B	F		22	8800	0.090	O	792	4,427	5,219	1,620	-3,599	0.000			0	0060
3421	US 301	MOCCASIN WALLOW	BUCKEYE RD	ST	PA	T	2U	0.33	1		Y	77.5	C	B	F		22	8800	0.090		792	4,145	4,937	1,550	-3,387	0.000				0060
3422	US 301	BUCKEYE RD	HILLSBOROUGH CO	ST	PA	R	2U	0.41	1		Y	39.5	C	D	E		22	9700	0.090		873	1,515	2,388	790	-1,598	0.000				0085
3430	VICTORY RD	MENDOZA RD	US 301	MC	UC	U	2U	1.28	1		Y	62.5	D	D	D		22	8173	0.090	O	736	43	779	1,250	471	0.000			0	09-06
3440	WHITFIELD AV E	US 41	9 ST E	MC	UC	U	2U	0.79	1	US	Y	47.5	D	C	C		22	1846	0.090	O	166	14	180	950	770	0.000			0	06-09
3450	WHITFIELD AV E	9 ST E	301 BLVD	MC	MA	U	2U	1.96	1		Y	47.5	D	D	D		22	6271	0.090	O	564	0	564	950	386	0.000			0	06-13
3460	WHITFIELD AV E	301 BLVD	US 301	MC	MA	U	2U	1.18	1		Y	75.5	D	C	D		22	15136	0.090	O	1,362	142	1,504	1,510	6	0.000			0	07-02
3470	WHITFIELD AV E	US 301	PROSPECT RD	MC	MA	U	2U	1.08	1		Y	75.5	D	C	C		22	6823	0.090	O	614	11	625	1,510	885	0.000			0	07-29
3480	WHITFIELD AV	PROSPECT RD	LOCKWOOD RIDGE RD	MC	MA	U	2U	1.20	1		Y	75.5	D	C	C		22	6113	0.090	O	550	0	550	1,510	960	0.000			0	06-02
3490	WHITFIELD AV E	LOCKWOOD RIDGE RD	UNIVERSITY PKY	MC	UC	U	2U	0.34	1		Y	65.5	D	C	D		22	6948	0.090		625	44	669	1,310	641	0.000				07-56
3500	49 AVE E - Not Exist	MENDOZA RD	49 ST E	MC	MA	U	2U	0.77	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				

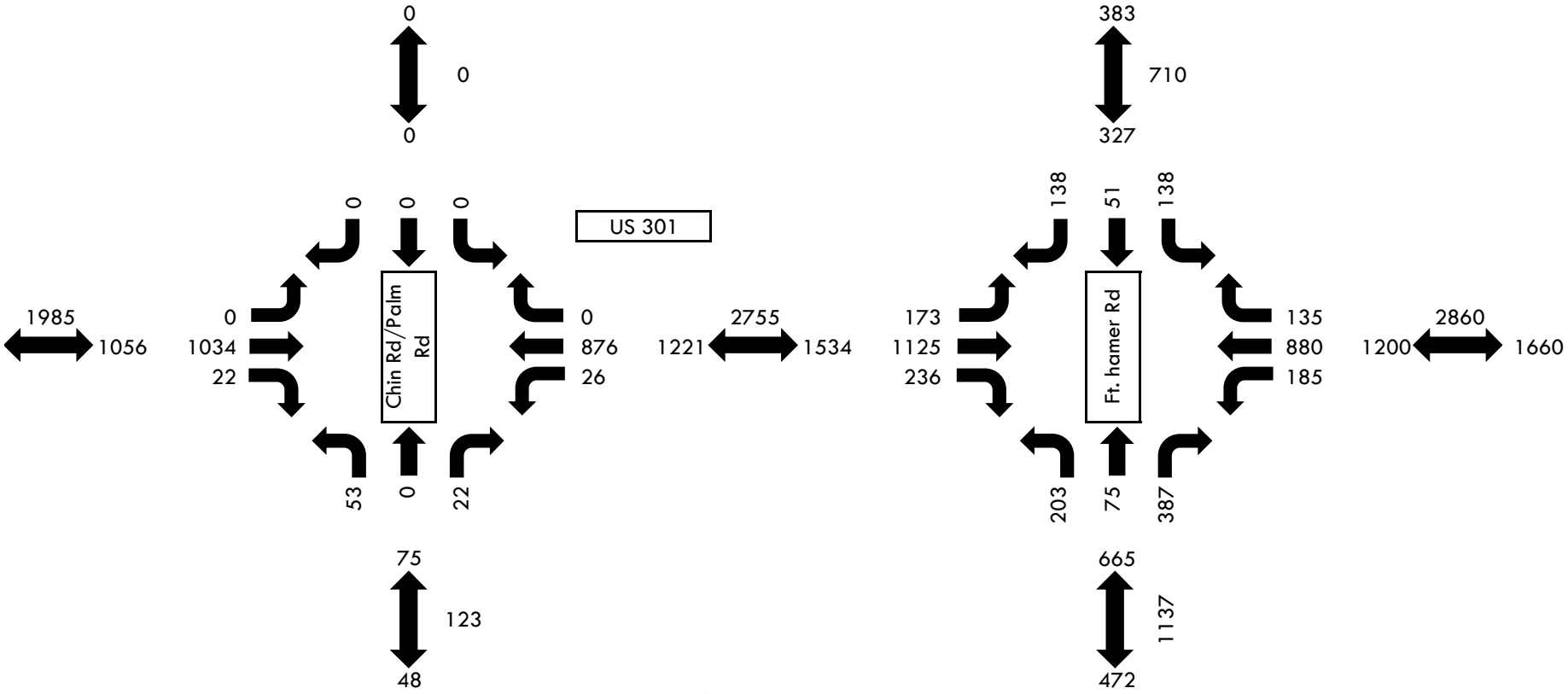
Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: July 1, 2024 3:26 PM

Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	De Im Rs	Stn Num
3520	51 AVE E	US 301	17 ST E/MEMPHIS RD	MC	MA	U	2U	5.88	1		N	50	D	C	F		22	4800	0.090		432	712	1,144	1,000	-144	0.000				4246
3530	49 AVE E - Not Exist	17 ST E/MEMPHIS R	MENDOZA RD/37 ST E	MC	MA	U	2U	0.77	1		Y	65.5	D	A	D		22	0	0.090		0	797	797	1,310	513	0.000				
3560	49TH AV E - Not Exist	49 ST E/EXPR FARM	PALMVIEW RD/61 ST E	MC	MA	U	2U	1.43	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				
3590	49 AVE E - Not Exist	PALMVIEW RD/61 ST	69 ST E	MC	MA	U	2U	2.00	1		N	47.5	D	A	C		22	0	0.090		0	216	216	950	734	0.000				
4040	49 ST E/EXPERIMENTAL FARM RD	US 19	US 41	MC	UC	U	2U	2.44	1		N	47.5	D	C	C		22	3967	0.090	O	357	15	372	950	578	0.000				09-49
4050	49 ST E/EXPERIMENTAL FARM RD	US 41	CANAL RD	MC	UC	U	2U	1.69	1		N	47.5	D	D	D		22	5658	0.090	S	509	203	712	950	238	0.000				09-13
4060	49 ST E/EXPERIMENTAL FARM RD	CANAL RD	ELLENTON GILLETTE R	MC	UC	U	2U	0.81	1		Y	65.5	D	C	C		22	3945	0.090	S	355	255	610	1,310	700	0.000				09-08
4065	49 ST E/EXP FARM RD - NOT EX	ELLENTON GILLETTE	49 AVE E	MC	UC	U	2U	1.33	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				
4070	CHIN RD	OLD TAMPA RD	US 301	MC	UC	U	2U	1.41	1	US	Y	65.5	D	C	D		22	6496	0.090	O	585	123	708	1,310	602	0.000				10-55
4080	86 ST W	CORTEZ RD	54 AV W	MC	UC	U	2U	1.35	1	US	Y	47.5	D	C	C		22	2472	0.090		222	0	222	950	728	0.000				01-24
4085	66 ST W	53 AV W	Lake Flores Bound	MC	UC	U	NA	1.00	1		N	47.5	D	C	C		22	2472	0.090		222	0	222	950	728	0.000				01-45
4086	66 ST W - Not Exist	LAKE FLORES BOUND	EL CONQUISTADOR PKW	MC	UC	U	NA	0.00			N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				
4090	66 ST W	53 AV W	SR 684	MC	UC	U	2U	0.97	1	US	Y	75.5	D	C	C		22	2473	0.090		223	0	223	1,510	1,287	0.000				01-45
4100	FT HAMER RD EXT - Not Exist	US 301	ERIE RD	MC	MA	U	2U	0.74	1		N	47.5	D	A	D		22	0	0.090		0	710	710	950	240	0.000				
4110	FT HAMER RD EXT - Not Exist	ERIE RD	MOCCASIN WALLOW RD	MC	MA	U	2U	1.92	1		N	47.5	D	A	F		22	0	0.090		0	1,137	1,137	950	-187	0.000				
4120	FT HAMER RD EXT - Not Exist	MOCCASIN WALLOW R	BUCKEYE RD	MC	MA	R	2U	0.39	1		N	48.5	D	A	F		22	0	0.090		0	3,068	3,068	970	-2,098	0.000				
4130	FT HAMER RD EXT - Not Exist	BUCKEYE RD	JJ RD	MC	MAC	R	2U	0.69	1		Y	48.5	D	A	A		22	0	0.090		0	0	0	970	970	0.000				
4140	WHITE EAGLE BLVD	SR 64/RYE RD	GATEWOOD DR	MC	UC	U	4D	1.35	1		Y	169	D	C	C		22	6823	0.090		614	14	628	3,380	2,752					03-18
4150	WHITE EAGLE BLVD	GATEWOOD DR	44 AVE E	MC	UC	U	4D	0.88	1		Y	169	D	C	C		22	7989	0.090		719	14	733	3,380	2,647	0.000				7989
4160	WHITE EAGLE BLVD	44 AV E	MALACHITE DR	MC	UC	U	4D	1.52	1		Y	169	D	C	C		22	7989	0.090		719	0	719	3,380	2,661	0.000				11-03

FIGURE A-1

RESERVED TRIPS



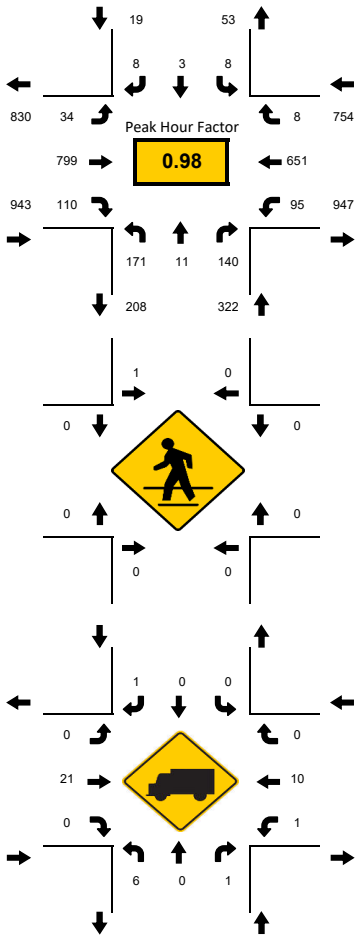
APPENDIX

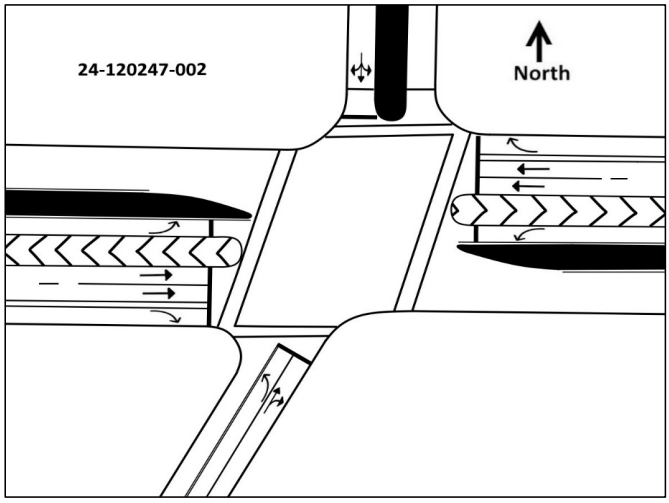
TURNING MOVEMENT COUNTS

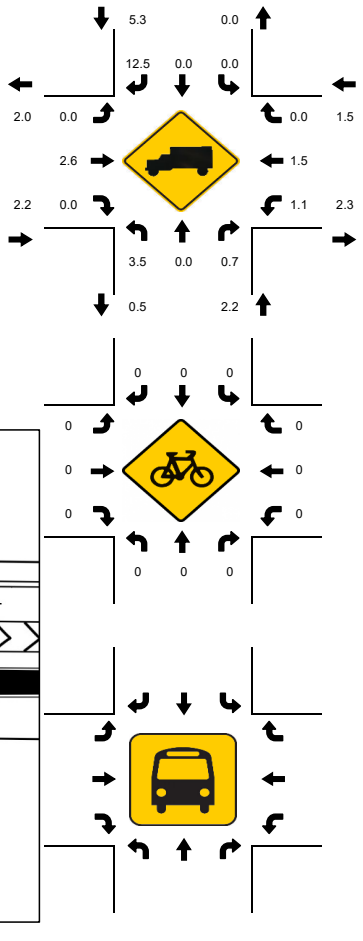
LOCATION: Palm Blvd/Chin Rd & US 301
CITY/STATE: Parrish, FL

PROJECT ID: 24-120247-002
DATE: Thu, May 30, 2024

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:15 PM - 05:30 PM





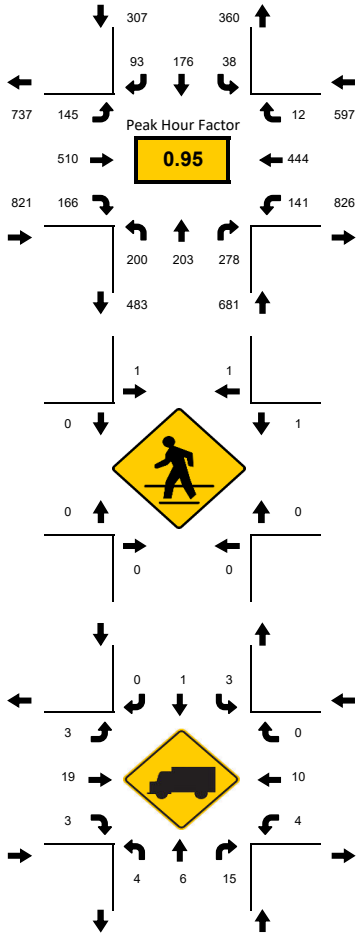


15-Min Count Period Beginning At	Palm Blvd/Chin Rd Northbound					Palm Blvd/Chin Rd Southbound					US 301 Eastbound					US 301 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	41	4	25	0		0	0	5	0		7	176	19	6		15	189	4	2		493	1934
4:15 PM	39	2	33	0		3	1	3	0		4	149	28	4		21	155	5	2		449	1938
4:30 PM	35	1	32	0		1	4	4	0		1	181	15	8		31	169	2	1		485	2007
4:45 PM	37	2	28	0		2	2	1	0		3	186	37	3		22	180	3	1		507	2038
5:00 PM	39	2	35	0		3	0	1	0		6	197	23	3		15	167	2	4		497	2038
5:15 PM	49	3	37	0		2	1	4	0		2	205	32	6		21	152	3	1		518	1541
5:30 PM	51	2	29	0		1	2	1	0		4	192	31	9		27	163	3	1		516	1023
5:45 PM	32	4	39	0		2	0	2	0		1	205	24	3		24	169	0	2		507	507
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Total**	
All Vehicles	204	16	156	0		12	8	16	0		24	820	128	36		108	676	12	16		**2232**	
Heavy Trucks	8	0	4	0		0	0	4	0		0	32	0	0		4	20	0	0		**72**	
Pedestrians		0					4					0					0				**4**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

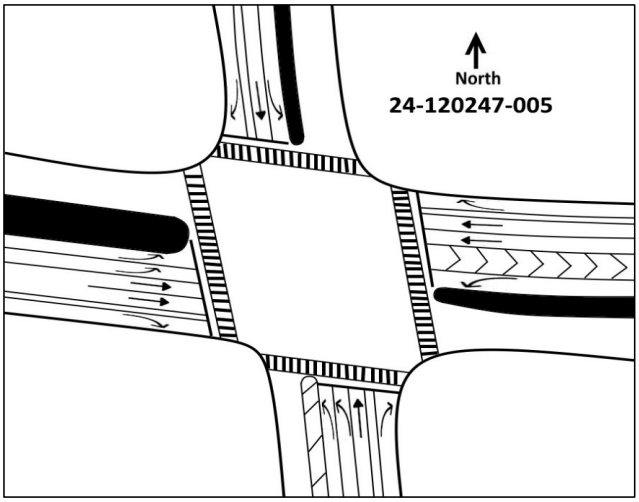
LOCATION: Fort Hamer Rd & US 301
CITY/STATE: Parrish, FL

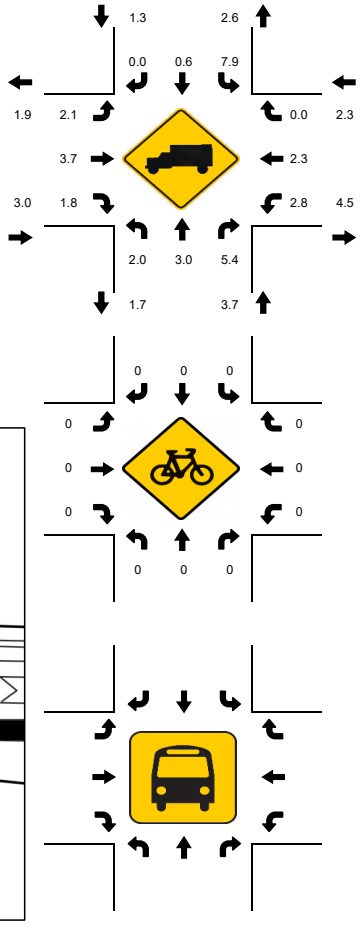
PROJECT ID: 24-120247-005
DATE: Thu, May 30, 2024

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



National Data & Surveying Services





15-Min Count Period Beginning At	Fort Hamer Rd Northbound					Fort Hamer Rd Southbound					US 301 Eastbound					US 301 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	43	38	37	0		9	45	18	0		18	94	34	1		42	145	9	0		533	2280
4:15 PM	64	51	70	0		13	45	28	0		24	105	24	0		25	122	5	0		576	2379
4:30 PM	52	26	63	0		8	59	26	0		25	107	49	0		43	127	6	0		591	2400
4:45 PM	63	51	70	0		11	49	24	0		32	103	49	1		34	90	3	0		580	2386
5:00 PM	40	55	73	0		5	45	33	0		36	133	47	3		45	115	2	0		632	2406
5:15 PM	53	40	71	0		7	44	18	0		28	123	50	2		32	127	2	0		597	1774
5:30 PM	57	48	65	0		12	49	16	0		28	126	27	3		32	109	5	0		577	1177
5:45 PM	50	60	69	0		14	38	26	0		39	128	42	6		32	93	3	0		600	600
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	228	240	292	0		56	196	132	0		156	532	200	24		180	508	20	0		**2764**	
Heavy Trucks	8	8	20	0		8	4	0	0		8	28	4	0		16	20	0	0		**124**	
Pedestrians		0					4					0					4				**8**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

APPENDIX

SIGNAL TIMINGS

FDOT - DISTRICT 1

Signal Timing Report

(For isolated traffic signal)

Drawn By:	
Date:	
Checked By:	
Date:	

Approved By:

Date:

Revisions	Location Details	
12/2015: Updated Yellow and All Red for NB.	Section: ***13020***	Mile Post: ***8.537***
	Major Street: ***US 301 (SR 43)***	Orientation: ***E-W***
	Minor Street: ***Chin Rd / Palm Blvd***	Orientation: ***N-S***
	Sig ID: ***1027***	
	Implemented:	

Disclaimer Statement

The revisions noted above are the only timing parameters being approved. The remaining timing data was previously approved as part of previous revisions or as part of previous retiming efforts.

Controller Timings

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	***EBL***	***WB***	***SB***	***NB***	***WBL***	***EB***			
Turn Type	***Prot***		***Split/Lead***	***Split/Lag***	***Prot***				
Min Green	***5***	***15***	***7***	***7***	***5***	***15***			
Ext	***3.0***	***5.0***	***3.0***	***3.0***	***3.0***	***5.0***			
Yellow	***5.2***	***5.2***	***3.4***	***3.7***	***5.2***	***5.2***			
All Red	***3.0***	***2.0***	***6.0***	***3.4***	***3.0***	***2.0***			
Max I	***20***	***50***	***20***	***30***	***20***	***50***			
Max II	***45***	***140***	***45***	***45***	***45***	***140***			
Max Limit		***60***				***60***			
Adjust By		***10***				***10***			
Walk		***7***	***7***	***7***		***7***			
Flashing Don't Walk		***27***	***38***	***38***		***22***			
Detector Memory									
Det. Cross Switch.									
Dual Entry		***ON***				***ON***			
Recall		***MIN***				***MIN***			

SOP 9

Ring - 1	1	2	3	4
Ring - 2	5	6		

Notes:

1) Program 8 sec detection delay for minor side street right turn movements

This document has been digitally signed and sealed by

FDOT - DISTRICT 1
801 N Broadway Ave, Bartow, FL 33830

Signal Timing Report

(For isolated traffic signal)

Drawn By:	EME
Date:	
Checked By:	
Date:	

on the date adjacent to the seal.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

Revisions	Location Details			
03/2023: Updated per Permit 2019-A-194-00076.	Section:	***13020000***	Mile Post:	***9.827***
	Major Street:	***US 301***	Orientation:	***N-S (Considered E-W)***
	Minor Street:	***Fort Hamer Road***	Orientation:	***E-W (Considered N-S)***
	Sig ID:	***1503***		
	Implemented:			

Disclaimer Statement

The revisions noted above are the only timing parameters being approved. The remaining timing data was previously approved as part of previous revisions or as part of previous retiming efforts or other projects.

Controller Timings

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	***EBL***	***WB***	***EBL***	***NB***	***WBL***	***EB***	***NBL***	***SB***	
Turn Type	***Prot***		***Prot***		***Prot***		***Prot***		
Min Green	***5***	***15***	***5***	***10***	***5***	***15***	***5***	***10***	
Ext	***3.0***	***2.2***	***5.0***	***3.0***	***5.0***	***2.2***	***3.0***	***3.0***	
Yellow	***5.1***	***5.1***	***4.8***	***4.8***	***5.1***	***5.1***	***4.8***	***4.8***	
All Red	***2.8***	***2.8***	***3.5***	***3.5***	***2.8***	***2.8***	***3.5***	***3.5***	
Max I	***20***	***60***	***20***	***30***	***20***	***60***	***20***	***30***	
Max II									
Max Limit		***100***				***100***			
Adjust By		***20***				***20***			
Walk		***7***		***7***		***7***		***7***	
Flashing Don't Walk		***33***		***40***		***31***		***41***	
Detector Memory									
Det. Cross Switch.									
Dual Entry		***ON***		***ON***		***ON***		***ON***	
Recall		***MIN***				***MIN***			

SOP 10 (Sequence 1)

Ring - 1	1	2	3	4
Ring - 2	5	6	7	8

Notes:

1) Program 8 Seconds detection delay for minor street right turn movements.
2) Controller Brand: Qubic
3) Detection Brand: Wavetronix
 a) Use Dynamic detection for Phases 2 & 6

Overlaps	OL Type	Parent Ø's	Min Grn	Yellow	All Red	Conflicts
A, 2R	MIN GRN	3	5	5.2	2.0	P2
B, 4R	MIN GRN	5	5	4.9	2.0	P4
C, 6R	MIN GRN	7	5	5.2	2.0	P6
D, 8R	MIN GRN	1	5	4.9	2.0	P8

	DIR	Ø's	Range	Speed	ETA
Wavetronix Settings	EB	6	20 - 500	35 - 100	0.25 - 5.5
	WB	2	20 - 500	35 - 100	0.25 - 5.5

APPENDIX

ARTERIAL ANALYSIS

Arterial Level of Service: EB US 301

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Chin Rd	I	50	52.0	40.5	92.5	0.72	28.1	C
Ft. Hamer Rd	I	50	43.5	41.5	85.0	0.60	25.6	D
Total	I		95.5	82.0	177.5	1.33	26.9	D

Arterial Level of Service: WB US 301

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Ft. Hamer Rd	I	50	54.5	39.8	94.3	0.76	28.9	C
Palm Blvd	I	50	43.5	11.3	54.8	0.60	39.7	B
Total	I		98.0	51.1	149.1	1.36	32.9	C

August 8, 2024

Dr. Douglas Weiland, M.D.
CWES XV, LLC
334 East Lake Road, Suite 172
Palm Harbor, FL 34685

RE: Willow Bend Phase V (±4.06 Acres)
Manatee County, Florida
Wetland Delineation Results

Dear Dr. Weiland:

Flatwoods Consulting Group, LLC. (Flatwoods) personnel conducted a jurisdictional wetland delineation for the Willow Bend Phase V property in Manatee County, Florida. The project area is an approximate 4.06 acre site located at 11605 63rd Ct E in Parrish, Florida. (Location Map). The site is within Section 31, Township 33 South, Range 19 East (Quad Map) and consists of one parcel (ID# 470410209) according to the Manatee County Property Appraiser. Representative photos of the property are provided in the attached Photo Document.

JURISDICTIONAL WETLAND DELINEATION

On May 7, 2024, Flatwoods delineated the wetland boundaries within the Property. The wetland limits were delineated in general accordance with The Florida Wetlands Delineation Manual (Chapter 62-340, F.A.C.) and the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual, 2010 Supplement, suitable for submittal to the Southwest Florida Water Management District (SWFWMD), Manatee County, and the USACE. These delineation methods emphasize that wetland determinations are based on the identification of specific hydrologic requirements, including the presence of hydric soils, a dominance of hydrophytic vegetation, hydric soil conditions, and other indicators of hydrologic conditions (i.e., frequent inundation, moss collars, the presence of muck soils, etc.). Wetlands and surface waters observed in the field were delineated using the above criteria, and the location of each wetland flag used to mark wetland limits was recorded using a sub-meter Global Positioning System (GPS).

One surface water occurs within the Property (Wetland Map). According to the 2018 Natural Resources Conservation Service (NRCS) soil database, two soil units exist within the project boundary (Soil Map). Both of the soil units are considered hydric soils according to the Hydric Soils of Florida Handbook. It should be noted that the entire site has been previously permitted under the SWFWMD Environmental Resource Permit (ERP), Permit No 41579.001 issued October 3, 2017, which expired on December 25, 2023. In addition, all wetland lines within the ERP boundary were previously verified by SWFWMD for the now expired Formal Determination of the Jurisdictional Extent of Wetlands and Other Surface Waters, No. 4203026.001. The surface water ponds to the north and south of the Willow Bend Phase V property permitted by the above referenced ERP have been constructed. Based on the previous Formal

Determination and the permitted plans from the approved ERP, no wetlands or other surface waters occur within the property boundary.

During the May 7, 2024 site visit, one surface water was delineated in the northeast corner of the site on the east side of Youngblood Road. This surface water was created during the construction of the driveway access road for the adjacent residential property to the east. This access road appears to have been constructed between 2020 and 2021. Existing land uses within the project area were determined using a combination of SWFWMD data, Florda Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCCS) data and site-specific mapping based on current conditions (Land Use Map).

Other Open Lands (FLUCCS 260)

This land use describes all the uplands on site. The property appears to have been cleared in 2022 and piles of brush occur throughout the northern half of the site. Multiple spoil piles from the creation of the offsite stormwater ponds also occur on the northern half of the property. The vegetation on site is ruderal and consists of bermudagrass (*Cynodon dactylon*), smutgrass (*Sporobolus indicus*), guineagrass (*Megathyrsus maximus*), beggarticks (*Bidens alba*), and caesarweed (*Urena lobata*). The eastern property boundary also contains live oak (*Quercus virginiana*) trees with a few scattered laurel oaks (*Quercus laurifolia*) and Brazilian pepper (*Schinus terebinthifolia*).

Streams and Waterways (FLUCCS 510)

Surface Water 1 is a man-made ditch. This surface water was dry and appears to connect offsite into the previously delineated Wade Canal. The dominant species observed include bermudagrass, pennywort (*Hydrocotyle umbellata*), various beaksedges (*Rhynchospora* spp.), flatsedges (*Cyperus* spp.), and frog fruit (*Phyla nodiflora*). The edges of the surface water are dominated by bahiagrass (*Paspalum notatum*).

SUMMARY

Wetlands: Flatwoods personnel located one surface water within the Property. Dredging, filling or alteration of this surface water may require additional permitting from the SWFWMD. This surface water would likely not be considered Waters of the United States (WOTUS) based on the September 2023 Conforming Rule, and would not require federal permitting.

Please call our office with any questions or comments regarding this Wetland Survey.

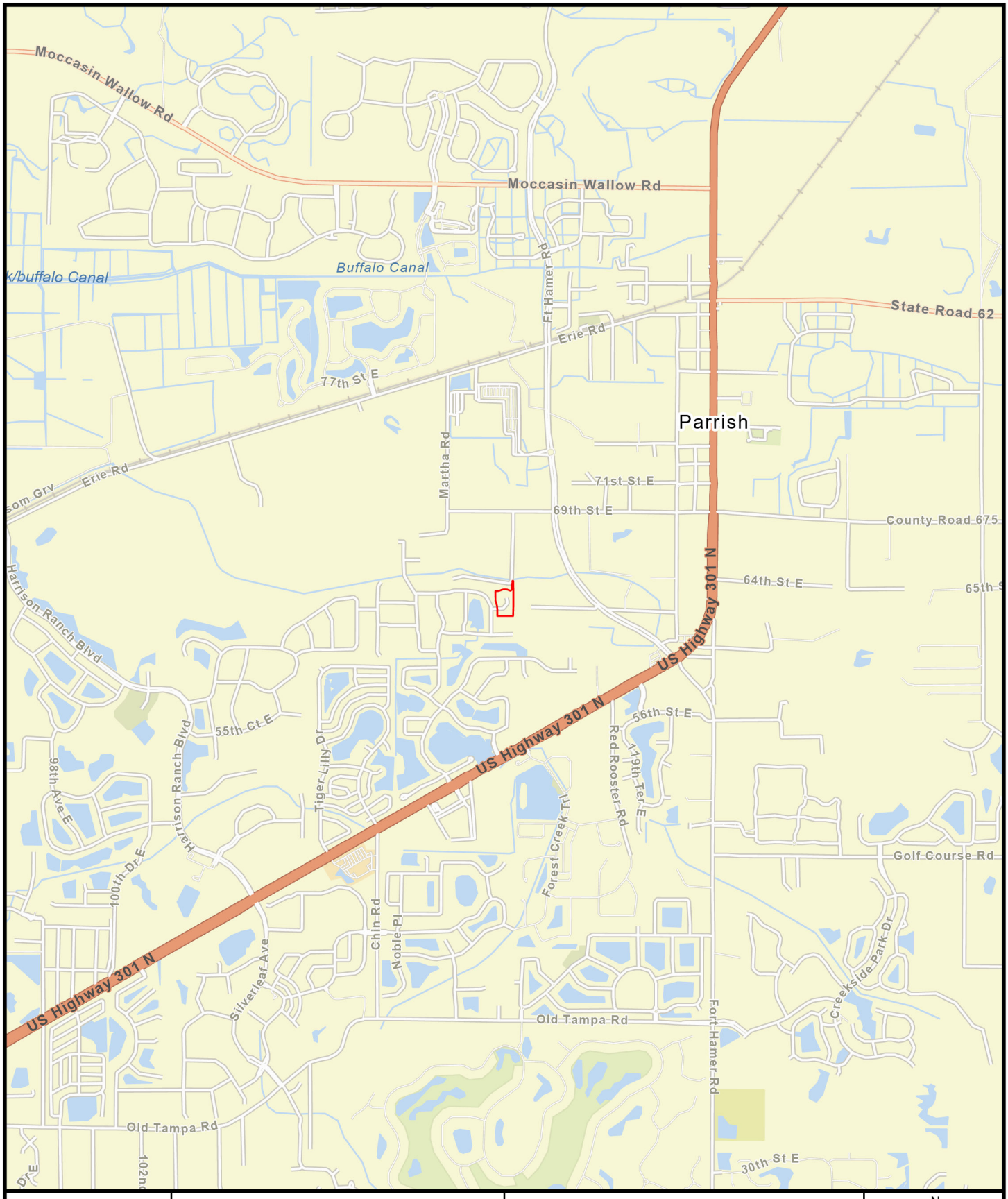
Sincerely,

Sarah Black
Project Manager

Brittany A. Banko
Senior Ecologist

Enclosures:

1. Location Map
2. Quad Map
3. Land Use Map
4. Soil Map
5. Wetland Survey Map
6. Photo Document



Miles
0 0.5
1 inch = 0.5 miles

FLATWOODS Consulting Group

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA

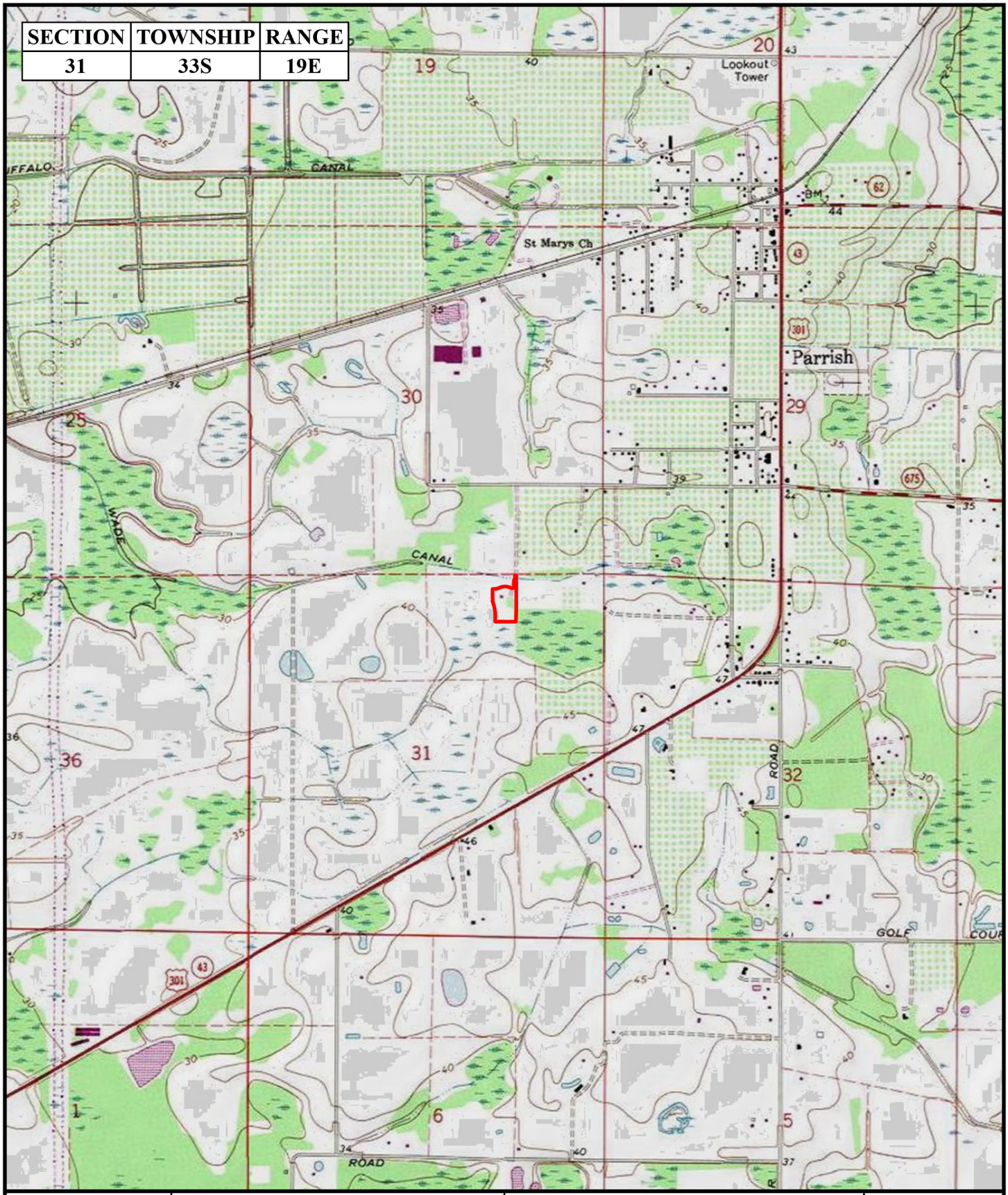
Project Boundary

N
W E
S

LOCATION MAP

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SECTION	TOWNSHIP	RANGE
31	33S	19E



Feet
0 2,000
1 inch = 2,000 feet

FLATWOODS Consulting Group

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA

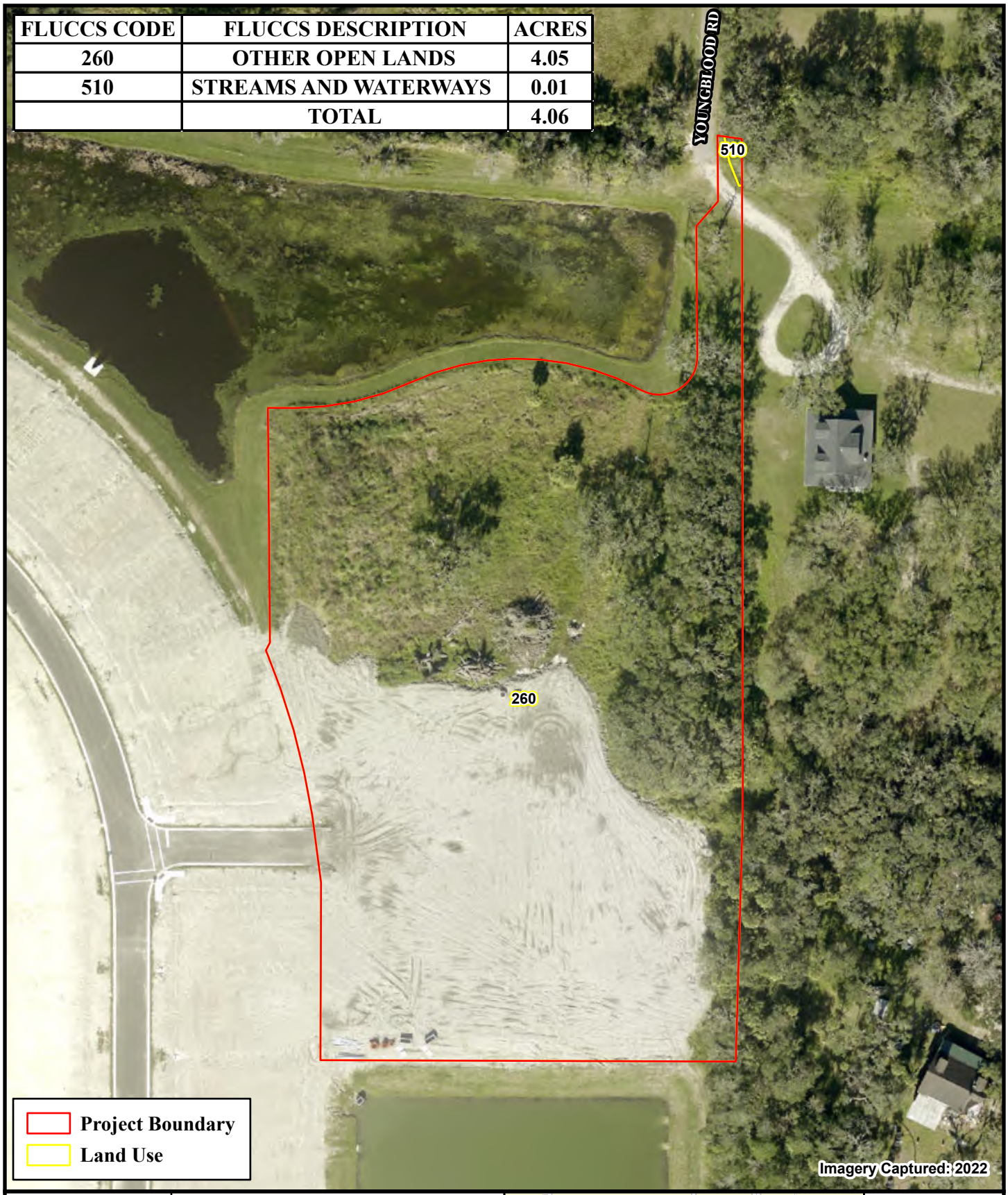
Project Boundary

N
W E
S

QUAD MAP

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FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
260	OTHER OPEN LANDS	4.05
510	STREAMS AND WATERWAYS	0.01
	TOTAL	4.06



Feet
0 100
1 inch = 100 feet

FLATWOODS Consulting Group

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA

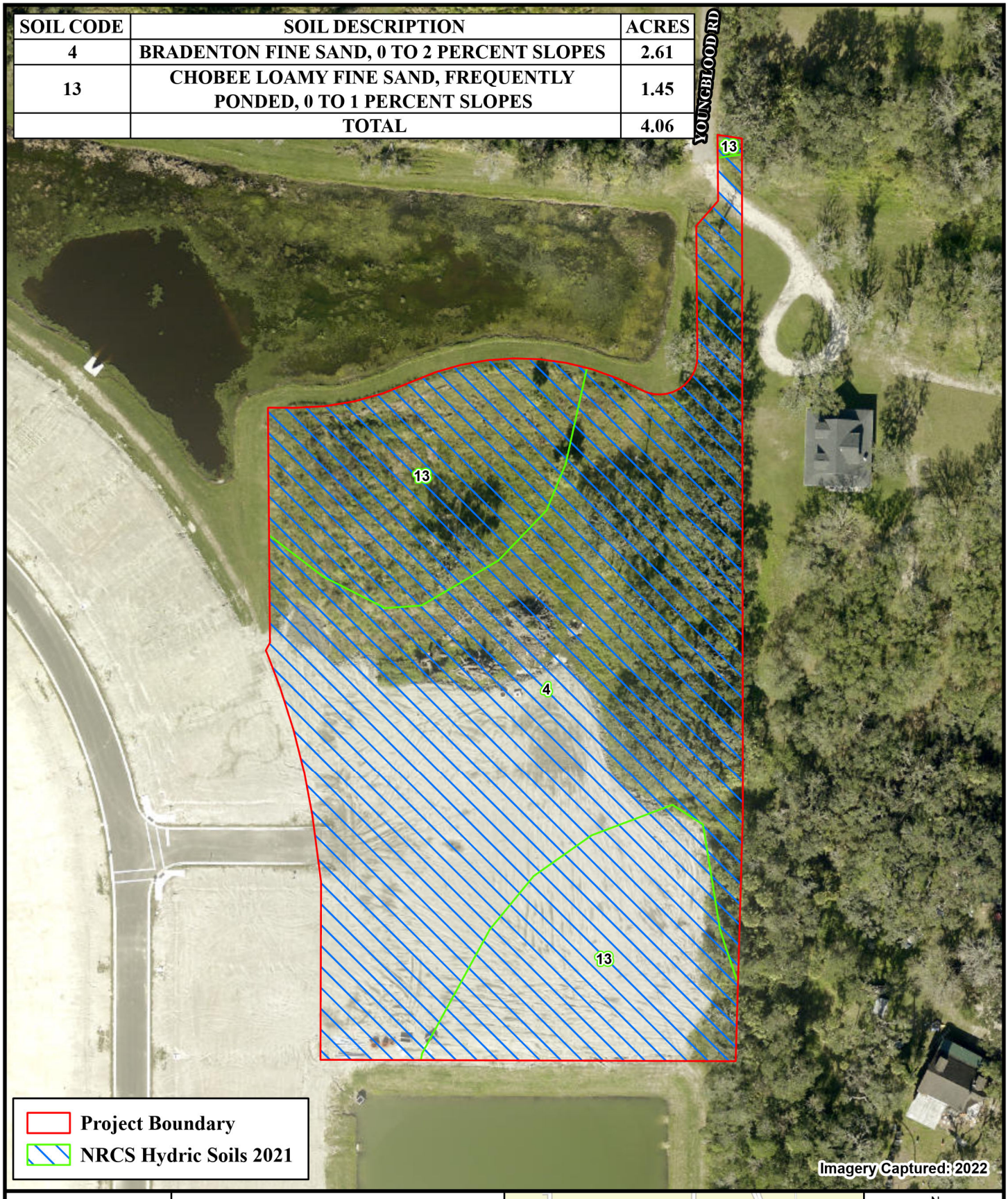


N
W E
S

LAND USE MAP

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SOIL CODE	SOIL DESCRIPTION	ACRES
4	BRADENTON FINE SAND, 0 TO 2 PERCENT SLOPES	2.61
13	CHOBEE LOAMY FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES	1.45
	TOTAL	4.06

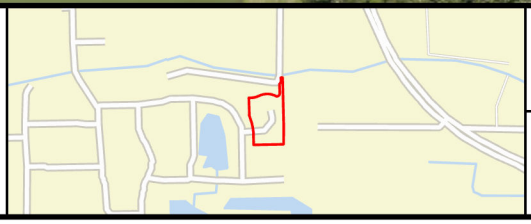


Feet
0 100
1 inch = 100 feet

FLATWOODS Consulting Group

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA



N
W E
S

SOILS MAP

P:\0486CWES\001-Willow Bend Phase V\GIS\JDLS.aprx



Feet
0 100
1 inch = 100 feet

FLATWOODS Consulting Group

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA



N
W E
S

WETLAND MAP

P:\0486CWES\001-Willow Bend Phase V\GIS\JDLS.aprx



Representative photo from the center of the property looking north



Representative photo from the center of the property looking east



Representative photo from the center of the property looking south



Representative photo from the center of the property looking west



Representative photo of piles of brush onsite



Representative photo of a spoil pile onsite



Surface Water 1

August 8, 2024

Dr. Douglas Weiland, M.D.
CWES XV, LLC
334 East Lake Road, Suite 172
Palm Harbor, FL 34685

RE: Willow Bend Phase V (±4.06 Acres)
Manatee County, Florida
Listed Species Survey

Dear Dr. Weiland:

On May 7, 2024, Flatwoods Consulting Group, LLC. (Flatwoods) personnel conducted a listed species survey on the Willow Bend Phase V property in Manatee County, Florida. The project area is an approximate 4.06 acre site located at 11605 63rd Ct E in Parrish, Florida. (Location Map). The site is within Section 31, Township 33 South, Range 19 East (Quad Map) and consists of one parcel (ID# 470410209) according to the Manatee County Property Appraiser.

LISTED SPECIES SURVEY

Flatwoods conducted a listed species survey at the Willow Bend Phase V property on May 7, 2024. During this survey, habitats were canvassed for floral and faunal species listed as Endangered, Threatened, or of Special Concern by the Florida Fish and Wildlife Conservation Commission (FWC) under Chapter 68A-27.003-005, Florida Administrative Code (F.A.C.), the U.S. Fish and Wildlife Service (FWS) under 50 Code of Federal Regulations (CFR) 17.11-12 and the Manatee County, Comprehensive Plan, Conservation Element, Policy 3.3.2.2. In addition, Flatwoods conducted a 100 percent survey to locate all gopher tortoise (*Gopherus polyphemus*) burrows and estimate the density of gopher tortoises on the project. The tortoise survey was conducted in accordance with the FWC methodology as outlined in the Gopher Tortoise Permitting Guidelines April 2008 (revised April 2023). An Authorized Gopher Tortoise Agent conducted the gopher tortoise survey.

No listed species were observed within the Willow Bend Phase V property (Listed Species Map). No FWS designated Critical Habitat occurs with the site. No gopher tortoise burrows were observed during the 100 percent survey. No osprey (*Pandion haliaetus*) nests or southeastern American kestrel (*Falco sparverius paulus*) cavities were observed. One known bald eagle (*Haliaeetus leucocephalus*) nest (MN054) occurs within one mile of the property according to the FWC Eagle Nest Locator and Audubon Eagle Nest Locator, which is current through the 2022-2023 nesting season. No bald eagle nests occur within 660-feet of the property therefore no FWS approvals are necessary. According to the 1999 FWC wading bird colony database, no wading bird colonies are located within one mile of the property. The site is located within one wood stork (*Mycteria americana*) Core Foraging Area (CFA): Ayers Point – Dot Dash. Although the project is located within the aforementioned wood stork CFA, the onsite habitat is not considered suitable for wood stork foraging. The property is located within the FWS consultation area for the crested caracara (*Caracara cheriway*) however the site does not contain suitable habitat. No listed

plants were observed and none of the listed plants are likely to occur.

HABITAT ASSESSMENT

During the field visit on May 7, 2024, Flatwoods ecologists assessed the quality of onsite habitat, and documented the presence and location of nuisance and exotic species located within the site. Existing upland and wetland communities were determined using a combination of the 2020 Southwest Florida Water Management District (SWFWMD) Florida Land Use, Cover and Forms Classification System (FLUCCS) data and site-specific field mapping and surveying based on current conditions (Land Use Map). Nuisance and exotic species were documented throughout the site evenly dispursed. Nuisance species observed include the following: caesarweed (*Urena lobata*), guineagrass (*Urochloa maxima*), wedelia (*Sphagneticola trilobata*), bermudagrass (*Cynodon dactylon*), smutgrass (*Sporobolus indicus*), and Brazilian pepper (*Schinus terebinthifolia*).

All uplands on the property are mapped as Other Open Lands (FLUCCS 260). One small manmade surface water occurs on the northern boundary of the property (FLUCCS 510). The property appears to have been cleared in 2022 and piles of brush occur throughout the northern half of the site. Multiple spoil piles from the creation of the offsite stormwater ponds also occur on the northern half of the property. The vegetation on site is ruderal and is dominated by bermudagrass, smutgrass, guineagrass, beggarticks (*Bidens alba*), and caesarweed. The eastern property boundary also contains live oak (*Quercus virginiana*) trees with a few scattered laurel oaks (*Quercus laurifolia*) and Brazilian pepper.

SUMMARY

Gopher Tortoise: No gopher tortoise burrows occur within the property. No permit from the FWC or FWS is required.

Wood Stork and Wading Birds: The site is located within one wood stork (*Mycteria americana*) Core Foraging Area (CFA): Ayers Point – Dot Dash. No suitable wading bird or wood stork habitat was observed. No authorizations from FWC or FWS are required.

Bald Eagle: No bald eagle nests occur within 660-feet of the project boundary.

Crested Caracara: The property is within the consultation area, however minimal suitable habitat occurs onsite, and the site has previously been cleared. No FWS consultation or authorization is required.

Listed Plants: No listed plants were observed, and none are likely to occur.

Protected Lands and Waters: No critical habitats, protected lands, or Outstanding Florida Waters (OFW) occur within the project boundary.

Habitat Assessment: Flatwoods did not observe any Native Plant Communities during this habitat assessment. No suitable onsite Native Upland Habitat occurs. Although some native species are present, the site contains significant encroachment of nuisance and non-native species within the subcanopy and groundcover stratum.

Please call our office with any questions or comments regarding this Listed Species Survey.

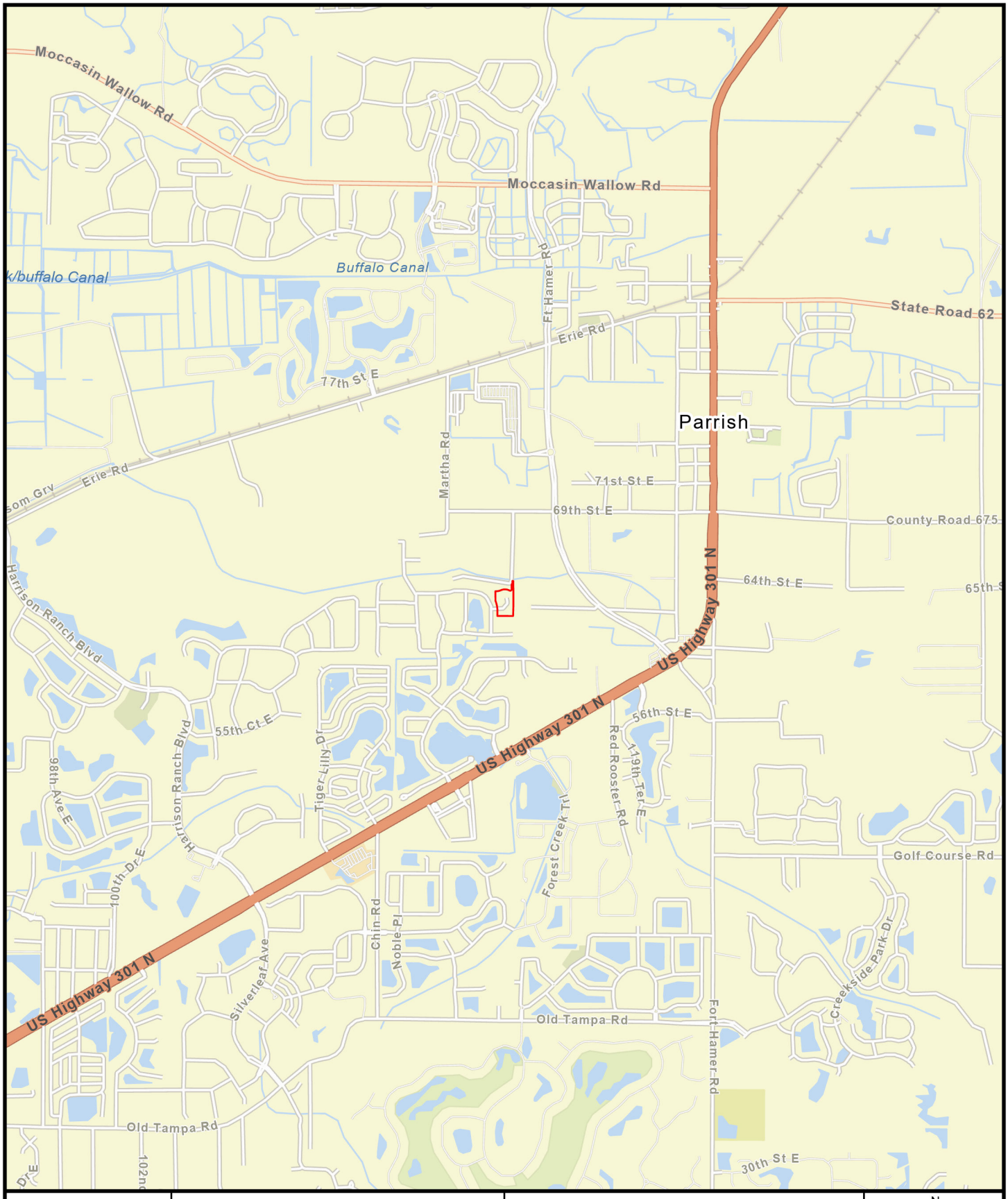
Sincerely,

Sarah Black
Project Manager

Brittany A. Banko
Senior Ecologist

Enclosures:

1. Location Map
2. Quad Map
3. Listed Species Map
4. Land Use Map
5. Photo Document



Miles
0 0.5
1 inch = 0.5 miles

FLATWOODS Consulting Group

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA

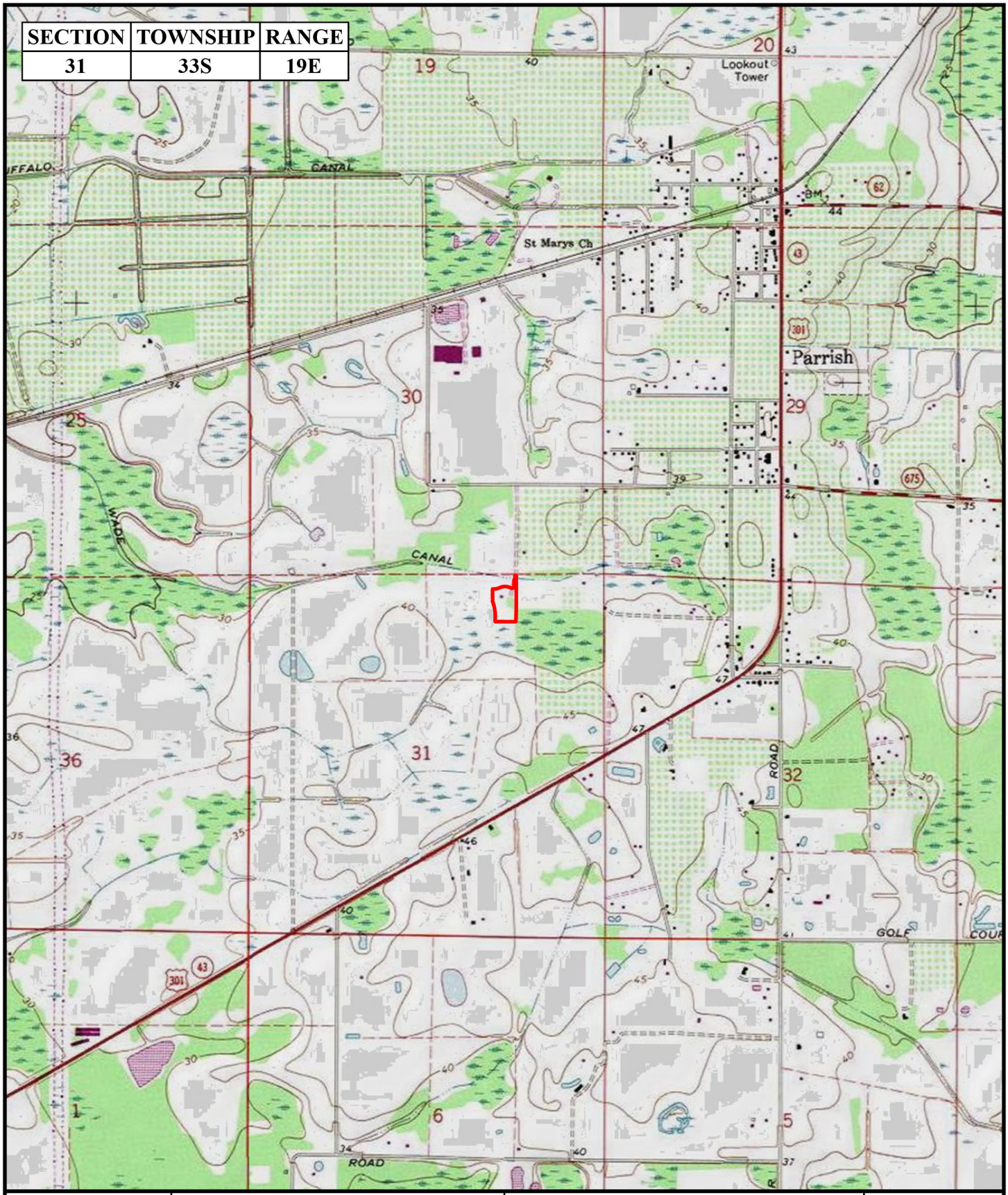
Project Boundary

N
W E
S

LOCATION MAP

P:\0486CWES\001-Willow Bend Phase V\GIS\JDLS.aprx

SECTION	TOWNSHIP	RANGE
31	33S	19E



Feet
0 2,000
1 inch = 2,000 feet

FLATWOODS Consulting Group

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA

Project Boundary

N
W E
S

QUAD MAP

P:\0486CWES\001-Willow Bend Phase V\GIS\JDLS.aprx



Feet
0 100
1 inch = 100 feet

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA



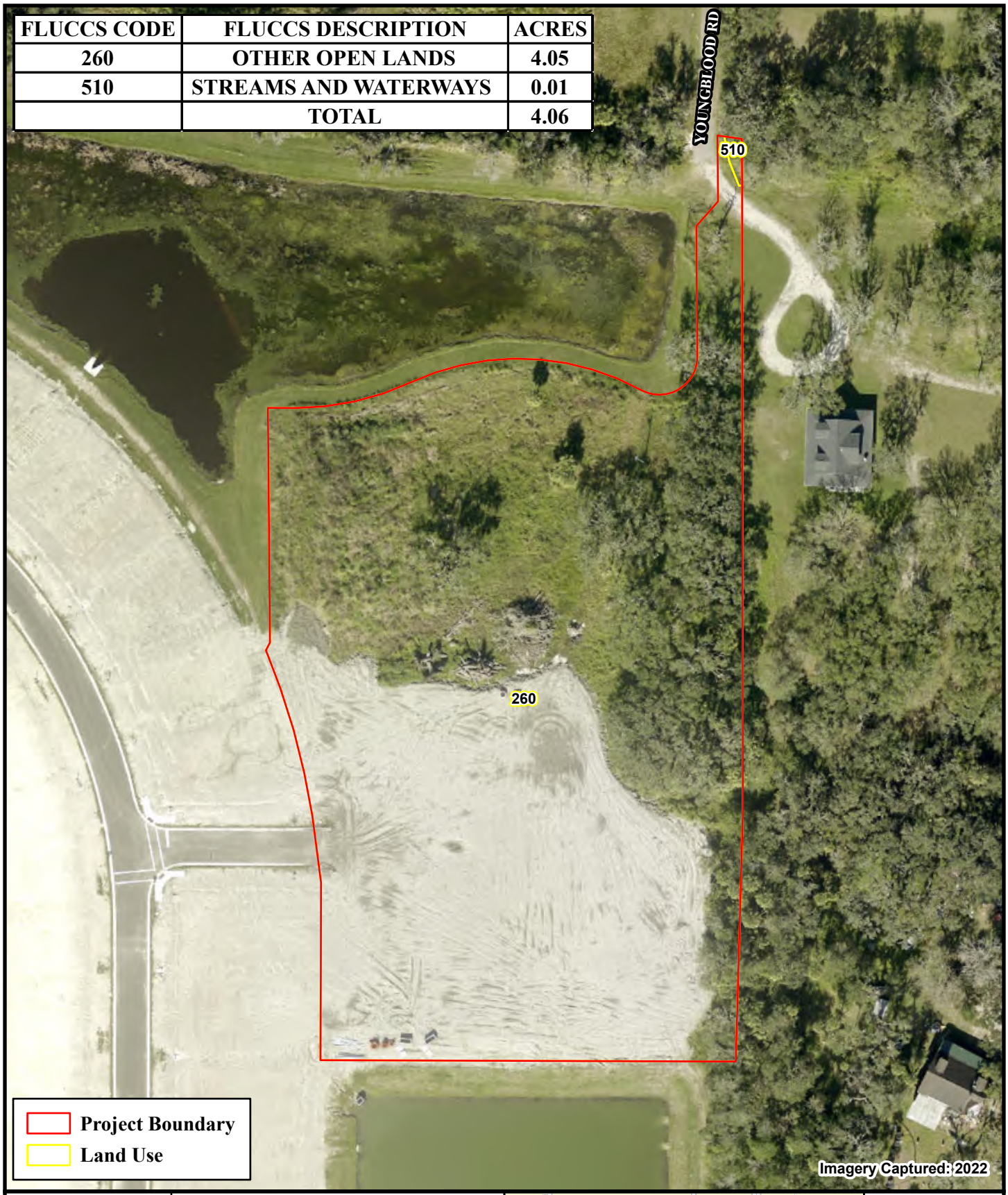
N
W E
S

LISTED SPECIES MAP

FLATWOODS Consulting Group

P:\0486CWES\001-Willow Bend Phase V\GIS\JDLS.aprx

FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
260	OTHER OPEN LANDS	4.05
510	STREAMS AND WATERWAYS	0.01
	TOTAL	4.06



Feet
0 100
1 inch = 100 feet

FLATWOODS Consulting Group

WILLOW BEND PHASE V
CWES XV, LLC

MANATEE COUNTY, FLORIDA



N
W E
S

LAND USE MAP

P:\0486CWES\001-Willow Bend Phase V\GIS\JDLS.aprx



Representative photo from the center of the property looking north



Representative photo from the center of the property looking east



Representative photo from the center of the property looking south



Representative photo from the center of the property looking west



Representative photo of piles of brush onsite



Representative photo of a spoil pile onsite



Surface Water 1

CWES XV, LLC
WILLOW BEND PHASE V
MANATEE COUNTY, FLORIDA

Protected Plants and Animals Potentially Occurring Within the Project Boundary

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
BIRDS					
Aphelocoma coerulescens Florida scrub-jay	Inhabits fire dominated, low-growing, oak scrub habitat found on well-drained sandy soils. May persist in areas with sparser oaks or scrub areas that are overgrown.	S - March-October B - March-July	Low: No suitable habitat present	T	T
Caracara cheriway Crested caracara	Open country, including dry prairie and pasture lands with cabbage palm, cabbage palm/live oak hammocks, and shallow ponds and sloughs.	S - January-April B - December-June	Low: Little suitable habitat present	T	T
Egretta caerulea Little blue heron	Shallow freshwater, brackish water, and saltwater habitats.	S - Year round B - March-July	Moderate for foraging, nesting unlikely	---	T
Egretta tricolor Tricolored heron	Forages in a variety of permanently and seasonally flooded wetlands, ditches, and lakes. Inland nesting colonies typically found in Carolina willow dominated wetlands.	S - Year round B - March-July	Moderate for foraging, nesting unlikely	---	T
Falco sparverius paulus Southeastern American kestrel	Found in open pine habitats, woodland edges, dry prairies, and pastures.	S - April-August B - April-August	Low: Little suitable habitat present	---	T
Grus canadensis pratensis Florida sandhill crane	Prairies, freshwater marshes, and pasture lands. Avoids forests and deep marshes but uses transition zones and edges between these and prairies or pasture lands.	S - January-June B - December-June	Moderate for foraging, nesting unlikely	---	T
Haliaeetus leucocephalus Bald eagle	Areas close to the coast, bays, rivers, lakes, or other bodies of water. Typically nests in live mature pines and cypress trees.	S - Year round B - October-May	Low for foraging, nesting unlikely	---	---
Laterallus jamaicensis jamaicensis Eastern Black Rail	Tidally and non-tidally influenced marshes ranging in salinity from salt to brackish to fresh. Along the Atlantic coast, habitat includes impounded and unimpounded salt and brackish marshes with dense herbaceous cover.	S - Year round B - April-August	Low: Little suitable habitat present	T	T

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
Mycteria americana Wood stork	Forages in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Nests in colonies in cypress swamps.	S - Year round B - March-August	Low for foraging, nesting unlikely	E	E
Picoides borealis Red-cockaded Woodpecker	Nests in cavities in live pine trees. Prefer large mature pines for nesting and foraging.	S - Year Round B - April-June	Low: Little suitable habitat present	E	E
Platalea ajaja Roseate spoonbill	Primarily nests in mixed-species colonies on coastal islands Occasionally nests in willow heads at freshwater sites. Forages in shallow water including marine tidal flats and ponds, and freshwater sloughs and marshes.	S - Year round B - March-July	Low for foraging, nesting unlikely	---	T
REPTILES					
Alligator mississippiensis American alligator	Permanent bodies of fresh water, including marshes, swamps, lakes, and rivers. Occasionally wanders into brackish and salt water but rarely remains there.	S - Year round B - April-August	Low: Little suitable habitat present	T(SA)	T(SA)
Drymarchon corais couperi Eastern indigo snake	Broad range of habitats from scrub and sandhill to wet prairies, forested wetlands, and mangrove swamps. Often seeks refuge in gopher tortoise burrows in sandy uplands, but also forages in mesic and hydric habitats.	S - Year round B - November-April	Low: Little suitable habitat present	T	T
Gopherus polyphemus Gopher tortoise	Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry prairie flatwoods; also commonly uses disturbed habitats such as pastures, old fields, abandoned citrus groves, and road shoulders.	S - Year round B - March-October	Low: Little suitable habitat present, no burrows observed	---	T
Pituophis melanoleucus mugitus Florida pine snake	Dry upland areas will well-drained sandy soils with moderate to open pine or pine-oak canopy.	S - Year round B - June-August	Low: Little suitable habitat present	---	T
PLANTS					
Chrysopsis floridana Florida Golden Aster	Found in bare patches of sand in sand pine scrub, also found along railroads and road right-of-ways.	F – November-December	Low: Little suitable habitat present	E	E

[1]S = Survey Window, B =Breeding Season, F = Flowering Season
[2]E = Endangered, T = Threatened, T (SA) = Similarity of Appearance to a Threatened Taxon
[3]U.S. Fish and Wildlife Service
[4]Florida Fish and Wildlife Conservation Commission
Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, Florida Natural Areas Inventory, and FWS Species by County List

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D-4 - Level of Service Concurrency Reservation Application

Project Name: Willow Bend - Phase V

Proposed Land Use: Residential single-familt detached units.

List previous approvals:

Parent Project File # PDR 04-18(Z)(P)/FSP-14-04(R) CLOS # 16-035 Expiration Date: 10/2/2023

Please indicate number(s) for appropriate items:

# dwelling units 16	# hotel roomsN/A	# parking spaces N/A
# RV pads N/A	# berths N/A	# beds N/A
square feet of building N/A	acres of parcel 4 acres (Phase V)	
If church, # seats/pews N/A	square feet of building N/A	
If school/day care, # classrooms N/A	# students N/A	

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval. If this application form is not signed by the property owner(s), a notarized Affidavit of Ownership/Agent Authorization (see Form D1) must be submitted with the application.

_____	Douglas Weiland_____	8/9/2024
Signature of Property Owner or Applicant	Printed Name	Date

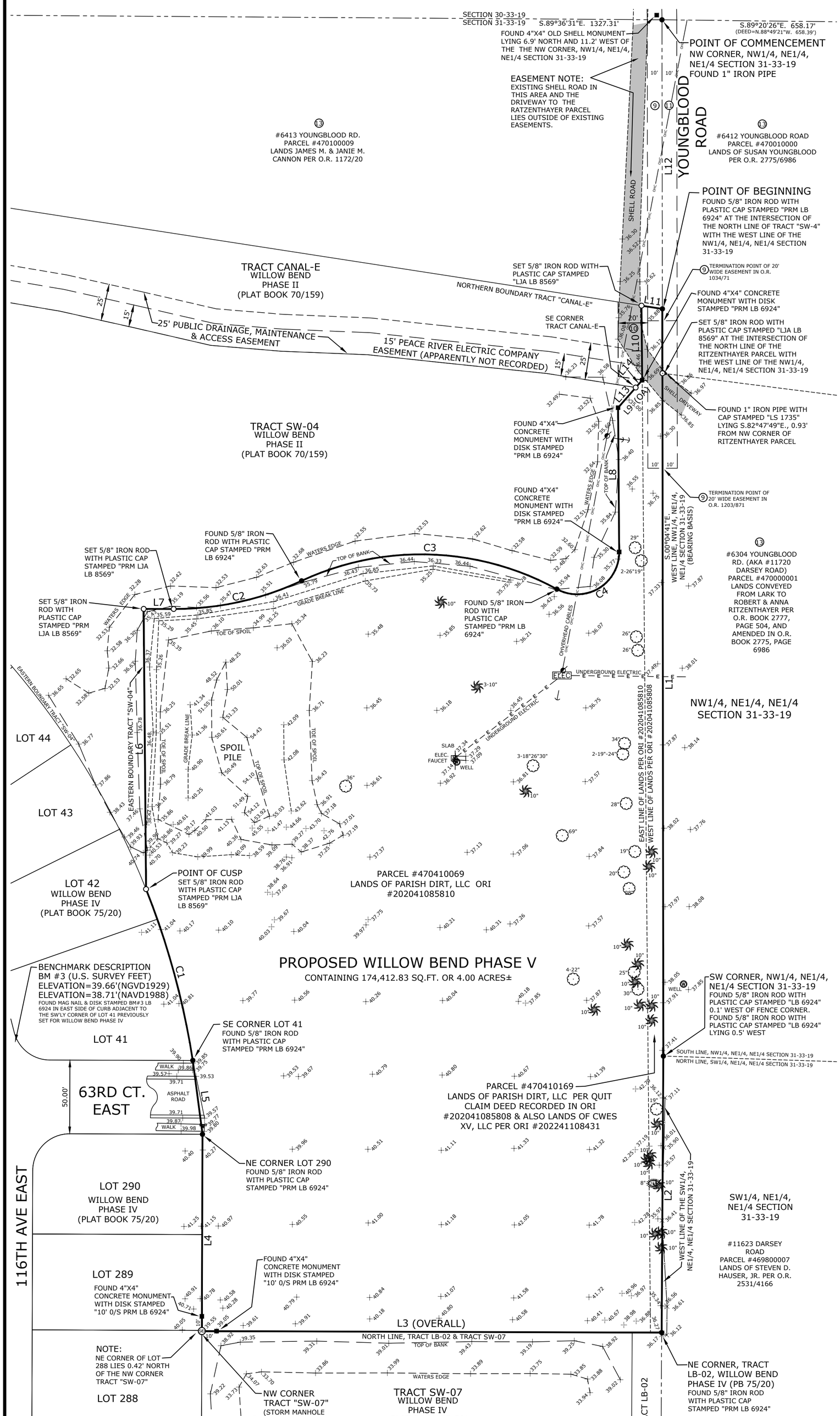
manager

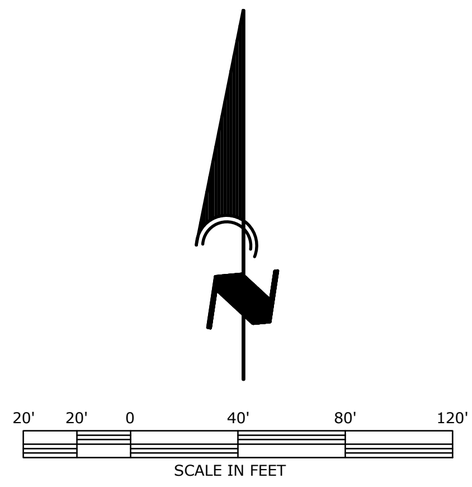
BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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THIS SURVEY IS CERTIFIED TO: CWES XV, LLC





LEGEND

These standard symbols will be found in the drawing.

- IRON ROD OR PIPE
- CONCRETE MONUMENT
- X CUT
- IRON ROD SET
- WOOD UTILITY POLE
- GUY ANCHOR
- CONCRETE UTILITY POLE
- STORM MANHOLE
- GAS VALVE
- SIGN
- MAIL BOX
- OAK
- PINE
- PALM
- UNKNOWN TREE
- SPOT ELEVATION
- AERIAL TARGET
- WELL
- ELEC ELECTRIC METER
- ELECTRIC OUTLET
- GAS REGULATOR
- FAUCET
- WATER VALVE

LEGAL DESCRIPTION (REVISED 08-01-2024 SEB)

A TRACT OF LAND LYING IN AND BEING THAT PART OF SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA, DESCRIBED AS FOLLOWS;
COMMENCE AT A 1" IRON PIPE FOUND MARKING THE NW CORNER OF THE NW1/4 OF THE NE1/4 OF THE NE 1/4 OF SAID SECTION 31; THENCE ALONG THE WEST LINE OF SAID NW1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, S.00°04'41"E., A DISTANCE OF 195.96 FEET TO THE POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE CONTINUE ALONG SAID WEST LINE, S.00°04'41"E., A DISTANCE OF 506.54' TO THE SW CORNER OF SAID NW1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31; THENCE ALONG THE WEST LINE OF THE SW1/4 OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 31, S.00°21'05"W., A DISTANCE OF 187.47 FEET TO THE NE CORNER OF TRACT LB-02, WILLOW BEND PHASE IV, A SUBDIVISION RECORDED IN PLAT BOOK 75, PAGE 20, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE ALONG THE NORTH LINE OF TRACT LB-02 AND TRACT SW-07 OF SAID WILLOW BEND PHASE IV, N.89°48'30"W., A DISTANCE OF 311.74 FEET TO THE NW CORNER OF SAID TRACT SW-07; THENCE N.00°11'20"E., A DISTANCE OF 133.42 FEET TO THE NE CORNER OF LOT 290 OF SAID WILLOW BEND PHASE IV; THENCE N.07°27'46"W., A DISTANCE OF 50.45 FEET TO THE SE CORNER OF LOT 41 OF SAID WILLOW BEND PHASE IV, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 540.00' AND A DELTA ANGLE OF 12°48'13", WHOSE CHORD BEARS N.15°15'34"W.; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE, A DISTANCE OF 120.67' TO A POINT OF CUSP WITH THE SOUTHERN AND EASTERN BOUNDARY OF TRACT SW-04, WILLOW BEND PHASE II, A SUBDIVISION RECORDED IN PLAT BOOK 70, PAGE 159, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EASTERN BOUNDARY OF SAID TRACT SW-04, THE FOLLOWING 7 COURSES AND DISTANCES; (1) N.00°29'27"W., A DISTANCE OF 189.96 FEET; (2) THENCE S.89°48'40"E., A DISTANCE OF 20.33 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 203.50' AND A DELTA ANGLE OF 25°12'18", WHOSE CHORD BEARS N.77°35'11"E.; (3) THENCE ALONG THE ARC OF SAID CURVE IN AN EASTERLY AND COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 89.52' TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 191.50' AND A DELTA ANGLE OF 53°46'02", WHOSE CHORD BEARS S.88°07'57"E.; (4) THENCE ALONG THE ARC OF SAID CURVE IN AN EASTERLY AND CLOCKWISE DIRECTION, A DISTANCE OF 179.71' TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 28.50' AND A DELTA ANGLE OF 119°11'45", WHOSE CHORD BEARS N.59°09'11"E.; (5) THENCE ALONG THE ARC OF SAID CURVE IN A NORTHEASTERLY AND COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 59.29'; (6) THENCE TANGENT TO THE LAST CURVE, N.00°26'41"W., A DISTANCE OF 97.82 FEET; (7) THENCE N.41°15'38"E., A DISTANCE OF 18.14 FEET TO THE SOUTHEAST CORNER OF TRACT CANAL-E OF SAID WILLOW BEND PHASE II; THENCE ALONG THE EASTERN BOUNDARY OF SAID TRACT CANAL-E, N.41°15'38"E., A DISTANCE OF 6.64 FEET TO ITS INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #202041085808, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE AND AFORESAID EASTERN BOUNDARY OF TRACT CANAL-E, N.00°30'02"W., A DISTANCE OF 50.55 FEET TO THE NORTHERN BOUNDARY OF SAID TRACT CANAL-E; THENCE ALONG THE EASTERLY EXTENSION OF SAID NORTHERN BOUNDARY OF TRACT CANAL-E, S.81°13'14"E., A DISTANCE OF 14.30 FEET TO THE POINT OF BEGINNING;

ABOVE-DESCRIBED PARCEL CONTAINS 174,412.83 SQUARE FEET, OR 4.004 ACRES, MORE OR LESS; SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.

SURVEYOR'S REPORT (LAST DATE OF FIELD SURVEY: 09/15/2023) (FIELD BOOK 50/50-51)

I HEREBY CERTIFY THAT:

I AM A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. 4521, AND THAT I AM ACTING ON BEHALF OF LJA ENGINEERING, INC., A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED LAND SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, HOLDING L.B. NO. 8569;

THIS BOUNDARY SURVEY, CONSISTING OF 2 SHEETS, IS NOT FULL AND COMPLETE WITHOUT BOTH SHEETS 1 OF 2 AND 2 OF 2 PRESENTED TOGETHER;

THIS BOUNDARY SURVEY REPRESENTS A FIELD SURVEY PERFORMED UNDER MY SUPERVISION OF THE LAND SHOWN AND DESCRIBED HEREON;

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO. 2061-4743502 WITH AN EFFECTIVE DATE OF APRIL 04, 2020 @ 8:00 AM, ISSUED BY BOOTH & COOK, P.A. FILE #20-290. THE FOLLOWING SCHEDULE B SECTION II EXCEPTIONS/NUMBERS ARE SHOWN ON THE SURVEY AND INDICATED BY THE EXCEPTION NUMBER WITHIN A CIRCLE, AND ARE AS FOLLOWS:

3.) THE APPARENT FORMER GAP BETWEEN THE DEEDED EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2301, PAGE 6907 AND THE WEST LINE, NW1/4, NE1/4, NE1/4 SECTION 31-33-19, SHOWN HEREON AS PID #470410159 HAS BEEN RESOLVED VIA QUIT CLAIM TO PARISH DIRT, LLC RECORDED IN ORI #202041085808, AND TO CWES XV, LLC IN ORI#202241108431.

9.) EASEMENTS CREATING RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 1034, PAGE 71, AND OFFICIAL RECORDS BOOK 1203, PAGE 3871 ARE SHOWN HEREON. NOTE THAT EASEMENT IN OFFICIAL RECORDS BOOK 1203, PAGE 3871 EXTENDS THE PRECIOUSLY RECORDED EASEMENT IN OFFICIAL RECORDS BOOK 1034, PAGE 71 BY 100.00 FEET FARTHER SOUTH;

10.) EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1152, PAGE 1066 IS SHOWN HEREON;

11.) MANATEE COUNTY PRIVATE STREET APPLICATION AND ACCEPTANCE RECORDED IN OFFICIAL RECORDS BOOK 1204, PAGE 87 IS SHOWN HEREON;

13.) CONCURRENT RIGHTS OF OTHERS TO USE THE EASEMENT DESCRIBED IN SCHEDULE "A" ARE SHOWN. THERE IS ALSO PORTIONS OF THE EXISTING DRIVEWAY TO THE RITZENTHAYER PROPERTY AND THE EXISTING SHELL ROAD THAT ARE OUTSIDE THE EASEMENT CROSSING THE SUBJECT PROPERTY.

THE LOCATION OF TREES, UTILITIES, OR ANY OTHER PERTINENT ATTRIBUTES AFFECTING SUBJECT PROPERTY NOT ABSTRACTED AS PART OF THIS SURVEY EXCEPT AS SHOWN;

WETLAND OR JURISDICTIONAL AREAS WERE NOT LOCATED AS A PART OF THE SCOPE OF SURVEY;

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE (0902), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). A BEARING OF S.00°04'41"E. FOR THE WEST LINE, NW1/4, NE1/4, NE1/4 OF SECTION 31-33-19, AS SHOWN HEREON, WAS USED;

UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN ON THIS SURVEY WERE FIELD MEASURED OR CALCULATED FROM OBSERVATIONS ELECTRONICALLY COLLECTED DURING THE FIELD SURVEY. DATA CONTAINED WITHIN PARENTHESIS (IF ANY) REPRESENTS THE RECORD DEED OR PLAT INFORMATION AND IS SHOWN FOR COMPARISON BETWEEN THE TWO;

ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929) OF 1929 IN ORDER TO COINCIDE WITH THE APPROVED CONSTRUCTION PLANS FOR WILLOW BEND. THE SOURCE BENCHMARK USED WAS MANATEE COUNTY BM "RIVERLAND" (NGS PID "DO7361") HAVING A PUBLISHED ELEVATION OF 34.94' (NAVD 1988); THE CONVERSION FROM N.A.V.D. 1988 BACK TO N.G.V.D. 1929 IS (+) 0.951 FEET (DETERMINED N.G.V.D. ELEVATION OF "RIVERLAND", A PUBLISHED N.A.V.D. BENCH MARK, USING N.G.S. CORPSCON SOFTWARE AND VERIFIED WITH NGS ONLINE COORDINATE CALCULATOR).

THIS SURVEY IS NOT INTENDED TO DELINEATE THE REGULAR JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD OR COMMISSION OR OTHER ENTITY;

THIS SURVEY MEETS THE STANDARDS OF PRACTICE (FORMERLY KNOWN AS THE MINIMUM TECHNICAL STANDARDS) FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, RULE NO. 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

LJA ENGINEERING, INC.
LB NO. 8569

BY: _____
STEVEN E. BURKHOLDER, P.L.S.,
VICE PRESIDENT, DIRECTOR OF SURVEYING
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE LS 4521
(NOT VALID UNLESS SIGNED IN INK WITH EMBOSSED SEAL AFFIXED HERETO)

STEVEN E. BURKHOLDER * CERTIFICATE NO. 4521 STATE OF FLORIDA * REGISTERED LAND SURVEYOR *

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LINE	BEARING	DISTANCE
L1	S.00°04'41"E.	506.54'
L2	S.00°21'05"W.	187.47'
L3	N.89°48'30"W.	311.74'
L4	N.00°11'20"E.	133.42'
L5	N.07°27'46"W.	50.45'
L6	N.00°29'27"W.	189.96'
L7	S.89°48'40"E.	20.33'
L8	N.00°26'41"W.	97.82'
L9	N.41°15'38"E.	24.77'
L10	N.00°30'02"W.	50.55'
L11	S.81°13'14"E.	14.30'
L12	S.00°04'41"E.	195.96'
L13	N.41°15'38"E.	18.14'
L14	N.41°15'38"E.	6.64'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	540.00'	12°48'13"	120.67'	120.42'	N.15°15'34"W.
C2	203.50'	25°12'18"	89.52'	88.80'	N.77°35'11"E.
C3	191.50'	53°46'02"	179.71'	173.18'	S.88°07'57"E.
C4	28.50'	119°11'45"	59.29'	49.16'	N.59°09'11"E.

Drawing No. 1 of 1

Drawing Name: SEE PLOT STAMP
Project Number: 13105 (PHASE V)
Date: SEE STAMP
Scale: 1"=40'
Drawn By: SEB
Checked By: SEB

STEVEN E. BURKHOLDER * CERTIFICATE NO. 4521 STATE OF FLORIDA * REGISTERED LAND SURVEYOR *

Revision Block

Date	Description	Revised By:
0816/2024	REVISED EASEMENT NOTE & REPORT NOTE #13	SEB
08/14/2024	CORRECTED LOCATION OF EASEMENT OR 1152/1066	SEB
08/01/2024	REVISED CALLS IN DESCRIPTION AND RECORDING INFO FOR ADJOINING PLATS	SEB

Project Name:
CWES XV, LLC.
PROPOSED WILLOW BEND, PHASE V

TYPE OF SURVEY SERVICES PROVIDED:
SECTION 31-33-19, MANATEE COUNTY, FLORIDA
BOUNDARY & TOPOGRAPHIC SURVEY

LJA ENGINEERING, INC.
CIVIL ENGINEERING & SURVEYING
325 INTERSTATE BOULEVARD
SARASOTA, FL. 34240 941-924-1600
FLORIDA LB #8569

NOTICE OF PUBLIC HEARING

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 **March 5, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida,** to consider and act upon the following matters:

PDR-24-18(Z)(P) – PENLER LORRAINE – T RALPH TAYLOR JR FAMILY LIMITED PARTNERSHIP LLLP (OWNER) – PENLER DEVELOPMENT LLC (CONTRACT PURCHASER)– PLN2406-0126
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of two parcels, totaling approximately 19.51 acres, generally located 1,130 feet south of 44th Avenue East along the east side of Lorraine Road in Bradenton (Manatee County), commonly known as 4973 and 4985 Lorraine Road, from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for 232 multifamily residential dwelling units with at least 25% of those units designated as affordable housing, subject to a proposed Land Use Restriction Agreement (LURA); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-24-29(P) – WILLOW BEND PHASE V – CWES XV LLC – PLN2409-0023
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan to add a new Phase V comprised of 16 single-family dwelling units on 4 acres to an existing subdivision comprised of 278 single-family dwelling units for a total of 294 single-family dwelling units on a total of 107.99 acres; the property is currently zoned PDR (Planned Development Residential) and is generally located half a mile north of the intersection of US 301 and 16th Avenue East, Phase V is located on 63rd Court East, with no address assigned, in Parrish (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDC-25-13(Z)(P) – ER AT LAKEWOOD NORTH /GOODWILL INDUSTRIES MANASOTA, INC. (OWNER) – PLN2505-0180
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.31 acres on the south side of SR64 and approximately 0.8 miles west of the intersection with Lakewood Ranch Boulevard, also known as 10106 SR 64 E in Bradenton (Manatee County), from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District; approving a Preliminary Site Plan for a Free Standing Emergency Department with a total of 13,450 square feet; subject to stipulations as conditions of approval voluntarily proffered by the Applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date

PDR-23-48(Z)(P) – YORT- 2351 /2351 RYE ROAD LLC AND YORT, LLC. (OWNERS) – PLN2309-0137
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 31.32 acres on the west side of Rye Road and north of the future extension of Mulholland Road, also known as 2351 and 2357 North Rye Road in Parrish (Manatee County), from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for a total of 733 single family units on 464.74 acres, which includes the 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south, already zoned PDR/ (Planned Development Residential), partially located within the CEA/CHH/CPA Overlays (Coastal Evacuation Area, Coastal High Hazard, and Coastal Planning Area Overlays), commonly known as 1921, 1381, and 1621 North Rye Road in Parrish (Manatee County); subject to voluntarily proffered conditions of approval; setting forth findings;

providing a legal description; providing for severability; and providing an effective date.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida; telephone number (941) 748-4501 x6878; e-mail to: planning.agenda@mymanatee.org.

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances. 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.

Rules of procedure for this public hearing are in effect pursuant to Resolution 25-013. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please send comments to: Manatee County Development Services Department
Attn: Planning Coordinator
1112 Manatee Avenue West / P.O. Box 1000
Bradenton, FL 34205
Planning.agenda@mymanatee.org

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or carmine.demilio@mymanatee.org, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

THIS HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Development Services Department
Manatee County, Florida
Date Published: February 20, 2026

From: Barbara Berg <bbcc12110@yahoo.com>
Sent: Monday, December 8, 2025 9:11:20 AM
To: Matt Bower <matt.bower@mymanatee.org>
Subject: Fw: Willow Bend Phase V

You don't often get email from bbcc12110@yahoo.com. Learn why this is important

To Whom it May Concern,

Reference: Record ID: PLN2409-0023

Project No.: PDR-24-29(P)

Project Name: Willow Bend Phase V

Address: 61ST ST E PARRISH, FL 34219 ?(63rd CT E)

Case Manager: CJ Mills

Application Type: Preliminary Site Plan (Public Hearing)

12-11-2025

Planning Commission Date:

Hearing Officer:

BOCC Meeting Date(s):

12/1/2025

I missed the earlier meeting due to other commitments, I'd appreciate you listing to my story.

My name is Barbara Berg, I own the home located at 6306 116th Ave. E., Parrish, Florida 34219.

My home is located at the corner of 63 Ct., E and 116th Ave. E. Parrish, Florida, Lot 41.

I have included a copy of my property survey.

I purchased this home on September 30, 2024. When I purchased this home, I provided a plot map of the empty land located behind my house by the County. The plot map showed eight large home lots around a cul-de-sac on 63 Ct. E. The lot directly behind my home was one large lot.

Recently everyone in the Willow Bend Community were advised of a change in the original plot layout of the four acres behind my home.

The developer had changed the plans from eight homes to 16 homes.

My home will be directly effected with lots 305 and 306.

These two lots were originally considered the one large lot behind my home. (the new and old plot map is included with this e-mail).

As you can see from the survey of my property, I have a very small back yard. At one point, there is only 20'9", from my Lanai to the property line of lot 306. Lot 306, appears to be 60' wide and runs parallel along the back of my property line. I believe Manatee County has a minimum 7 1/2 foot setback from the property line for the sides of a home and the rear building can't be closer than 15' from the property line.

With this in mind, my lanai would be approximately, 28'2" from the side of the new home to be built on lot 306. My (short) driveway is longer than 28'. I would love for you as a homeowner (if you own a home in a typical community in Parrish) to entertain this idea, stand in front of your garage and envision a wall built at the end of your driveway. That will give you an idea of how close my home would be to the new home.

I didn't pay $400,000.00 for a home to have a beautiful view of another homes electric meter!

The original plot map, a home would have been built and there would have been much more land between the two homes.

More important than esthetics, is the fear of my home flooding. The land that encompasses lots 305 and 306 is approximately 6" lower than my property right now. This land in usually underwater all summer, with usual rains. The south corner of my lot at 63 Ct. E. is flooded all summer, sometimes covering part of the sidewalk. The end of the black top on 63rd Ct. E. from 116th Ave. E. is flooded all summer, with up to four inches of water, encompassing the whole road, from one side to the other. The mowers don't mow all summer because of the sitting water on the four acres. The weeds at the end of the road grew to six-seven feet tall. (photo enclosed) They just started to mow a couple days ago cutting down the weeds as the sitting water has finally reseeded.

If this property is built up for a home, I am concerned that rainwater will eventually flow into my house through the lanai in my back door, having no where else to go. I am concerned that being in a flood zone X, I will still need to purchase flood insurance to protect my home. I have enclosed some photos depicting the weeds and the back of my home. When it rains heavy, I have an inch of water flowing between my house and my neighbor to the north 6310 116th Ave E.

I am not happy with this new home plan. If I had known I was going to have a neighbors west wall of a home this close to my home, I never would have purchased my home. I already feel claustrophobic thinking about this new plan.

I don't know if I will ever be able to sell my home with a neighbors wall that close to my back door.

If there is a window on that wall, they will be staring directly into my living area. I will have to keep my blinds closed all the time for privacy and noise reduction.

I would really appreciate if the commission would look at this issue closely and consider my property values and illuminate lot 306 as it sits now, giving plenty of room for a swale to be built for water flow between homes.

I understand the HOA approved the builder plans for 16 homes as part of bargaining chip to get items repaired around the community from the original development. Apparently there is some kind of Law Suit against the developer for repairs that he promised to fix, but hasn't. When I purchased this home, I was not advised of any Law Suit or any arbitration between developer and HOA. I don't appreciate the HOA making this decision affecting my back yard, as a deal to save money on lawyer fees.

Respectfully,

Barbara Berg

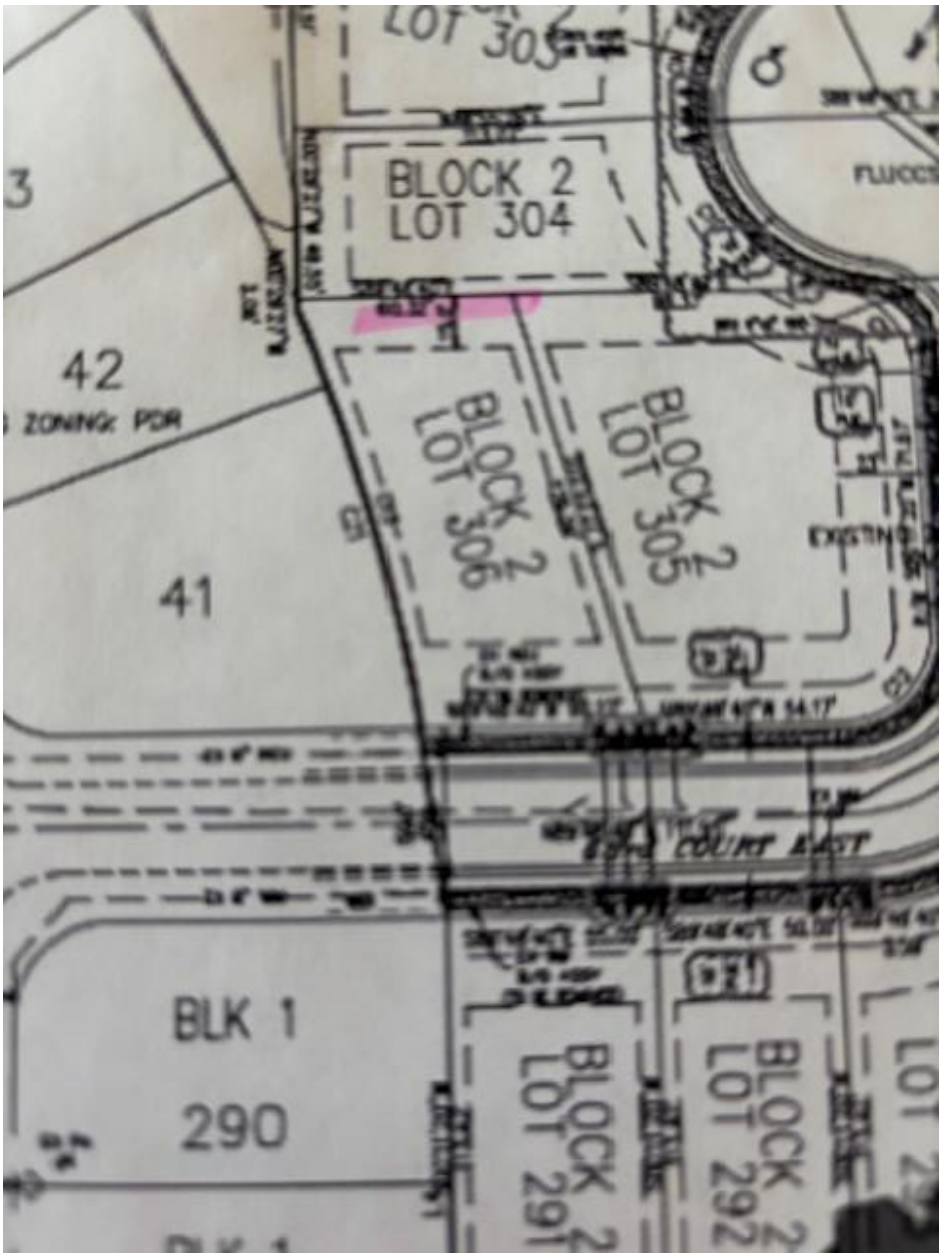
6306 116th Ave E.

Parrish Florida, 34219

239-425-7741

Bbcc12110@yahoo.com

I will be attending the meeting December 11, 2025


LOT 305
BLOCK 2
LOT 304
3
42
ZONING: PDR
41
BLOCK 2
LOT 306
BLOCK 2
LOT 305
EXISTIN
COURT EAST
BLK 1
290
BLOCK 2
LOT 291
BLOCK 2
LOT 292

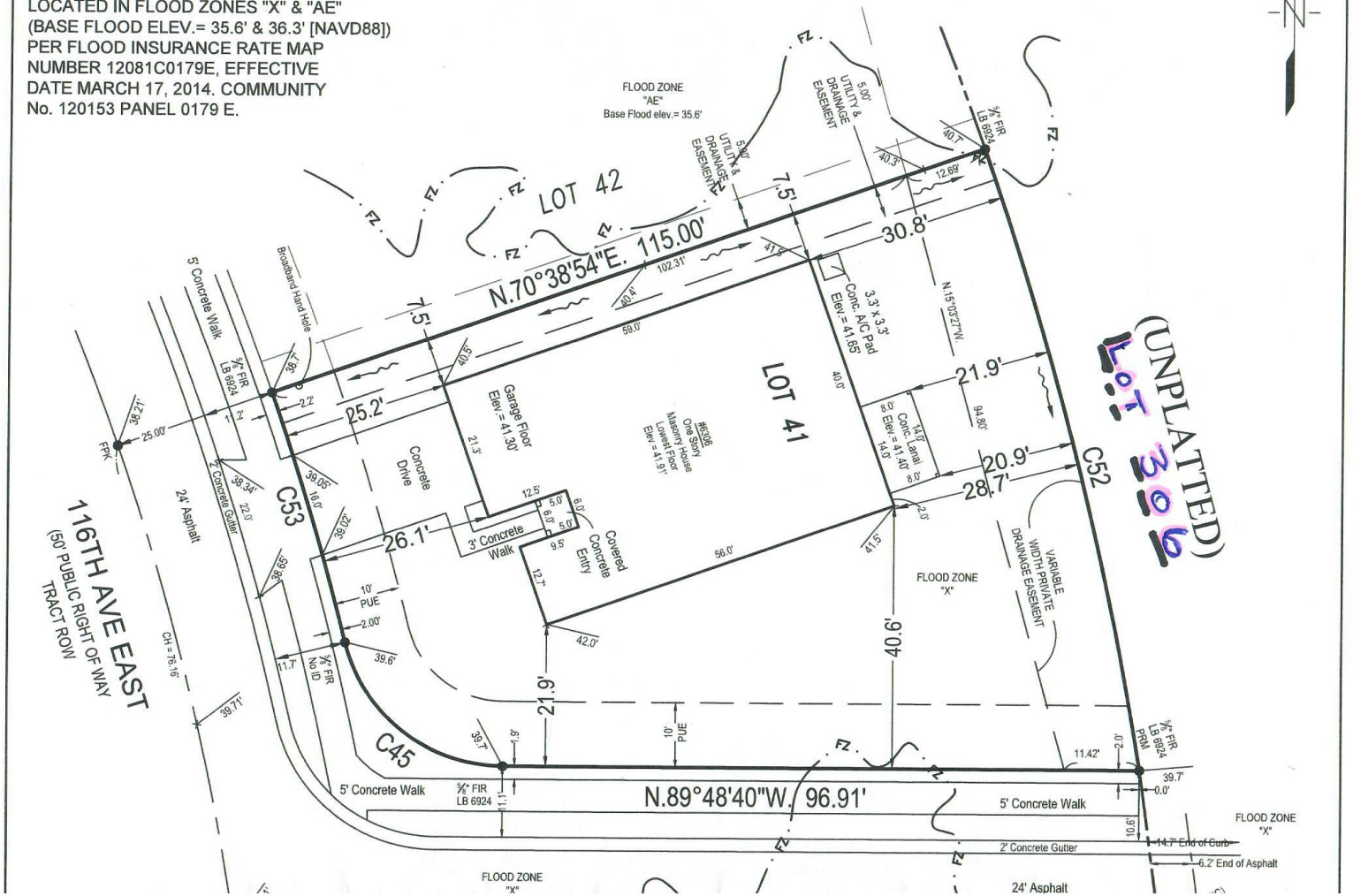
BOUNDARY & AS-BUILT SURVEY

DESCRIPTION: LOT 41, WILLOW BEND PHASE IV, AS RECORDED IN PLAT BOOK 75, PAGES 20-27, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONES "X" & "AE" (BASE FLOOD ELEV.= 35.6' & 36.3' [NAVD88]) PER FLOOD INSURANCE RATE MAP NUMBER 12081C0179E, EFFECTIVE DATE MARCH 17, 2014. COMMUNITY No. 120153 PANEL 0179 E.

BASIS OF BEARINGS:
C/L OF R/W OF 63RD CT. EAST
BEARS N.89°48'40"W. PER PLAT.

Scale: 1" = 20'





Water that sits all summer, usually on my side of the road, this is from the little rain last night

Monday • Dec 8, 2025 • 7:33 AM Adjust

IMG_5629

Apple iPhone 15 HEIF

Main Camera — 26 mm ƒ1.6

24 MP · 4284 × 5712 · 5.3 MB

ISO64 | 26mm | 0ev | ƒ1.6 | 1/121s

Add a location...



The back of the chair is 7 1/2 feet from my property line

Monday • Dec 8, 2025 • 7:36 AM Adjust

IMG_5630

Apple iPhone 15 HEIF

Main Camera — 26 mm ƒ1.6

24 MP · 4284 × 5712 · 6 MB

ISO100 | 26mm | 0ev | ƒ1.6 | 1/121s

Add a location...



This is the weeds they are finally mowing

Monday • Dec 8, 2025 • 7:33 AM Adjust

IMG_5628

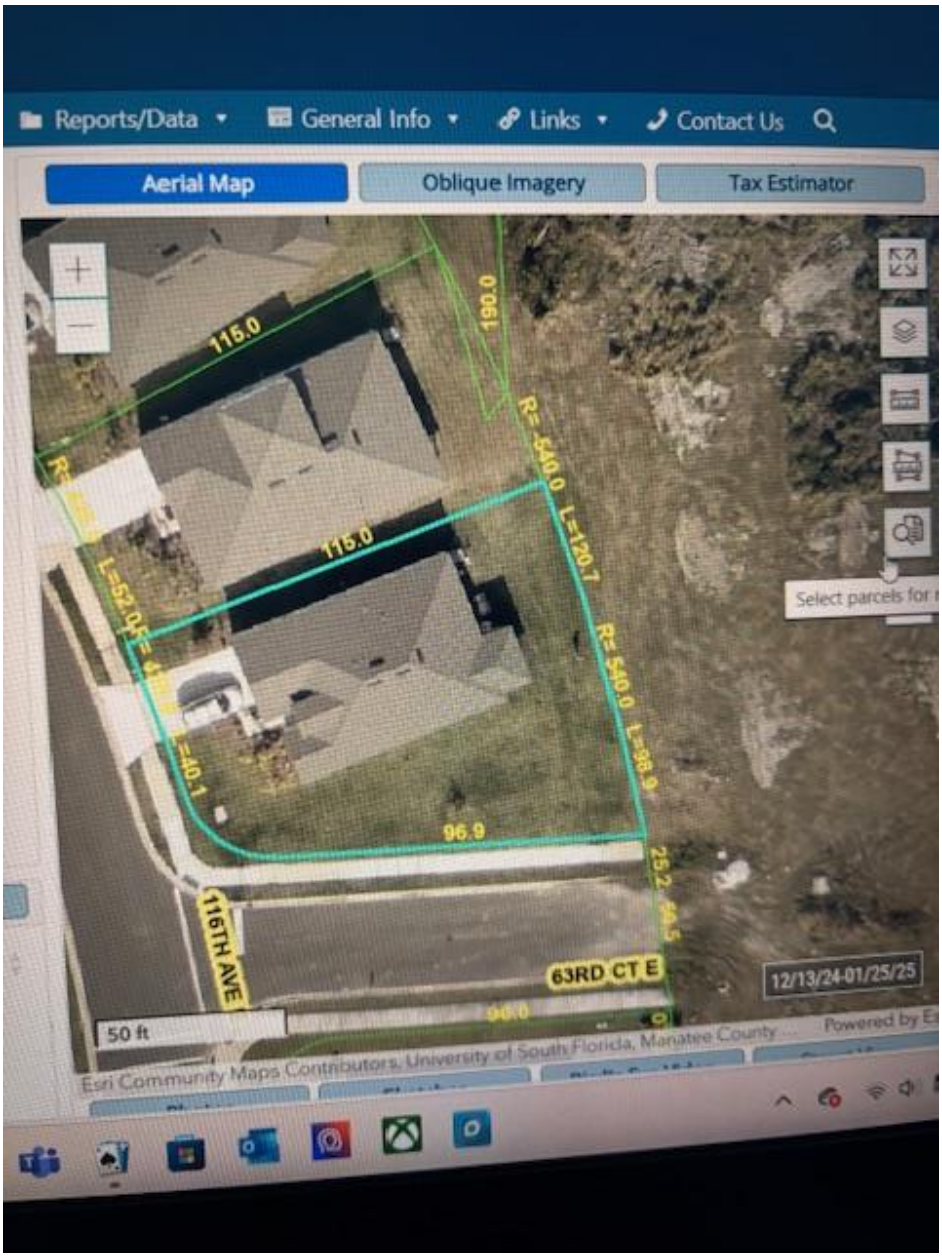
Apple iPhone 15 HEIF

Main Camera — 26 mm ƒ1.6

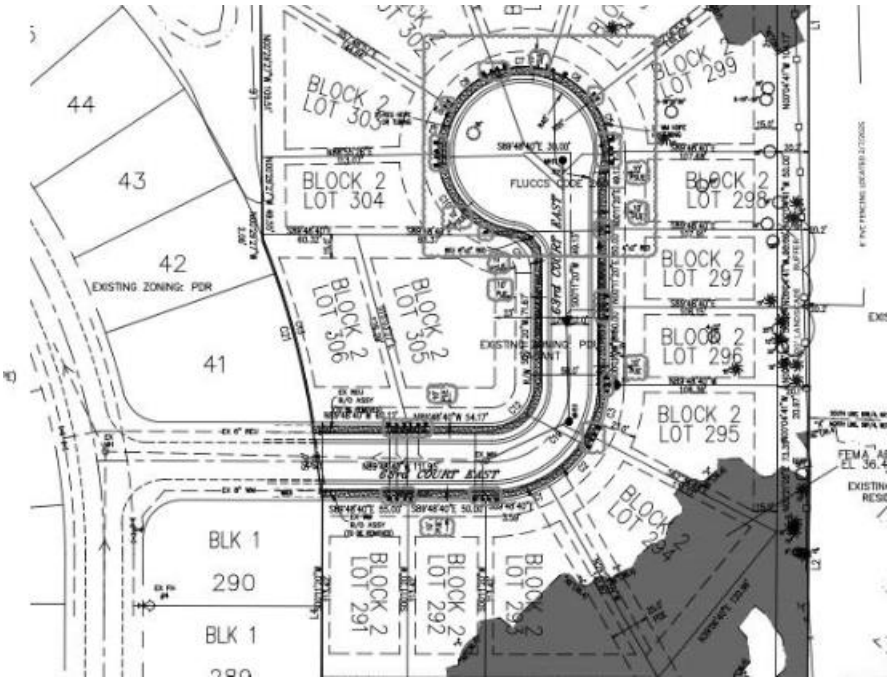
24 MP · 4284 × 5712 · 5.9 MB

ISO100 | 26mm | 0ev | ƒ1.6 | 1/121s

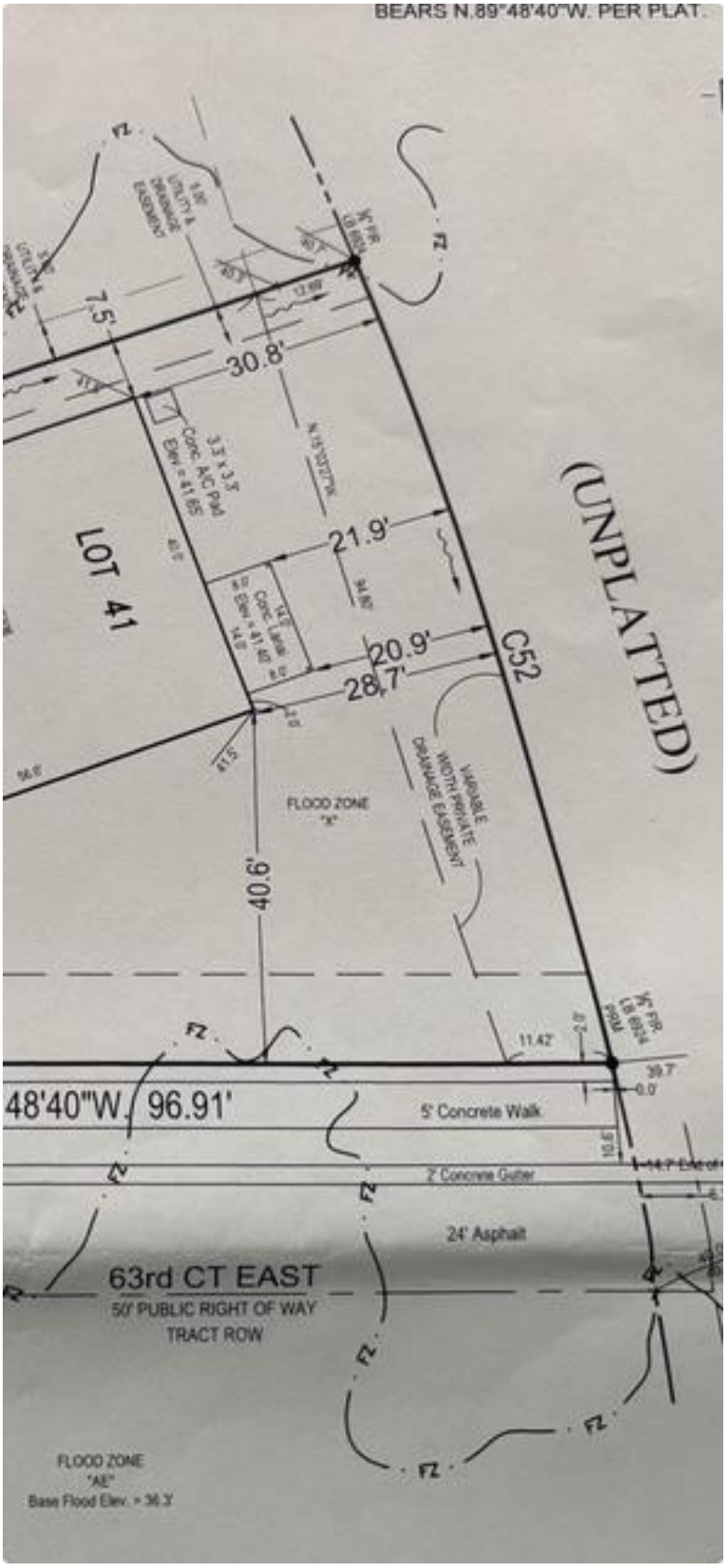
Add a location...


Reports/Data
General Info
Links
Contact Us
Aerial Map
Oblique Imagery
Tax Estimator
115.0
190.0
R=540.0 L=120.7
115.0
L=52.0
R=540.0 L=98.9
L=40.1
96.9
25.2
116TH AVE
63RD CT E
96.0
50 ft
12/13/24-01/25/25
Select parcels for
Esri Community Maps Contributors, University of South Florida, Manatee County
Powered by




44
43
42
EXISTING ZONING: PDR
41
BLOCK 2
LOT 303
BLOCK 2
LOT 304
BLOCK 2
LOT 306
BLOCK 2
LOT 305
BLOCK 2
LOT 299
BLOCK 2
LOT 298
BLOCK 2
LOT 297
BLOCK 2
LOT 296
BLOCK 2
LOT 295
BLOCK 2
LOT 291
BLOCK 2
LOT 292
BLK 1
290
BLK 1
EXISTING ZONING: PDR
FLUCCS CODE
BAY COURT EAST




BEARS N.89°48'40"W. PER PLAT.
7.5'
30.8'
LOT 41
21.9'
20.9'
28.7'
C52
(UNPLATTED)
FLOOD ZONE
"X"
40.6'
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
11.42'
39.7'
0.0'
48'40"W. 96.91'
5' Concrete Walk
2' Concrete Gutter
24' Asphalt
63rd CT EAST
50' PUBLIC RIGHT OF WAY
TRACT ROW
FLOOD ZONE
"AE"
Base Flood Elev. = 36.3'



MANATEE COUNTY This Water from Milton

Parrish resident says 6-foot flooding in backyard was from more than just rain

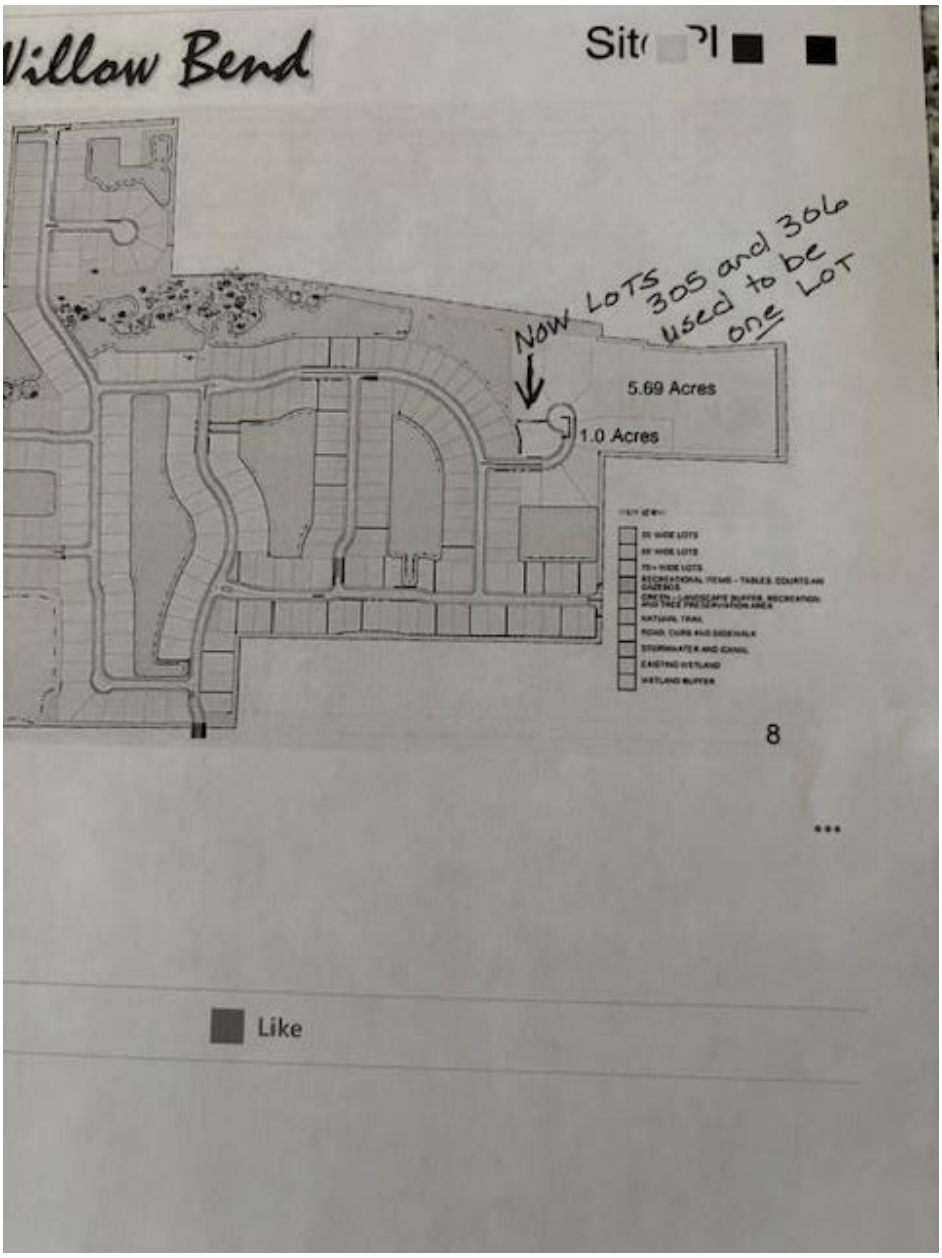
by: Monika Pal



MANATEE COUNTY Unmowed Weeds

Parrish resident says 6-foot flooding in backyard was from more than just rain




Villow Bend
Site Pl
Now LOTS 305 and 306 used to be one LOT
5.69 Acres
1.0 Acres
8
Like

From: Nathan Pierce <npierce@live.com>
Sent: Wednesday, November 5, 2025 1:11 PM
To: CarolAnn Felts <carolann.felts@mymanatee.org>
Subject: Willow Bend Phase 5 - PDR-24-29(P) - LN2409-0023

You don't often get email from npierce@live.com. Learn why this is important

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Good Afternoon,

I am writing with a comment on the Willow Bend Phase 5 development plan. I apologize for being inexperienced in how to present my concerns.

I would ask that you consider accepting the proposal with modifications, my goal is not to ask you to block the construction but rather to ensure it is done responsibly. The density of the proposed housing is crowded not allowing enough green space, drainage area or even the aesthetics that this neighborhood appreciates. The neighboring properties have been struggling with water issues (flooding) since the construction of the previous phases has been completed, this will not improve by adding additional construction. Please seek to reduce the total builds in anyway.

The second concern is the developer has yet to complete the existing phases, hold him accountable to complete what he has started. Sidewalk sections are completely missing. Irrigation systems are incomplete - etc. The Willow Bend HOA has further details on these issues.

To conclude; when we purchased our home in this neighborhood, we were promised a lot of things that did not happen and this is another one. This area was not being built at that time and we were told that it would eventually be larger lots with larger custom homes.

Thank you for your time and consideration.

Nathan Pierce
717-810-6093
11516 61st St E.
Parrish, FL 34219

From: ryan blackmer <ryan91200@gmail.com>
Sent: Tuesday, November 4, 2025 5:03 PM
To: CarolAnn Felts <carolann.felts@mymanatee.org>
Subject: Project No. PDR-24-29(P) - PLN 2409-0023 District 1

[You don't often get email from ryan91200@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Good evening Commissioner Felts,

I am emailing as a concerned citizen in the development of The Retreat at Willow Bend in Parrish, FL. There is a 4 acre lot that is going to be on the Agenda after the Planning Commission moves the item forward on the Regular Meeting on December 4th. I say “move the item forward” because the Planning Commission doesn’t deny development.

I am concerned because the owner wants to put 16 rental homes in an HOA development that is physically attached to. We already have to enter/exit through Lexington and Harrison Ranch that don’t have rental homes attached to it deep in the neighborhood. When we moved here the original plan was to only build 7 more homes on that 4 acre lot. It is not in the best interest of this neighborhood nor the District.

There are so many builds that are already located in District 1 that are fully built and can’t sell because no one is buying out here anymore.

Commissioner Felts, I am respectfully requesting that you and the rest of the Commissioners do not approve this additional build in our community.

Very Respectfully,
Ryan Blackmer

FILED FOR RECORD
R. B. SHORE
2008 DEC 23 PM 2:25
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA

MANATEE COUNTY ZONING ORDINANCE
PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND
DTS # 20050314

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR THE REZONING OF APPROXIMATELY 114.81 ACRES SOUTH OF ERIE ROAD AT 6985 MARTH ROAD, PARRISH FROM A/NCO (GENERAL AGRICULTURE/NORTH CENTRAL OVERLAY) AND A-1/NCO (SUBURBAN AGRICULTURE/NORTH CENTRAL OVERLAY) TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT, RETAINING THE NORTH CENTRAL OVERLAY; APPROVE A PRELIMINARY SITE PLAN FOR 279 LOTS FOR SINGLE-FAMILY DETACHED RESIDENCES; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

FILED
2008 DEC 15 PM 1:03

WHEREAS, David McNabb, et. Al (the "Applicant") filed an application to rezone approximately 114.81 acres described in Exhibit "A", attached hereto, (the "property") from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay; and

WHEREAS, the applicant filed a Preliminary Site Plan for 279 lots for single-family detached residences (the "Project") on the property; and

WHEREAS, the applicant filed a request for Special Approval for a project: 1) exceeding a gross density of 1 dwelling unit per acre in the UF-3 Future Land Use Category, and 2) adjacent to a Perennial Stream; and

WHEREAS, the applicant filed a request for Specific Approval for an alternative to Section 712.2.8 of the Land Development Code; and

WHEREAS, Planning staff recommended approval of the rezone, Preliminary Site Plan, and Special Approval, and denial of the Specific Approval, subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on November 13, 2008 to consider the rezone, Preliminary Site Plan, Special Approval, and Specific Approval, received the staff recommendation, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the Rezone, Preliminary Site Plan, and Special Approval applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications, subject to the stipulations contained in the staff report.

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

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

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

A. The Board of County Commissioners 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 Exhibit "A" of this Ordinance from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay.

B. The Board of County Commissioners held a duly noticed public hearing on December 4, 2008 regarding the 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 the public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A", herein, is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

D. For the purposes of granting Special Approval, the Board finds that the project, as detailed on the Preliminary Site Plan and as conditioned herein, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for 279 lots for single-family detached residences on the property subject to the following Stipulations:

STIPULATIONS:

A. DESIGN AND LAND USE CONDITIONS:

1. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

2. All corner lots shall be 15% wider than the minimum lot size identified for each phase or lot type. If there is common open space between the lot and the right-of-way, the common open space and the side yard setback combined shall meet the minimum front yard setback.

3. No lots shall be platted through any greenbelt, landscape buffer, retention pond, wetland, or wetland buffer.

4. Prior to Final Plat approval, the applicant shall post a sign at the inter-neighborhood tie to the west informing perspective purchasers and residents of the future Inter-neighborhood tie. The size, placement, and materials for this sign shall be determined with the Final Site Plan.

5. Any Phase of this project containing more than one hundred (100) dwelling units shall have a second means of access in accordance with LDC Section 712.2.8.

B. TRANSPORTATION CONDITIONS:

1. At the time of Final Site Plan and Construction Plan approval for each phase of the project the developer shall be responsible for any additional on-site or off-site transportation operational and safety improvements attributable to this project, as determined by the Public Works Department, and in accordance with LDC Section 722.1.3.4., as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.

2. All traffic concurrency-related transportation improvements and required traffic safety and operational improvements shall be shown on the Final Site Plan(s) and Construction Plan(s).

3. Once 90% of the certificates of occupancy for homes in Willow Bend subdivision have been issued, Willow Bend HOA shall contribute 42% of the actual cost to repair (one time) the existing decorative pavers at the entrance portion of Lexington Drive at US 301 and 116th Avenue East at US 301 and at the

intersection of 57th Street East, 57th Circle East and Lexington Drive.

4. The Construction Access and second means of access through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan, shall be 20 feet wide of stabilized shell or other material and maintained by the applicant for travel until such time as a second means of access to the Willow Bend Subdivision has been constructed to County Standards, in any event, for a period not to exceed 7 years after approval of the First Construction Drawings for Willow Bend. The design for construction of this second means of access through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan shall be approved by Public Works, Fire and EMS. However, if a second means of access to Willow Bend Subdivision has not been constructed to County standards prior to issuance of the certificate of occupancy for the 101st home in Willow Bend Subdivision, then the second means of access through a separate property to the north as generally shown on sheet 10 of the preliminary site plan shall be paved 20 feet wide with ¾" asphalt (not to County standards).

5. The roadway connection to Lexington shall be blocked with a fence, gate or other similar barrier as approved by Public Works, EMS and Fire, until such time as all infastructure for Phase I of the project is certified complete. After this time, signs shall be placed directing construction traffic to project's Erie Road access.

6. The declaration of covenants and restrictions for the project shall include a provision that prohibits construction vehicles from accessing the project via 114th Drive East, and the right for the Willow Bend HOA to enforce this prohibition and provide for remedies, including but not limited to imposing charges against any lot owner whose contractor(s) or subcontractor(s) violate this provision while constructing a house for such lot owner. One warning will be issued for the 1st violation by a lot owner, his contractor(s) or subcontractor(s), the 2nd violation by a lot owner, his contractor(s) or subcontractor(s), will be a $25.00 charge, the 3rd violation by a lot owner, his contractor(s) or subcontractor(s), will be a $50.00 charge. After that, each violation by a lot owner, his contractor(s) or subcontractor(s), will be a $100 charge.

7. The applicant shall post a sign (subject to Lexington HOA approval of location) In the Lexington Subdivision that states that no construction vehicles may enter Willow Bend through the Lexington Subdivision or they will be fined per the deed restrictions. The sign will also state the following, "Lexington residents, please report any violations to the Willow Bend HOA manager at (phone #) or by emailing (email address)".

C. STORMWATER CONDITIONS:

1. Any fill within the 25-year or 100-year floodplains of the Wade Canal shall be compensated by the creation of an equal or greater storage volume above seasonal high water table, or a CLOMR shall be obtained prior to final site plan

approval. 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).

2. Any crossing of Wade Canal shall be approved by the Stormwater Management Division and be based on the No-Rise permit approval. A no-rise permit shall be required for all encroachment within the FEMA 100-year floodway on Wade Canal.

3. A Private Drainage Easement shall be shown on the Final Site Plan and Final Plat along the eastern property line of Lot #42, within the project boundaries, and be exclusive of any landscape easement or buffer.

4. There shall be full 25-year attenuation on all stormwater ponds within the development.

5. The existing 25-year flood elevation along the Wade Canal shall be utilized as tail water condition.

6. All residential lots shall be outside of the post-development 25-year floodplain.

7. The project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Wade Canal. Modeling shall be used to determine pre- and post-development flows.

8. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and site runoff.

9. The existing drainage conveyance system between Lexington Subdivision and Wade Canal shall be maintained or a bypass conveyance system shall be provided. Final engineering design of a bypass conveyance system must be approved prior to Final Site Plan approval.

10. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along Wade Canal within the project boundaries. In addition, twenty-five (25) feet wide Drainage Maintenance and Access Easement shall be dedicated on at least on side of Wade Canal. Drainage-Maintenance Access Easements shall be free of exotic/nuisance vegetation and proposed landscaping. Existing trees are permitted to remain. Manatee County is only responsible for maintaining the free flow of drainage through these systems. The developer shall include in the homeowner's documents that Manatee County has no obligation relative to Wade Canal to maintain, change, improve, clean, repair natural erosion, restore the natural changes in the course of the stream bed or correct any other condition not caused by the County.

11. A No-Rise Certification (and all corresponding technical data) required for encroachment within the regulatory floodway of Wade Canal must be approved prior to Final Site Plan and Construction Drawing approval.

12. Stormwater facilities shall be provided for the second means of access if constructed of an impervious surface such as shell, asphalt, concrete, etc. Stormwater facilities will not have to be provided for the second means of access if constructed with a pervious surface such as number 57 stone over geo-grid. The design shall be included with the Final Site Plan and Construction Plans for this project. The design shall provide free flow of existing drainage runoff across the proposed second means of access.Stormwater facilities, if required, shall be privately maintained by the development and comply with all additional stormwater and floodplain stipulations.

D. BUFFERS:

1. No detention or retention ponds shall be constructed within landscape buffers or greenbelts.

2. Existing native vegetation within required landscape buffers shall be preserved to the greatest extent possible. There shall be no overheard or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation.

3. All required landscaping within the buffers shall be installed on the exterior of any walls or fences.

4. All walls and fences within the buffers shall be measured from the finished grade of the adjacent road or lot (exclusive of any swales), whichever is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

5. At time of Final Site Plan approval, all perimeter buffers adjacent to active agriculture shall be a minimum of 35' wide. At time of Final Plat approval, if active agriculture is no longer present, the buffers may be reduced to 20'.

6. The southernmost 20 feet of Lot 42 shall be placed in a Tree Preservation Easement.

E. ENVIRONMENTAL CONDITIONS:

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Planning Department for review prior to Final Site Plan approval.

2. Prior to Final Site Plan approval, improvements within the recreation area shall be adjusted to minimize impacts to trees in that area. The adjustments shall be

based on a site visit by staff with the applicant to assess the health of trees and to avoid impacts to healthy viable trees.

3. The project shall be designed so that no temporary wetland buffer impacts, other than those allowed by Section 719.11.1.2 of the LDC, occur in areas that contain native desirable vegetation. This shall be reviewed and approved by the Planning Department with Final Site Plan.

4. A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.

5. Existing native vegetation within any required landscape buffer shall be preserved to the greatest extent possible. There shall be no overhead or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation with the exception of limited crossings.

6. All proposed mulch nature trails, board walks, and shade structures in wetland buffers and areas where native vegetation is to remain shall be designed in a manner that minimizes impacts to trees or areas of significant vegetation and in accordance with Section 719 of the LDC if applicable.

7. Tree barricades for trees to be preserved shall be at the drip line, unless approved by the Planning Department. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by the Planning Department.

8. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 508.3.34.7(j) of the LDC.

9. A Well Management Plan shall be submitted to the Planning Department for review and approval prior to Final Site Plan approval. The Well Management Plan shall include identification of which wells are to be retained or abandoned; the timing of abandonment, wellhead protection details for those wells to remain, and a copy of all Water Use Permits, if applicable.

10. 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, including on individual lots.

F. RECREATIONAL:

1. At time of Final Site Plan, the recreational amenities shall be substantially consistent with those shown on the approved Preliminary Site Plan.

2. Detailed plans of all recreational amenities shall be required with or prior to the Final Site Plan for the subdivision.

3. The material and location of the proposed nature trail shall be reviewed and approved by the Planning, Parks and Recreation, and the Public Works Departments with the Final Site Plan.

G. NOTICES

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Site Plan, and shall include language informing prospective homeowners in the project:

a. The location of the inter-neighborhood ties and the potential for future traffic through the subdivision,

Section 3. SPECIAL AND SPECIFIC APPROVALS. Special Approval is hereby granted for a project: 1) exceeding gross density of 1 dwelling unit per acre in the UF-3 Future Land Use Category, and 2) adjacent to a Perennial Stream. The Special Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof. Specific Approval is hereby denied for an alternative to Section 712.2.8 of the Land Development Code.

Section 4. 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 Exhibit "A" herein from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central 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 Official Zoning Atlas.

Section 5. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, clause, sentence, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 6. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 7. 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 4th day of December, 2008.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Dr. Gwendolyn Brown
Dr. Gwendolyn Y. Brown, Chairman

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

BY: Susan Thomas
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS SEAL MANATEE CO., FLA.

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION (REVISED 08/13/08)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 30 AND 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE S.81°12'45"E., A DISTANCE OF 1,329.25 FEET; THENCE S.00°29'30"E., A DISTANCE OF 50.42 FEET; THENCE S.84°56'52"E., A DISTANCE OF 166.39 FEET; THENCE S.00°38'13"E., A DISTANCE OF 13.78 FEET; THENCE S.85°44'13"E., A DISTANCE OF 188.32 FEET; THENCE N.85°42'02"E., A DISTANCE OF 321.91 FEET; THENCE S.00°04'57"E., A DISTANCE OF 459.53 FEET; THENCE N.88°16'24"W., A DISTANCE OF 661.84 FEET; THENCE S.00°20'21"W., A DISTANCE OF 697.92 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LEXINGTON PHASE V, VI, VII - A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.89°51'45"W., ALONG SAID NORTH LINE, A DISTANCE OF 1326.23 FEET TO THE WEST LINE OF SAID LEXINGTON PHASE V, VI, VII; THENCE S.00°04'39"W. ALONG SAID WEST LINE, A DISTANCE OF 336.40 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LEXINGTON, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 42 PAGE 155 OF SAID PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.89°10'58"W. ALONG SAID NORTH LINE , A DISTANCE OF 690.28 FEET; THENCE CONTINUE ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION S.89°14'48"W., A DISTANCE OF 825.50 TO THE INTERSECTION WITH THE EAST LINE OF HARRISON RANCH PHASE IIB, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 123 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°28'27"E., ALONG SAID EAST LINE, A DISTANCE OF 1560.31 FEET TO THE NORTHEAST CORNER OF SAID HARRISON RANCH, PHASE IIB; THENCE N.80°08'23"E., A DISTANCE OF 520.35 FEET; THENCE N.00°12'06"W., A DISTANCE OF 729.84 FEET; THENCE N.88°02'41"E., A DISTANCE OF 657.08 FEET; THENCE S.00°18'32"E., A DISTANCE OF 644.48 FEET; THENCE N.88°57'41"E., A DISTANCE OF 335.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 114.81 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

BOARD OF COUNTY COMMISSIONERS SEAL MANATEE CO. FLA.

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 05 day of December ,20 08
R.B. SHORE
Clerk of Circuit Court
By: Debi Jessee D.C.

FILED FOR RECORD
R. B. SHORE

2008 DEC 23 AM 10:43

CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

December 16, 2008

Honorable R. B. "Chips" Shore
Clerk of Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Ms. Vicki Tessmer, D.C.

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated December 10, 2008 and certified copies of Manatee County Ordinance Nos. 08-07, 08-50, Z-84-76(R7), Z-84-76(R8), Z-08-09, PDMU-06-53(Z) (P), PDPI-06-46(Z) (G), PDR-04-18(Z) (P) and PDR-06-38(Z) (P), which were filed in this office on December 15, 2008.

As requested, one date stamped copy is being returned for your records.

Sincerely,

Liz Cloud

Liz Cloud
Program Administrator

LC/srd
Enclosure

DIRECTOR'S OFFICE
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • **http://dlis.dos.state.fl.us**

COMMUNITY DEVELOPMENT
850.245.6600 • FAX: 850.245.6643

STATE LIBRARY OF FLORIDA
850.245.6600 • FAX: 850.245.6744

STATE ARCHIVES OF FLORIDA
850.245.6700 • FAX: 850.488.4894

LEGISLATIVE LIBRARY SERVICE
850.488.2812 • FAX: 850.488.9879

RECORDS MANAGEMENT SERVICES
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY
850.245.6270 • FAX: 850.245.6282

MANATEE COUNTY ZONING ORDINANCE
PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND
DTS # 20050314

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR THE REZONING OF APPROXIMATELY 114.81 ACRES SOUTH OF ERIE ROAD AT 6985 MARTH ROAD, PARRISH FROM A/NCO (GENERAL AGRICULTURE/NORTH CENTRAL OVERLAY) AND A-1/NCO (SUBURBAN AGRICULTURE/NORTH CENTRAL OVERLAY) TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT, RETAINING THE NORTH CENTRAL OVERLAY; APPROVE A PRELIMINARY SITE PLAN FOR 279 LOTS FOR SINGLE-FAMILY DETACHED RESIDENCES; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, David McNabb, et. Al (the "Applicant") filed an application to rezone approximately 114.81 acres described in Exhibit "A", attached hereto, (the "property") from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay; and

WHEREAS, the applicant filed a Preliminary Site Plan for 279 lots for single-family detached residences (the "Project") on the property; and

WHEREAS, the applicant filed a request for Special Approval for a project: 1) exceeding a gross density of 1 dwelling unit per acre in the UF-3 Future Land Use Category, and 2) adjacent to a Perennial Stream; and

WHEREAS, the applicant filed a request for Specific Approval for an alternative to Section 712.2.8 of the Land Development Code; and

WHEREAS, Planning staff recommended approval of the rezone, Preliminary Site Plan, and Special Approval, and denial of the Specific Approval, subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on November 13, 2008 to consider the rezone, Preliminary Site Plan, Special Approval, and Specific Approval, received the staff recommendation, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the Rezone, Preliminary Site Plan, and Special Approval applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications, subject to the stipulations contained in the staff report.

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

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

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

A. The Board of County Commissioners 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 Exhibit "A" of this Ordinance from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay.

B. The Board of County Commissioners held a duly noticed public hearing on December 4, 2008 regarding the 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 the public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A", herein, is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

D. For the purposes of granting Special Approval, the Board finds that the project, as detailed on the Preliminary Site Plan and as conditioned herein, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for 279 lots for single-family detached residences on the property subject to the following Stipulations:

STIPULATIONS:

A. DESIGN AND LAND USE CONDITIONS:

1. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

2. All corner lots shall be 15% wider than the minimum lot size identified for each phase or lot type. If there is common open space between the lot and the right-of-way, the common open space and the side yard setback combined shall meet the minimum front yard setback.

3. No lots shall be platted through any greenbelt, landscape buffer, retention pond, wetland, or wetland buffer.

4. Prior to Final Plat approval, the applicant shall post a sign at the inter-neighborhood tie to the west informing perspective purchasers and residents of the future Inter-neighborhood tie. The size, placement, and materials for this sign shall be determined with the Final Site Plan.

5. Any Phase of this project containing more than one hundred (100) dwelling units shall have a second means of access in accordance with LDC Section 712.2.8.

B. TRANSPORTATION CONDITIONS:

1. At the time of Final Site Plan and Construction Plan approval for each phase of the project the developer shall be responsible for any additional on-site or off-site transportation operational and safety improvements attributable to this project, as determined by the Public Works Department, and in accordance with LDC Section 722.1.3.4., as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.

2. All traffic concurrency-related transportation improvements and required traffic safety and operational improvements shall be shown on the Final Site Plan(s) and Construction Plan(s).

3. Once 90% of the certificates of occupancy for homes in Willow Bend subdivision have been issued, Willow Bend HOA shall contribute 42% of the actual cost to repair (one time) the existing decorative pavers at the entrance portion of Lexington Drive at US 301 and 116th Avenue East at US 301 and at the

intersection of 57th Street East, 57th Circle East and Lexington Drive.

4. The Construction Access and second means of access through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan, shall be 20 feet wide of stabilized shell or other material and maintained by the applicant for travel until such time as a second means of access to the Willow Bend Subdivision has been constructed to County Standards, in any event, for a period not to exceed 7 years after approval of the First Construction Drawings for Willow Bend. The design for construction of this second means of access through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan shall be approved by Public Works, Fire and EMS. However, if a second means of access to Willow Bend Subdivision has not been constructed to County standards prior to issuance of the certificate of occupancy for the 101st home in Willow Bend Subdivision, then the second means of access through a separate property to the north as generally shown on sheet 10 of the preliminary site plan shall be paved 20 feet wide with ¾" asphalt (not to County standards).

5. The roadway connection to Lexington shall be blocked with a fence, gate or other similar barrier as approved by Public Works, EMS and Fire, until such time as all infastructure for Phase I of the project is certified complete. After this time, signs shall be placed directing construction traffic to project's Erie Road access.

6. The declaration of covenants and restrictions for the project shall include a provision that prohibits construction vehicles from accessing the project via 114th Drive East, and the right for the Willow Bend HOA to enforce this prohibition and provide for remedies, including but not limited to imposing charges against any lot owner whose contractor(s) or subcontractor(s) violate this provision while constructing a house for such lot owner. One warning will be issued for the 1st violation by a lot owner, his contractor(s) or subcontractor(s), the 2nd violation by a lot owner, his contractor(s) or subcontractor(s), will be a $25.00 charge, the 3rd violation by a lot owner, his contractor(s) or subcontractor(s), will be a $50.00 charge. After that, each violation by a lot owner, his contractor(s) or subcontractor(s), will be a $100 charge.

7. The applicant shall post a sign (subject to Lexington HOA approval of location) In the Lexington Subdivision that states that no construction vehicles may enter Willow Bend through the Lexington Subdivision or they will be fined per the deed restrictions. The sign will also state the following, "Lexington residents, please report any violations to the Willow Bend HOA manager at (phone #) or by emailing (email address)".

C. STORMWATER CONDITIONS:

1. Any fill within the 25-year or 100-year floodplains of the Wade Canal shall be compensated by the creation of an equal or greater storage volume above seasonal high water table, or a CLOMR shall be obtained prior to final site plan

approval. 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).

2. Any crossing of Wade Canal shall be approved by the Stormwater Management Division and be based on the No-Rise permit approval. A no-rise permit shall be required for all encroachment within the FEMA 100-year floodway on Wade Canal.

3. A Private Drainage Easement shall be shown on the Final Site Plan and Final Plat along the eastern property line of Lot #42, within the project boundaries, and be exclusive of any landscape easement or buffer.

4. There shall be full 25-year attenuation on all stormwater ponds within the development.

5. The existing 25-year flood elevation along the Wade Canal shall be utilized as tail water condition.

6. All residential lots shall be outside of the post-development 25-year floodplain.

7. The project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Wade Canal. Modeling shall be used to determine pre- and post-development flows.

8. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and site runoff.

9. The existing drainage conveyance system between Lexington Subdivision and Wade Canal shall be maintained or a bypass conveyance system shall be provided. Final engineering design of a bypass conveyance system must be approved prior to Final Site Plan approval.

10. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along Wade Canal within the project boundaries. In addition, twenty-five (25) feet wide Drainage Maintenance and Access Easement shall be dedicated on at least on side of Wade Canal. Drainage-Maintenance Access Easements shall be free of exotic/nuisance vegetation and proposed landscaping. Existing trees are permitted to remain. Manatee County is only responsible for maintaining the free flow of drainage through these systems. The developer shall include in the homeowner's documents that Manatee County has no obligation relative to Wade Canal to maintain, change, improve, clean, repair natural erosion, restore the natural changes in the course of the stream bed or correct any other condition not caused by the County.

11. A No-Rise Certification (and all corresponding technical data) required for encroachment within the regulatory floodway of Wade Canal must be approved prior to Final Site Plan and Construction Drawing approval.

12. Stormwater facilities shall be provided for the second means of access if constructed of an impervious surface such as shell, asphalt, concrete, etc. Stormwater facilities will not have to be provided for the second means of access if constructed with a pervious surface such as number 57 stone over geo-grid. The design shall be included with the Final Site Plan and Construction Plans for this project. The design shall provide free flow of existing drainage runoff across the proposed second means of access.Stormwater facilities, if required, shall be privately maintained by the development and comply with all additional stormwater and floodplain stipulations.

D. BUFFERS:

1. No detention or retention ponds shall be constructed within landscape buffers or greenbelts.

2. Existing native vegetation within required landscape buffers shall be preserved to the greatest extent possible. There shall be no overheard or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation.

3. All required landscaping within the buffers shall be installed on the exterior of any walls or fences.

4. All walls and fences within the buffers shall be measured from the finished grade of the adjacent road or lot (exclusive of any swales), whichever is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

5. At time of Final Site Plan approval, all perimeter buffers adjacent to active agriculture shall be a minimum of 35' wide. At time of Final Plat approval, if active agriculture is no longer present, the buffers may be reduced to 20'.

6. The southernmost 20 feet of Lot 42 shall be placed in a Tree Preservation Easement.

E. ENVIRONMENTAL CONDITIONS:

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Planning Department for review prior to Final Site Plan approval.

2. Prior to Final Site Plan approval, improvements within the recreation area shall be adjusted to minimize impacts to trees in that area. The adjustments shall be

based on a site visit by staff with the applicant to assess the health of trees and to avoid impacts to healthy viable trees.

3. The project shall be designed so that no temporary wetland buffer impacts, other than those allowed by Section 719.11.1.2 of the LDC, occur in areas that contain native desirable vegetation. This shall be reviewed and approved by the Planning Department with Final Site Plan.

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6. All proposed mulch nature trails, board walks, and shade structures in wetland buffers and areas where native vegetation is to remain shall be designed in a manner that minimizes impacts to trees or areas of significant vegetation and in accordance with Section 719 of the LDC if applicable.

7. Tree barricades for trees to be preserved shall be at the drip line, unless approved by the Planning Department. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by the Planning Department.

8. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 508.3.34.7(j) of the LDC.

9. A Well Management Plan shall be submitted to the Planning Department for review and approval prior to Final Site Plan approval. The Well Management Plan shall include identification of which wells are to be retained or abandoned; the timing of abandonment, wellhead protection details for those wells to remain, and a copy of all Water Use Permits, if applicable.

10. 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, including on individual lots.

F. RECREATIONAL:

1. At time of Final Site Plan, the recreational amenities shall be substantially consistent with those shown on the approved Preliminary Site Plan.

2. Detailed plans of all recreational amenities shall be required with or prior to the Final Site Plan for the subdivision.

3. The material and location of the proposed nature trail shall be reviewed and approved by the Planning, Parks and Recreation, and the Public Works Departments with the Final Site Plan.

G. NOTICES

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Site Plan, and shall include language informing prospective homeowners in the project:

a. The location of the inter-neighborhood ties and the potential for future traffic through the subdivision,

Section 3. SPECIAL AND SPECIFIC APPROVALS. Special Approval is hereby granted for a project: 1) exceeding gross density of 1 dwelling unit per acre in the UF-3 Future Land Use Category, and 2) adjacent to a Perennial Stream. The Special Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof. Specific Approval is hereby denied for an alternative to Section 712.2.8 of the Land Development Code.

Section 4. 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 Exhibit "A" herein from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central 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 Official Zoning Atlas.

Section 5. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, clause, sentence, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 6. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 7. 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 4th day of December, 2008.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Dr. Gwendolyn Brown
Dr. Gwendolyn Y. Brown, Chairman

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

BY: Susan Thorne
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS SEAL MANATEE CO. FLA.

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION (REVISED 08/13/08)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 30 AND 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE S.81°12'45"E., A DISTANCE OF 1,329.25 FEET; THENCE S.00°29'30"E., A DISTANCE OF 50.42 FEET; THENCE S.84°56'52"E., A DISTANCE OF 166.39 FEET; THENCE S.00°38'13"E., A DISTANCE OF 13.78 FEET; THENCE S.85°44'13"E., A DISTANCE OF 188.32 FEET; THENCE N.85°42'02"E., A DISTANCE OF 321.91 FEET; THENCE S.00°04'57"E., A DISTANCE OF 459.53 FEET; THENCE N.88°16'24"W., A DISTANCE OF 661.84 FEET; THENCE S.00°20'21"W., A DISTANCE OF 697.92 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LEXINGTON PHASE V, VI, VII - A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.89°51'45"W., ALONG SAID NORTH LINE, A DISTANCE OF 1326.23 FEET TO THE WEST LINE OF SAID LEXINGTON PHASE V, VI, VII; THENCE S.00°04'39"W. ALONG SAID WEST LINE, A DISTANCE OF 336.40 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LEXINGTON, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 42 PAGE 155 OF SAID PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.89°10'58"W. ALONG SAID NORTH LINE , A DISTANCE OF 690.28 FEET; THENCE CONTINUE ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION S.89°14'48"W., A DISTANCE OF 825.50 TO THE INTERSECTION WITH THE EAST LINE OF HARRISON RANCH PHASE IIB, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 123 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°28'27"E., ALONG SAID EAST LINE, A DISTANCE OF 1560.31 FEET TO THE NORTHEAST CORNER OF SAID HARRISON RANCH, PHASE IIB; THENCE N.80°08'23"E., A DISTANCE OF 520.35 FEET; THENCE N.00°12'06"W., A DISTANCE OF 729.84 FEET; THENCE N.88°02'41"E., A DISTANCE OF 657.08 FEET; THENCE S.00°18'32"E., A DISTANCE OF 644.48 FEET; THENCE N.88°57'41"E., A DISTANCE OF 335.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 114.81 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

BRADENTON HERALD

WWW.BRADENTON.COM
P.O. Box 921
Bradenton, FL 34206-0921
102 Manatee Avenue West
Bradenton, FL 34205-8894
941-745-7048

Bradenton Herald
Published Daily
Bradenton, Manatee County, Florida

STATE OF FLORIDA
COUNTY OF MANATEE

Before the undersigned authority personally appeared Danica Sherrill, who, on oath, says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, **NOTICE OF ZONING CHANGES** as published in said newspaper in the issue **11/20/2008.**

Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Danica Sherrill
(Signature of Affiant)

Sworn to and subscribed before me this
24 Day of Nov, 2008

NOTARY PUBLIC STATE OF FLORIDA
Emma Goglas
Commission # DD484714
Expires October 23, 2009
Bonded Troy Fain Insurance, Inc 800-385-7019

Emma Goglas
SEAL & Notary Public
Personally Known_____ OR Produced Identification_____
Type of Identification Produced_____

BRADENTON HERALD
CLASSIFIED ADVERTISING

Order:	131866917	Pubs:	1,9	Rate:	LE
Phone:	9417493070	Class:	4995	Charges:	$ 0.00
Account:	11950	Start Date:	11/20/2008	List Price:	$ 741.48
Name:	MANATEE,	Stop Date:	11/20/2008	Payments:	$ 0.00
Firm:	MANATEE CO PLANNING	Insertions:	2	Balance:	$ 741.48

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 **Thursday, December 4, 2008, at 9:00 A.M.** at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider and act upon the following matters:

Z-84-76(R7) – CREEKWOOD COMMONS DEVELOPMENT, LLC AND RIDAN INDUSTRIES, LLC

Request: An Ordinance of Manatee County, Florida approving a revised Zoning Ordinance and General Development Plan to:

1.)Amend the allowable uses to include telecommunication towers within Parcel I, limited to the area west of Lena Road;
2.)Amend the GDP to reflect the above changes; and
3.) Amend the Zoning Ordinance to update terminology and departmental references, and various other changes, codifying and restating the existing zoning ordinance; providing for severability, and providing for an effective date.

Creekwood is at the northwest and northeast intersections of State Road 70 and I-75 (+/-818.26 Acres).

Z-84-76(R8) – CREEKWOOD INVESTORS LTD AND CREEKWOOD EAST CORPORATE PARK LLC/ CREEKWOOD

Request: An Ordinance of Manatee County, Florida approving a revised Zoning Ordinance and General Development Plan to:
2.)Decrease Industrial entitlements from 950,000 square feet to 800,000 square feet;
3.)Delete Project Phasing and Buildout Condition #10 (which limits the amount of square footage);
4.)Delete various Transportation Conditions;
4.)Amend the GDP to reflect the above changes; and
5.) Amend the Zoning Ordinance to update terminology and departmental references, and various other changes, codifying and restating the existing zoning ordinance; providing for severability, and providing for an effective date.

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PDO/PDC-05-12(P) – DEREL TRUST / DEREL CENTER

An Ordinance of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 87,110 square feet of mini-storage, 8,100 square feet of office, and a 6,045 square foot daycare center on approximately 10.34 acres on the north side of US 301, approximately 0.25 miles west of Red Rooster Road at 11700 US 301 North, Parrish; subject to stipulations as conditions of approval; setting forth finding; providing a legal description; providing for severability, and providing an effective date.

Z-08-02 – SKY HIGH VENTURES, LLC

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 0.80 acres on the west side of U.S. 41, ± 535 feet north of 33rd Street West at 3501 U.S. 41 N., Palmetto from NC-M (Neighborhood Commercial-Medium) to HC (Heavy Commercial); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-08-38(Z)(P) – MOCCASIN VILLAGE LLC - MOCCASIN VILLAGE

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code); relating to zoning within the unincorporated area; providing for a rezone of approximately 9.86 acres on the south side of Moccasin Wallow Road, approximately 0.35 miles east of US 41 and ¼ mile west of Ellenton-Gillette Road at 3005 Moccasin Wallow Road, Palmetto, from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 72 multi-family units in 10 buildings with 39% of the units designated as affordable housing; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-08-13(Z)(P) – AURORA FOUNDATION / AURORA FOUNDATION ASSISTED LIVING FACILITY

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 17.28 acres on the north side of SR 64, and west of Greyhawk Boulevard, at 12705 SR 64, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for a 143,536 square foot large group care home (with 160 units for up to 218 residents); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (•17.28 acre rezone; •14.21 acres site plan approval).

PDMU-08-53(Z)(P) – WESTPORT VENTURE, LLC / WESTPORT SUBDIVISION & PROFESSIONAL OFFICE

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 44.09 acres north of Garden Lakes, south of SR 70, east of 36th Street East, and along both sides of 37th Street East, Bradenton, from PDR (Planned Development Residential), A-1 (Suburban Agriculture), and RDD-6 (Residential Duplex District) to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for lots for single-family detached residences and 10 lots for single-family semi-detached residences (with 25% affordable), a 210 bed Group Care Home, and 89,100 square feet of offices; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Z-08-09 - COLLINS REZONE

An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1 acre on the west side of North Rye Road, approximately ½ mile south of Golf Course Road, at 3405 North Rye Road, Parrish from A/NCO (General Agricultural, 1 dwelling unit per 5 acres/North Central Overlay) to the A-1/NCO (Suburban Agriculture, 1 dwelling unit per acre) zoning district, retaining the North Central Overlay District; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 114.81 acres south of Erie Road at 6985 Martha Road, Parrish from A/NCO (General Agricultural/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central Overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay District; approving a Preliminary Site Plan for 279 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

SA-08-13 / R-08-273 – COLLINS SPECIAL APPROVAL

A Resolution of Manatee County, Florida, to grant Special Approval for a project (Collins Rezone) to: 1) Utilize 1

Septic Tank, rather than requiring connection to Manatee County's public sanitary sewer system; and 2) for a project within the Coastal Evacuation Area (CEA), for a ±1 acre site on the West side of North Rye Road and ± ½ mile south of Golf Course Road at 3405 North Rye Road, Parrish; setting forth findings; and providing an effective date.

PDR-06-73(Z)(P) – LOCKWOOD RIDGE DEVELOPMENT, LLC / HAWKS NEST

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.3 acres on the east side of Lockwood Ridge Road, approximately ½ mile south of SR 70 at 5855 Lockwood Ridge Road from RSMH-4.5 and RSMH-4.5/WPE (Residential Single-Family, 4.5 dwelling units per acre/Evers Reservoir Watershed Protection Overlay) to the PDR and PDR/WPE (Planned Development Residential) zoning districts, retaining the WPE Overlay; approval of a Preliminary Site Plan for 140 lots for single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (± 2.3 acre rezone; ± 39.96 acre site plan).

Interested parties may examine the proposed Ordinances and related documents and may obtain assistance regarding this matter from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 749-3070; e-mail to:.

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 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 accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Planning Department
Manatee County, Florida
11/20/'08

AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS CLASSIFIED DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN SARASOTA COUNTY DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

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 Thursday, December 4, 2008, at 9:00 A.M. at the Manatee County Government Administr

IN THE COURT WAS PUBLISHED IN THE SARASOTA EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

11/20 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED Shari Brickley

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 20 DAY OF Nov, A.D., 20 08
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

Marian Gusler
Notary Public

Notary Public State of Florida
Marian Gusler
My Commission DD67 3479
Expires 11/08/2012

My commission expires 8 day of Nov, 2012

Herald-Tribune

Order:	SC52G0DO4W	Pubs:	1,10	Rate:	LE
Phone:	(941)749-3070	Class:	0005	Charges:	$ 0.00
Account:	27042400	Start Date:	11/20/2008	List Price:	$ 310.80
Name:	N/A,	Stop Date:	11/20/2008	Payments:	$ 0.00
Caller:	12/4 Meeting	Insertions:	2	Balance:	$ 310.80
Taken By:	SC52	Columns:	2	Lines:	222
Schedule:	11/20 1x, 11/20 1x, ,			Taken On:	11/17/2008

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 Thursday, December 4, 2008, at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider and act upon the following matters:

[illegible] – CREEKWOOD CORNERS DEVELOPMENT, LLC AND SUSAN BROADBENT, LLC
Request: An Ordinance of Manatee County, Florida approving a Revised Zoning Ordinance and General Development Plan to:

1.) Amend the allowable uses to include telecommunication towers within Parcel I, limited to the area west of Lena Road;
2.) Amend the GDP to reflect the above changes; and
3.) Amend the Zoning Ordinance to update terminology and departmental references, and various other changes, codifying and restating the existing zoning ordinance; providing for severability, and providing for an effective date.

Creekwood is at the northwest and northeast intersections of State Road 70 and I-75 (+/-818.76 Acres).

[illegible] – CREEKWOOD INVESTORS LTD AND CREEKWOOD EAST CORPORATE PARK [illegible]
Request: An Ordinance of Manatee County, Florida approving a revised Zoning Ordinance and General Development Plan to:
2.) Decrease industrial entitlements from 950,000 square feet to 600,000 square feet;
3.) Delete Project Phasing and Buildout Condition #10 (which limits the amount of square footage);
4.) Delete various Transportation Conditions;
4.) Amend the GDP to reflect the above changes; and
5.) Amend the Zoning Ordinance to update terminology and departmental references, and various other changes, codifying and restating the existing zoning ordinance, providing for severability, and providing for an effective date.

Creekwood is at the northwest and northeast intersections of State Road 70 and I-75 (+/-818.86 Acres).

PDR(PSC-05-12(P)) – DEBEL TRUST / DEBEL CENTER
An Ordinance of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 87,110 square feet of mini-storage, 8,100 square feet of office, and a 6,045 square foot day-care center on approximately 10.34 acres on the north side of US 301, approximately 0.25 miles west of Red Rooster Road at 11700 US 301 North; Parrish; subject to stipulations or conditions of approval; setting forth finding; providing a legal description; providing for severability, and providing an effective date.

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An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 0.80 acres on the west side of U.S. 41, + 535 feet north of 32nd Street West at 3801 U.S. 41 N., Palmetto from HC-M (Neighborhood Commercial-Medium) to HC (Heavy Commercial), setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-05-28(P)(P) – MOCCASIN VILLAGE, LLC - MOCCASIN VILLAGE
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code); relating to zoning within the unincorporated area; providing for a rezone of approximately 0.86 acres on the south side of Moccasin Wallow Road, approximately 0.35 miles east of US 41 and ¼ mile west of Ellenton-Gillette Road at 3005 Moccasin Wallow Road, Palmetto, from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 72 multi-family units in 10 buildings with 36% of the units designated as affordable housing; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-05-23(Z)(P) – AMBERA FOUNDATION / AMBERA FOUNDATION ASSISTED LIVING FACILITY
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 17.28 acres on the north side of SR 64 and west of Greyhawk Boulevard, at 12705 SR 64, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for a 143,536 square foot large group care home (with 180 units for up to 216 residents); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (17.28 acre rezone; 14.21 acre site plan approval).

PDR(P)-05-23(Z)(P) – WESTPORT VENTURE, LLC / WESTPORT SUBDIVISION & PROFESSIONAL OFFICE
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the

Attention: Peggy Fax: 708-6157

This is a final proof. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

Thanks Maxine

unincorporated area; providing for a rezone of approximately 44.09 acres north of Garden Lakes, south of SR 70, west of 36th Street East, and along both sides of 37th Street East, Bradenton, from PDR (Planned Development Residential), A-1 (Suburban Agriculture), and RSID-6 (Residential Duplex District) to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for lots for single-family detached residences and 10 lots for single-family semi-detached residences (with 29% affordable), a 210 bed Group Care Home, and 69,100 square feet of offices; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

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An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1 acre on the west side of North Rye Road, approximately ¼ mile south of Golf Course Road, at 3405 North Rye Road, Parrish from AMCO (General Agriculture, 1 dwelling unit per 3 acres/North Central Overlay) to the A-1/AMCO (Suburban Agriculture, 1 dwelling unit per acre) zoning district, retaining the North Central Overlay District; setting forth findings, providing a legal description; providing for severability, and providing an effective date.

PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 114.61 acres south of Erie Road at 6905 Mantis Road, Parrish from AMCO (General Agriculture/North Central Overlay) and A-1/AMCO (Suburban Agriculture/North Central Overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay District; approving a Preliminary Site Plan for 270 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

SU-08-13 / R-08-272 – COLLINS SPECIAL APPROVAL
A Resolution of Manatee County, Florida, to grant Special Approval for a project (Collins Subdivision) to: 1) Utilize 1 Septic Tank, rather than requiring connection to Manatee County's public sanitary sewer system; and 2) for a project within the Coastal Evacuation Area (CEA), for a ±1 acre site on the West side of North Rye Road and ± ¼ mile south of Golf Course Road at 3405 North Rye Road, Parrish; setting forth findings; and providing an effective date.

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MANATEE COUNTY BOARD OF
COUNTY COMMISSIONERS
Manatee County Planning Department
Manatee County, Florida

Pub: November 20, 2008

Attention:_____ Fax:-

_____

This is a final proof. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

Copy of Newspaper Advertising

Sarasota Herald - Tribune

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An Ordinance of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 87,110 square feet of mini-storage, 8,100 square feet of office, and a 6,045 square foot daycare center on approximately 10.34 acres on the north side of US 301, approximately 0.25 miles west of Red Rooster Road at 11700 US 301 North, Parrish; subject to stipulations as conditions of approval; setting forth finding; providing a legal description; providing for severability, and providing an effective date.

Z-08-02 – SKY HIGH VENTURES, LLC
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 0.80 acres on the west side of U.S. 41, ± 535 feet north of 33rd Street West at 3501 U.S. 41 N., Palmetto from NC-M (Neighborhood Commercial-Medium) to HC (Heavy Commercial); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-06-38(Z)(P) – MOCCASIN VILLAGE, LLC - MOCCASIN VILLAGE
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code); relating to zoning within the unincorporated area; providing for a rezone of approximately 9.86 acres on the south side of Moccasin Wallow Road, approximately 0.35 miles east of US 41 and ¼ mile west of Ellenton-Gillette Road at 3005 Moccasin Wallow Road, Palmetto, from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 72 multi-family units in 10 buildings with 39% of the units designated as affordable housing; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-08-13(Z)(P) – AURORA FOUNDATION / AURORA FOUNDATION ASSISTED LIVING FACILITY
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 17.28 acres on the north side of SR 64, and west of Greyhawk Boulevard, at 12705 SR 64, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for a 143,536 square foot large group care home (with 160 units for up to 218 residents); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (17.28 acre rezone; 14.21 acres site plan approval).

PDMU-06-53(Z)(P) – WESTPORT VENTURE, LLC / WESTPORT SUBDIVISION & PROFESSIONAL OFFICE
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 44.09 acres north of Garden Lakes, south of SR 70, east of 36th Street East, and along both sides of 37th Street East, Bradenton, from PDR (Planned Development Residential), A-1 (Suburban Agriculture), and RDD-6 (Residential Duplex District) to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for lots for single-family detached residences and 10 lots for single-family semi-detached residences (with 25% affordable), a 210 bed Group Care Home, and 89,100 square feet of offices; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Z-08-09 - COLLINS REZONE
An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1 acre on the west side of North Rye Road, approximately ½ mile south of Golf Course Road, at 3405 North Rye Road, Parrish from A/NCO (General Agricultural, 1 dwelling unit per 5 acres/North Central Overlay) to the A-1/NCO (Suburban Agriculture, 1 dwelling unit per acre) zoning district, retaining the North Central Overlay District; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 114.81 acres south of Erie Road at 6986 Martha Road, Parrish from A/NCO (General Agricultural/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central Overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay District; approving a Preliminary Site Plan for 279 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

SA-08-13 / R-08-273 – COLLINS SPECIAL APPROVAL
A Resolution of Manatee County, Florida, to grant Special Approval for a project (Collins Subdivision) to: 1) Utilize 1 Septic Tank, rather than requiring connection to Manatee County's public sanitary sewer system; and 2) for a project within the Coastal Evacuation Area (CEA), for a ±1 acre site on the West side of North Rye Road and ± ½ mile south of Golf Course Road at 3405 North Rye Road, Parrish; setting forth findings; and providing an effective date.

PDR-06-73(Z)(P) –LOCKWOOD RIDGE DEVELOPMENT, LLC / HAWKS NEST
An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.3 acres on the east side of Lockwood Ridge Road, approximately ½ mile south of SR 70 at 5855 Lockwood Ridge Road from RSMH-4.5 and RSMH-4.5/WPE (Residential Single-Family, 4.5 dwelling units per acre/Evers Reservoir Watershed Protection Overlay) to the PDR and PDR/WPE (Planned Development Residential) zoning districts, retaining the WPE Overlay; approval of a Preliminary Site Plan for 140 lots for single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (± 2.3 acre rezone; ± 39.96 acre site plan).

Interested parties may examine the proposed Ordinances and related documents and may obtain assistance regarding this matter from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 749-3070; e-mail to:.

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 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 accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF
COUNTY COMMISSIONERS
Manatee County Planning Department
Manatee County, Florida

Pub: November 20, 2008

AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS

STATE OF Florida

COUNTY OF Manatee

BEFORE ME, the undersigned authority, personally appeared Marcus Nelmuth who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the agent for owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application **for PDR-04-18(Z)(P) – Moran/Willow Bend (DTS # 20050314** to be heard before the **Manatee County Planning Commission** at a public hearing to be held on **11/13/08** and to be heard before the **Manatee County Board of County Commissioners** at a public hearing to be held on **12/04/08** and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information, and belief.

2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 90-01, on the property identified in the application, and the sign(s) was conspicuously posted 5 feet from the front property line on the 3rd day of November, 2008

3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 90-01, as amended, by U.S. Mail, on the 31st day of October, 2008, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 90-01, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

Marcus Nelmuth
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on 3rd of Nov., 2008 (date) by Marcus Nelmuth (name of affiant). He/she is personally known to me or has produced _____ (type of identification) as identification and who did take an oath.

Heather Scanlan
Signature of Person Taking Acknowledgment

SEAL

HEATHER SCANLAN
MY COMMISSION # DD783075
EXPIRES June 06, 2012
(407) 398-0153 FloridaNotaryService.com

Type Name

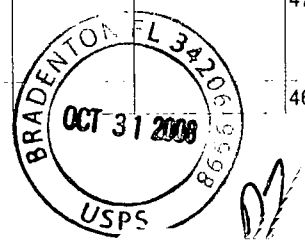
Title or Rank

My Commission Expires:

Serial Number, if any

Commission No.:

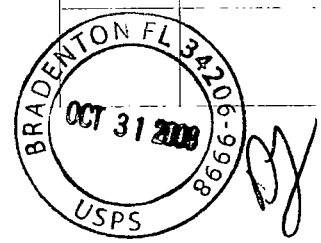
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1	ADAMS, GARY S	3502 162ND AVE E		PARRISH	FL	34219				470932709	11415	57TH	ST	E	
2	ALEXANDER, JOHN SCOTT	5805 LEXINGTON DR		PARRISH	FL	34219				470947109	5805	LEXINGTON	DR		
3	ANTOINE, OBED	5823 LEXINGTON DR		PARRISH	FL	34219				470947359	5823	LEXINGTON	DR		
4	ARBOLEDA, JOSE CRUZ	11426 57TH ST E		PARRISH	FL	34219				470933659	11426	57TH	ST	E	
5	ATKINS, RODERICK REGINALD	5855 LEXINGTON DR		PARRISH	FL	34219				470947759	5855	LEXINGTON	DR		
6	B & B SUNCOAST LAND DEVELOPMENT INC	10603 RIVERBANK TER		BRADENTON	FL	34212				467510109		MARTHA	RD		
7	B & B SUNCOAST LAND DEVELOPMENT INC	8441 BIG BUCK LN		SARASOTA	FL	34240				470400052	6403	YOUNGBLOOD	RD		
8	B/W GENERAL CONTRACTORS INC	607 7TH ST E		BRADENTON	FL	34208				470948009	5834	LEXINGTON	DR		
9	BALLARD, JOYCE A	8713 53RD PL E		BRADENTON	FL	34211				470932559	11427	57TH	ST	E	
10	BARNHILL, BRANDON D	5828 115TH DR E		PARRISH	FL	34219				470949159	5828	115TH	DR	E	
11	BASSETT, ROBERT	11435 57TH ST E		PARRISH	FL	34219				470932459	11435	57TH	ST	E	
12	BESTAJOVSKY, CLAUDIA	5747 LEXINGTON DR		PARRISH	FL	34219				470947059	5747	LEXINGTON	DR		
13	BROWN, LLOYD E	11410 57TH ST E		PARRISH	FL	34219				470933859	11410	57TH	ST	E	
14	BRUCE WILLIAMS HOMES LLC	607 7TH ST E		BRADENTON	FL	34208				470952159	5807	117TH	TER	E	
15	BRUCE WILLIAMS HOMES LLC	607 7TH ST E		BRADENTON	FL	34208				470952009	5810	117TH	TER	E	
16	BRUCE WILLIAMS HOMES LLC	607 7TH ST E		BRADENTON	FL	34208				470950609	5915	LEXINGTON	DR		
17	BRUCE WILLIAMS HOMES LLC	607 7TH ST E		BRADENTON	FL	34208				470951909		NO ASSIGNED ADDRESS			
18	BRUCE WILLIAMS HOMES LLC	607 7TH ST E		BRADENTON	FL	34208				470951959		NO ASSIGNED ADDRESS			
19	CANNON, JAMES M	11621 69TH ST E		PARRISH	FL	34219				468700000	11621	69TH	ST	E	



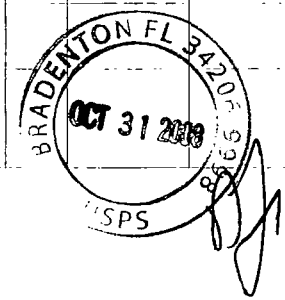
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20	CANNON, JAMES M	11621 69TH ST E		PARRISH	FL	34219				470100009	6413	YOUNGBLOOD	RD		
21	COX, WILLIAM M	876 LILAC LN		GALESBURG	IL	61401				470952259	5815	117TH	TER	E	
22	CRAFT, TERRY L	16 SHELDON AVE		CASTLE ROCK	CO	80104	8820			470947209	5811	LEXINGTON	DR		
23	CRAFT, TERRY L	16 SHELDON AVE		CASTLE ROCK	CO	80104	8820			470947609	5843	LEXINGTON	DR		
24	CRUZ, GUILLERMO	11472 57TH ST E		PARRISH	FL	34219				470933459	11472	57TH	ST	E	
25	DARSEY, CECIL MILLER	11850 DARSEY RD		PARRISH	FL	34219				484402059	11850	DARSEY	RD		
26	DARSEY, CECIL MILLER	11840 DARSEY RD		PARRISH	FL	34219				469900005		NO ASSIGNED ADDRESS			
27	DARSEY, WINTON ROSS	11740 DARSEY RD		PARRISH	FL	34219				469700159	11740	DARSEY	RD		
28	DAVIS, ALVIN	11551 69TH ST E		PARRISH	FL	34219				468000005	11551	69TH	ST	E	
29	DICKERSON, SCOTT A	5736 114TH DR E		PARRISH	FL	34219				470932859	5736	114TH	DR	E	
30	DO, ANH TRAM VIET	5731 LEXINGTON DR		PARRISH	FL	34219				470946859	5731	LEXINGTON	DR		
31	DUKOVAC, JOSEPH THEODORE	5851 LEXINGTON DR		PARRISH	FL	34219				470947709	5851	LEXINGTON	DR		
32	EMORY, PAUL	5842 LEXINGTON DR		PARRISH	FL	34219				470947909	5842	LEXINGTON	DR		
33	FINLEY, HOWARD G	5739 LEXINGTON DR		PARRISH	FL	34219				470946959	5739	LEXINGTON	DR		
34	FURRY, TIMOTHY W	11464 57TH ST E		PARRISH	FL	34219				470933559	11464	57TH	ST	E	
35	FURST, THOMAS C	9050 HIGH GATE WAY		BELVIDERE	IL	61008				470947009	5743	LEXINGTON	DR		
36	GERKEN, RICHARD B	11423 57TH ST E		PARRISH	FL	34219				470932609	11423	57TH	ST	E	
37	GRAZIANO, LOUIS E	5859 LEXINGTON DR		PARRISH	FL	34219				470947809	5859	LEXINGTON	DR		
38	GRIFFEN, EDWARD J	5806 LEXINGTON DR		PARRISH	FL	34219				470948259	5806	LEXINGTON	DR		
39	GUIDO, EVAN R	11715 69TH ST E		PARRISH	FL	34219				469300109	11715	69TH	ST	E	
40	HARTUNG, CLAUDIA	11819 69TH ST E		PARRISH	FL	34219				469407001	11741	69TH	ST	E	
41	HARTZELL, DAVID	11447 57TH ST E		PARRISH	FL	34219				470932309	11447	57TH	ST	E	

BRADENTON FL 3420
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USPS

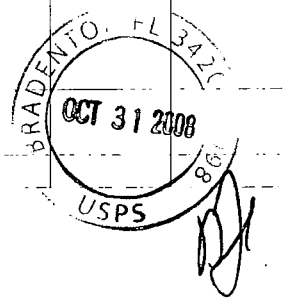
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42	HAUSER, STEVEN D JR	11623 DARSEY RD		PARRISH	FL	34219				469800007	11623	DARSEY	RD		
43	HEALY, PAUL C	5830 LEXINGTON DR		PARRISH	FL	34219				470948059	5830	LEXINGTON	DR		
44	HERC, RACHAEL A	5831 LEXINGTON DR		PARRISH	FL	34219				470947459	5831	LEXINGTON	DR		
45	HIGGINS, TERRY C	11414 57TH ST E		PARRISH	FL	34219				470933809	11414	57TH	ST	E	
46	HORTON FAMILY LAND TRUST #5824	PO BOX 291848		TAMPA	FL	33687				470949209	5824	115TH	DR	E	
47	HOYER, MICHAEL E	5820 115TH DR E		PARRISH	FL	34219				470949259	5820	115TH	DR	E	
48	HUBBARD, VIRGIL L	5819 LEXINGTON DR		PARRISH	FL	34219				470947309	5819	LEXINGTON	DR		
49	JAMSZOLIK, MARCIN	5838 LEXINGTON DR		PARRISH	FL	34219				470947959	5838	LEXINGTON	DR		
50	JEBARA, ALEX	6533 N CHARLESWORT ST		DEARBORN HEIGHTS	MI	48127				470933759	11418	57TH	ST	E	
51	JONES, ALONZO L	250 STONER RD		WINTER SPRINGS	FL	32708				469700209		DARSEY	RD		
52	JONES, PAUL D	11405 57TH ST E		PARRISH	FL	34219				470932809	11405	57TH	ST	E	
53	KNISPEL, SCOTT	5720 114TH DR E		PARRISH	FL	34219				470933059	5720	114TH	DR	E	
54	KOEPNICK, JAMES I	11476 57TH ST E		PARRISH	FL	34219				470933409	11476	57TH	ST	E	
55	KONKOL, WILLIAM J	5711 114TH DR E		PARRISH	FL	34219				470934059	5711	114TH	DR	E	
56	KOONTZ, BRIAN J	8441 BIG BUCK LN		SARASOTA	FL	34240				467700001	6602	MARTHA	RD		
57	KUTINSKY, RONALD K	6622 MARTHA RD		PARRISH	FL	34219				467600003	6622	MARTHA	RD		
58	LACHER, KIMBERLY	5742 LEXINGTON DR		PARRISH	FL	34219				470948359	5742	LEXINGTON	DR		
59	LAM, NHON V	7125 CALSTON PL		SAN DIEGO	CA	92126				470948309	5746	LEXINGTON	DR		
60	LARK, KENNETH W	6303 YOUNGBLOOD RD		PARRISH	FL	34219				470410059	6303	YOUNGBLOOD	RD		
61	LARK, MARYJO F	147 15TH AVE N		SAINT PETERSBURG	FL	33704				470000001	6304	YOUNGBLOOD	RD		
62	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 NORTH LOIS AVE 507		TAMPA	FL	33607				470939459	5714	114TH	DR	E	



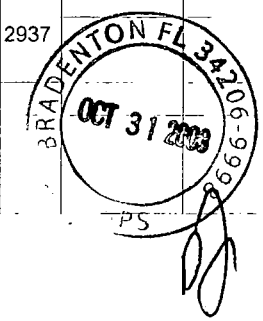
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✓ 63	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 N LOIS AVE 507		TAMPA	FL	33607				470950109	5723	115TH	DR	E	
✓ 64	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 NORTH LOIS AVE 507		TAMPA	FL	33607				470939409	11416	57TH	ST	E	
✓ 65	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 NORTH LOIS AVE 507		TAMPA	FL	33607				470939309	5641	LEXINGTON	DR		
✓ 66	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 N LOIS AVE 507		TAMPA	FL	33607				470950009	5817	LEXINGTON	DR		
✓ 67	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 N LOIS AVE 507		TAMPA	FL	33607				470949809		NO ASSIGNED ADDRESS			
✓ 68	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 N LOIS AVE 507		TAMPA	FL	33607				470952409		NO ASSIGNED ADDRESS			
✓ 69	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 N LOIS AVE 507		TAMPA	FL	33607				470952509		NO ASSIGNED ADDRESS			
✓ 70	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 N LOIS AVE 507		TAMPA	FL	33607				470952359		NO ASSIGNED ADDRESS			
✓ 71	LEXINGTON HOMEOWNERS ASSOCIATION INC	2002 N LOIS AVE 507		TAMPA	FL	33607				470949859		NO ASSIGNED ADDRESS			
✓ 72	LYNCH, JARLATH F	5716 114TH DR E		PARRISH	FL	34219				470933109	5716	114TH	DR	E	
✓ 73	MAHONEY, KATHLEEN J	725 WALTON WAY DR		HARTSVILLE	SC	29550	9126			470947559	5839	LEXINGTON	DR		
✓ 74	MALTBY, ERIK	5846 LEXINGTON DR		PARRISH	FL	34219				470947859	5846	LEXINGTON	DR		
✓ 75	MCCLAIN, PATRICIA KAYE	11731 69TH ST E		PARRISH	FL	34219				469400055	11731	69TH	ST	E	
✓ 76	MCGINNIS, MEL M	11723 DARSEY RD		PARRISH	FL	34219				469800155	11723	DARSEY	RD		
✓ 77	MCNABB, DAVID	10603 RIVERBANK TERR		BRADENTON	FL	34212				467500559		ERIE	RD		



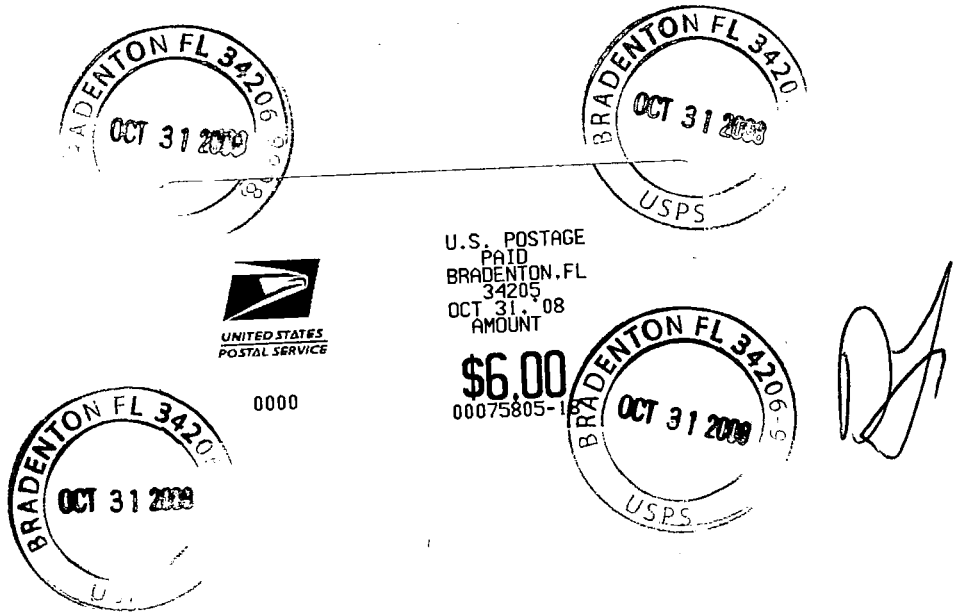
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78	MCNABB, DAVID	10603 RIVERBANK TER		BRADENTON	FL	34212				470410109		YOUNGBLOOD	RD		
79	MEIHLS, RICHARD F	5728 114TH DR E		PARRISH	FL	34219				470932959	5728	114TH	DR	E	
80	MIHEVIC MANAGEMENT INC	11300 US 301 N		PARRISH	FL	34219				470910001	11300	US 301		N	
81	MITCHELL, LEROY C	11468 57TH ST E		PARRISH	FL	34219				470933509	11468	57TH	ST	E	
82	MORAN, LEE VAN	8113 WOODLAWN CR S		PALMETTO	FL	34221				467510059	6985	MARTHA	RD		
83	MOSSMAN, THOMAS	6712 MARTHA RD		PARRISH	FL	34219				468500059	6712	MARTHA	RD		
84	MURCHISON, ROBERT W	1519 BAY HILL CIR		SARASOTA	FL	34232				470948209	5810	LEXINGTON	DR		
85	NIMZ, WILLIAM R	5719 114TH DR E		PARRISH	FL	34219				470934009	5719	114TH	DR	E	
86	ORESKOVICH, JOHN	71 QUEEN ST	KAPUSKASING ONTARIO					CANADA	P5N 1H3	470948109	5826	LEXINGTON	DR		
87	OWEN, EDSIL G	PO BOX 121		ELLENTON	FL	34222				470947159	5809	LEXINGTON	DR		
88	PARTIN, GREGORY	6616 YOUNGBLOOD RD		PARRISH	FL	34219				469310007	6616	YOUNGBLOOD	RD		
89	PARTIN, JEFFERY B	5015 RED ROOSTER RD		PARRISH	FL	34219				469310056	11661	69TH	ST	E	
90	PATEL, SAMIR	607 51ST ST NW		BRADENTON	FL	34209				470932759	11409	57TH	ST	E	
91	PAWLEY, STEPHEN E	11455 57TH ST E		PARRISH	FL	34219				470932209	11455	57TH	ST	E	
92	PECARIC, JOSEPH A	285 MOZART DR	ANCASTER ONT					CANADA	L9G 4T9	470949309	5816	115TH	DR	E	
93	PETTIT, MICHAEL R	1509 RICHMOND DR		ZIONSVILLE	IN	46077				470952209	5811	117TH	TER	E	
94	PULTE HOME CORPORATION	3810 NORTHDALE BLVD SUITE 100		TAMPA	FL	33624				726452959		NO ASSIGNED ADDRESS			
95	R & S BURNTSTORE HARBORSIDE LLC	73 S PALM AVE 223		SARASOTA	FL	34236				467500509		ERIE	RD		
96	RODRIGUEZ, WILFREDO JR	11443 57TH ST E		PARRISH	FL	34219				470932359	11443	57TH	ST	E	
97	ROLLER, JOYIL M	11451 57TH ST E		PARRISH	FL	34219				470932259	11451	57TH	ST	E	



	OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
98	ROYER, KENNETH P SR	5815 LEXINGTON DR		PARRISH	FL	34219				470947259	5815	LEXINGTON	DR		
99	SCHELLENTRAGER GREGG W	5735 LEXINGTON DR		PARRISH	FL	34219				470946909	5735	LEXINGTON	DR		
100	SCHNEIDER, DONALD S	11432 57TH ST E		PARRISH	FL	34219				470933609	11432	57TH	ST	E	
101	SEGARS, A DILLARD	11737 DARSEY RD		PARRISH	FL	34219				469800106	11737	DARSEY	RD		
102	SENECK, PAUL A	5727 114TH DR E		PARRISH	FL	34219				470933909	5727	114TH	DR	E	
103	SORG, DAVID W JR	11721 69TH ST E		PARRISH	FL	34219				469405005	11721	69TH	ST	E	
104	SOSA, RAMIRO	2910 73RD AVE I		ELLENTON	FL	34222				468200001	11511	69TH	ST	E	
105	STEFFEN, KALE D	5732 114TH DR E		PARRISH	FL	34219	5821			470932909	5732	114TH	DR	E	
106	STINSON, JOHN P JR	6818 MARTHA RD		PARRISH	FL	34219				468010004	6818	MARTHA	RD		
107	THORSON, THOMAS L	21 BITTERSWEET LN		OGDEN DUNES	IN	46368				470950559	5909	LEXINGTON	DR		
108	TICHENOR, JACK	11851 DARSEY RD		PARRISH	FL	34219				469800209	11851	DARSEY	RD		
109	TRAN, TIEN THANH	11422 57TH ST E		PARRISH	FL	34219				470933709	11422	57TH	ST	E	
110	VAUGHAN, RICHARD	6650 MARTHA RD		PARRISH	FL	34219				468500109	6650	MARTHA	RD		
111	VAZQUEZ, EDUARDO M	5724 114TH DR E		PARRISH	FL	34219				470933009	5724	114TH	DR	E	
112	VISALI, PHILIP C	8222 SHADY GROVE CT		JACKSONVILLE	FL	32256				470932409	11439	57TH	ST	E	
113	W L PROPERTIES INC	333 THIRD AVE N		SAINT PETERSBURG	FL	33701				470950659	5919	LEXINGTON	DR		
114	WADE, MICHAEL J	5827 LEXINGTON DR		PARRISH	FL	34219				470947409	5827	LEXINGTON	DR		
115	WAHL, DAVID C	26776 WILLOW CREEK RD		STERLING	IL	61081				470948409	5738	LEXINGTON	DR		
116	WEBBER, DON C	6632 MARTHA RD		PARRISH	FL	34219				468600002	6632	MARTHA	RD		
117	WEISMAN, TIMOTHY V R	12015 ASTER AVE		BRADENTON	FL	34212	2937			470933959	5723	114TH	DR	E	
118	WILLARD, JAMES A	11431 57TH ST E		PARRISH	FL	34219				470932509	11431	57TH	ST	E	
119	WILLIAMS & HEROLD COMMUNITIES LLC	607 7TH ST E		BRADENTON	FL	34208				474400259		NO ASSIGNED ADDRESS			



	OWNER	MAILING ADDR1	MAILING ADDR2	CITYNAME	ST	ZIP	+4	COUNTRY	POSTALCODE	PARID	NO	STREET	STR	DIR	UNIT
120	WILSON, MIKE	5847 LEXINGTON DR		PARRISH	FL	34219				470947659	5847	LEXINGTON	DR		
121	X261	11419 57TH ST E		PARRISH	FL	34219				470932659	11419	57TH	ST	E	
122	YOUNGBLOOD, SUSAN DALE	PO BOX 121		PARRISH	FL	34219	0121			470010000	6412	YOUNGBLOOD	RD		
123	ZIELIN, HENRY J	5835 LEXINGTON DR		PARRISH	FL	34219				470947509	5835	LEXINGTON	DR		
124	ZIMBLER, BARRY S	5818 LEXINGTON DR		PARRISH	FL	34219				470948159	5818	LEXINGTON	DR		



USPS Bradenton
BRADENTON, Florida
342059998
1189290105 -0096
10/31/2008 (800)275-8777 11:53:16 AM

Sales Receipt

Product Description	Sale Qty	Unit Price	Final Price
Postage Due Pickup	1	$6.00	$6.00

Total: $6.00

Paid by:
Cash $10.00
Change Due: -$4.00

Order stamps at USPS.com/shop or call 1-800-Stamp24. Go to USPS.com/clicknship to print shipping labels with postage.
For other information call 1-800-ASK-USPS.

Bill#: 1000401632137
Clerk: 18

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Customer Copy

USPS Bradenton
BRADENTON, Florida
342059998
1189290105 -0096
10/31/2008 (800)275-8777 11:35:25 AM

Sales Receipt

Product Description	Sale Qty	Unit Price	Final Price
42c Take Me Out to the Ball Game PSA	4	$0.42	$1.68
Forever Stamp Booklet	1	$8.40	$8.40
42c Flags 24/7 PSA Cl/100	1	$42.00	$42.00

Total: $52.08

Paid by:
Cash $52.08

Order stamps at USPS.com/shop or call 1-800-Stamp24. Go to USPS.com/clicknship to print shipping labels with postage.
For other information call 1-800-ASK-USPS.

Bill#: 1000401632095
Clerk: 18

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PUBLIC NOTICE
NOV 3 2008


PUBLIC NOTICE
NOV 3 2008

Manatee County
Clerk of the Circuit Court and Comptroller
R.B. "Chips" Shore
P.O. Box 25400 ○ Bradenton, Florida 34206 ○ (941) 749-1800 ○ FAX (941) 741-4082 ○ www.manateeclerk.com

December 10, 2008

Liz Cloud, Chief
Florida Department of State
Administrative Code Unit
R.A. Gray Building, Room 101
500 S. Bronough Street
Tallahassee, Florida 32399-0250

Dear Ms. Cloud:

Enclosed are two certified copies each of Ordinances **Z-84-76(R7), Z-08-09, 08-07, 08-50, Z-84-76(R8), PDMU-06-53(Z)(P), PDPI-06-46(Z)(G), PDR-06-38(Z)(P), and PDR-04-18(Z)(P)** approved by the Board of County Commissioners, Manatee County, Florida, in open session on December 4, 2008.

Please stamp both copies with the date filed by the Office of the Secretary of State, retain one copy of each Ordinance for your file and return one copy of each to my office.

Sincerely,

R. B. Shore
By: Vicki Tessmer, D.C.

RBS/SGR/QA
Enclosures (4)
cc: Board Records

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	PDR-04-18(Z)(P) – B & B Suncoast Land Development / Willow Bend Center	**TYPE AGENDA ITEM**	Advertised Public Hearing – Presentations scheduled
DATE REQUESTED	12/04/08	**DATE SUBMITTED/REVISED**	11/11/08
BRIEFINGS? Who?	None	**CONSEQUENCES IF DEFERRED**	N/A
DEPARTMENT/DIVISION	Planning / Community Planning	**AUTHORIZED BY TITLE**	Carol B. Clarke, Planning Director
CONTACT PERSON TELEPHONE/EXTENSION	Erika Barrett / ext. 6836 / DTS #20050314	**PRESENTER/TITLE TELEPHONE/EXTENSION**	Erika Barrett / Planner / ext. 6836
ADMINISTRATIVE APPROVAL			

ACTION DESIRED

INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED

I move to approve PDR-04-18(Z)(P) per the recommended motion in the staff report attached to this memo.

ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy

Manatee County Comprehensive Plan and Manatee County Land Development Code.

BACKGROUND/DISCUSSION

- Proposed is a rezoning and preliminary site plan approval for 279 single-family detached residences on a ± 114.81 acre parcel located south of Erie Road, north of Lexington Subdivision, and east of Harrison Ranch Subdivision at 6985 Martha Road in Parrish.
- Thjs land is being rezoned from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay.
- The Planning Commission hearing for this project was held on November 13, 2008.
    - James Koepnick, Lexington resident, noted the Lexington HOA voted against the proposed inter-neighborhood tie to Lexington. The opening of the access would create more traffic, and pose a safety hazard to residents.
    - Albert Scoccia, Lloyd Brown, David Morford, Ron Porterfield, Rabbi Larry Mahrer, and Debbie Brogdon, Lexington Residents, expressed concern regarding the following: Lexington CDD paying for the road improvements; additional traffic; congested streets; construction vehicles; protecting the existing community; safety of homeowners; and decreased value of homes.
- New stipulations were proposed which require all construction traffic utilize a second means of access proposed from Erie Road; allow the second means of access to be constructed of shell or other similar surface for a limited period of time not to exceed 7 years; and to protect existing trees within a buffer area along the southeast property line adjacent to Lot 42.
- On November 13, 2008, by a vote of 7 – 0, the Planning Commission recommended APPROVAL with stipulations.
- An additional stipulation has been added to require the applicant to provide stormwater facilities for this second means of access if constructed of shell or other impervious surface;
- Staff recommends approval of this project with the stipulations as updated in the staff report.

COUNTY ATTORNEY REVIEW

Check appropriate box	
☐	**REVIEWED** **Written Comments:** ☐ **Attached** ☐ **Available from Attorney (Attorney's initials:)**
☒	**NOT REVIEWED (No apparent legal issues.)**

☐	**NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)**
☐	**OTHER**

ATTACHMENTS: (List in order as attached)		**INSTRUCTIONS TO BOARD RECORDS:**	
Staff report for PDR-04-18(Z)(P) Ordinance for PDR-04-18(Z)(P)		Please send a copy of the executed document to Bobbi Roy/Planning Department.	
COST:	n/a	**SOURCE (ACCT # & NAME):**	n/a
COMMENTS:		**AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)**	

B.O.C.C. 12/04/08

PDR-04-18(Z) (P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 114.81 acres south of Erie Road at 6985 Martha Road, Parrish from A/NCO (General Agricultural/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central Overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay; approving a Preliminary Site Plan for 279 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

App Received: 05/05/04

P.C.: 11/13/08 **B.O.C.C.: 12/04/08**

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 ADOPT Manatee County Zoning Ordinance No. PDR-04-18(Z) (P); APPROVAL of the Preliminary Site Plan with Stipulations A.1-A.5, B.1-B.5, C.1-C.11, D.1-D.6, E.1.-E.10, F.1-F.3, and G.1; GRANTING Special Approval for a project: 1) exceeding gross density of 1 dwelling unit per acre in the UF-3 Future Land Use Category, and 2) adjacent to a Perennial Stream; and GRANTING Specific Approval for an alternative to Section 712.2.8 of the Land Development Code, as recommended by Planning Commission.

(COMMISSIONER BUSTLE)

PLANNING COMMISSION ACTION:

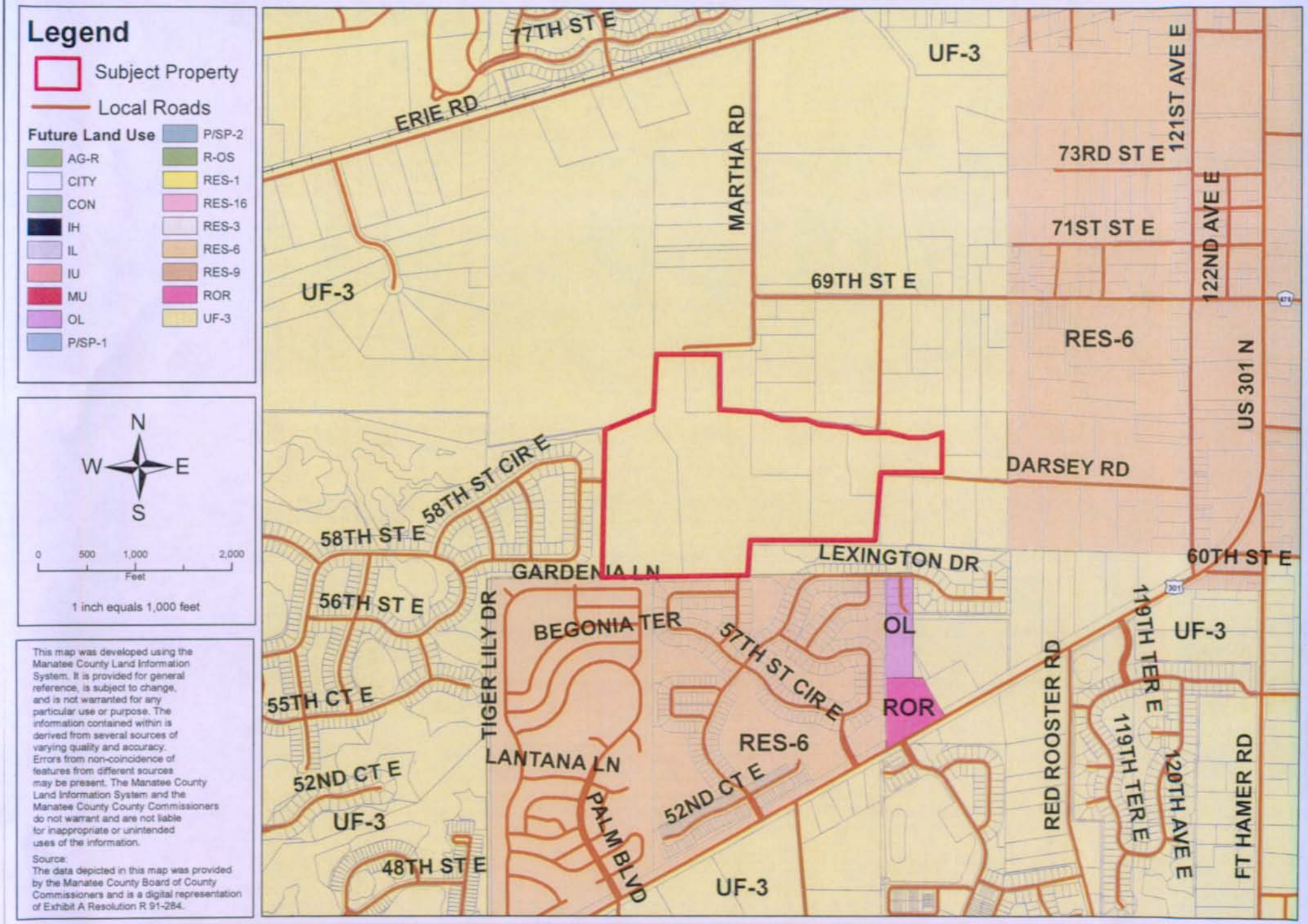
On November 13, 2008, by a vote of 7 – 0, the Planning Commission recommended APPROVAL with stipulations.

PUBLIC COMMENT AND CORRESPONDENCE:

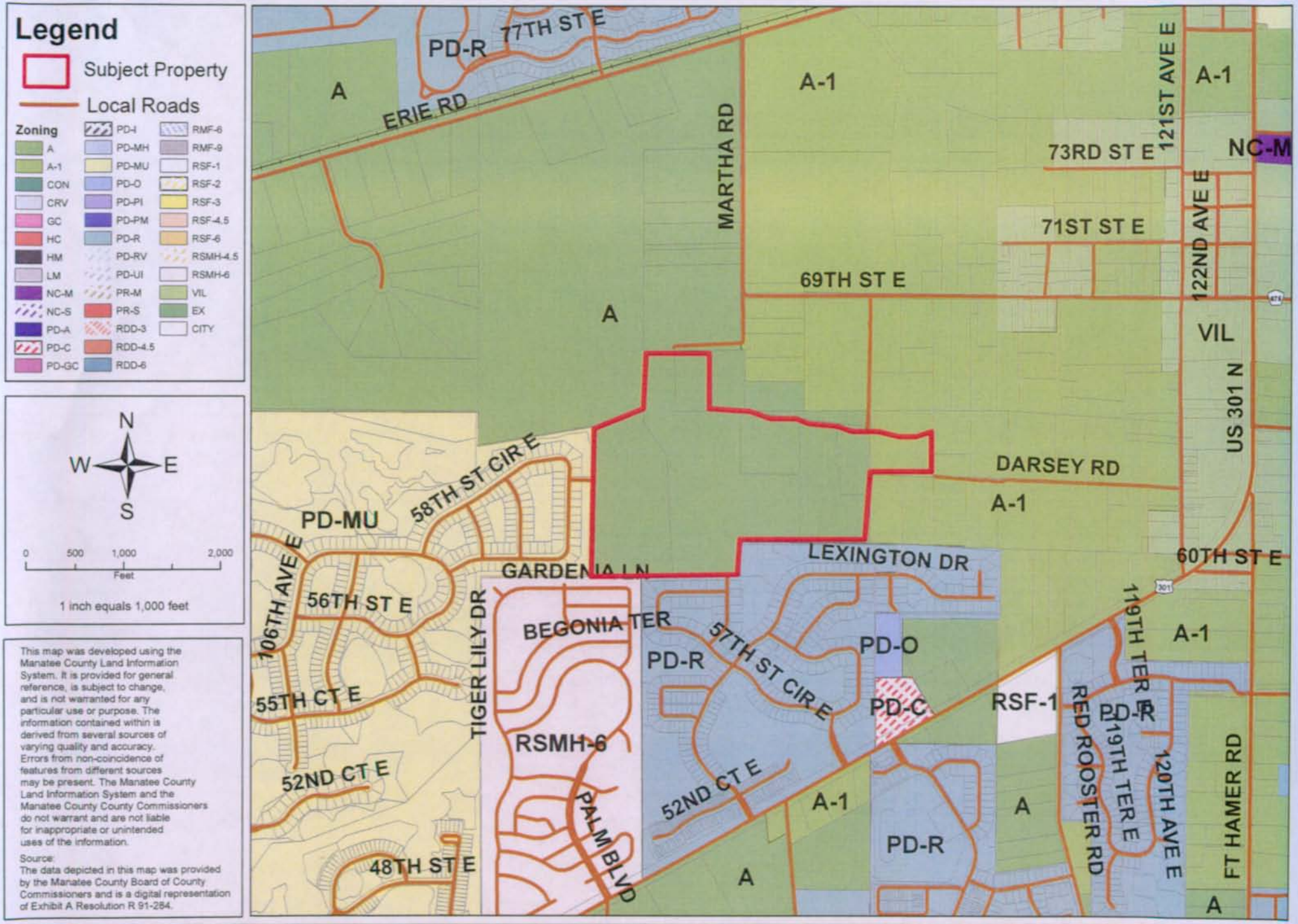
James Koepnick, Lexington resident, noted the Lexington HOA voted against the proposed inter-neighborhood tie to Lexington. The opening of the access would create more traffic, and pose a safety hazard to residents.

Albert Scoccia, Lloyd Brown, David Morford, Ron Porterfield, Rabbi Larry Mahrer, and Debbie Brogdon, Lexington Residents, expressed concern regarding the following: Lexington CDD paying for the road improvements; additional traffic; congested streets; construction vehicles; protecting the existing community; safety of homeowners; and decreased value of homes.

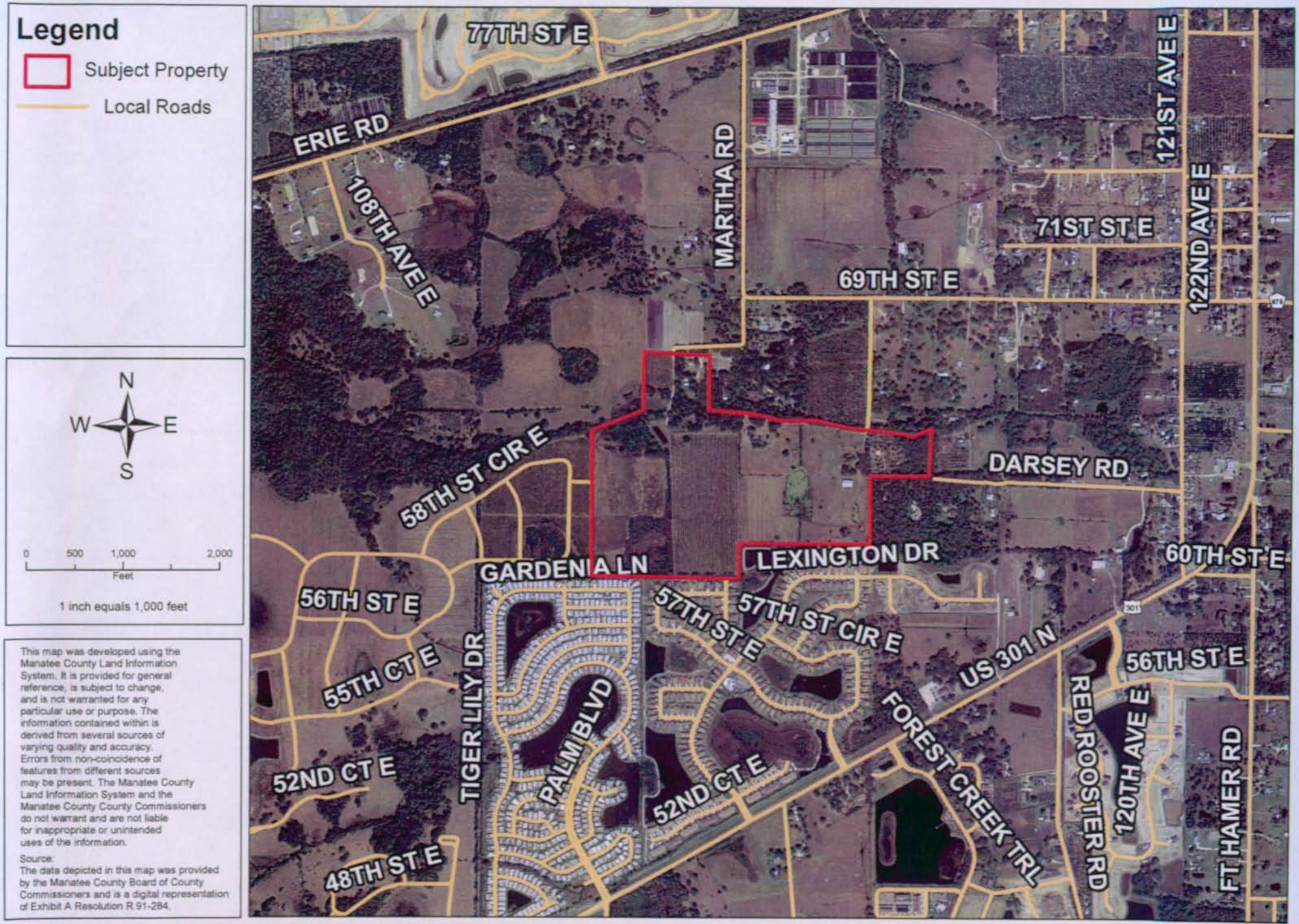
PDR-04-18(Z)(P) - WILLOW BEND



PDR-04-18(Z)(P) - WILLOW BEND



PDR-04-18(Z)(P) - WILLOW BEND



PROJECT SUMMARY	
CASE#	PDR-04-18(Z) (P) (DTS #20050314)
PROJECT NAME	WILLOW BEND
APPLICANT(S):	David McNabb, et. Al.
PROPOSED ZONING:	PDR (Planned Development Residential)
EXISTING ZONING:	A (General Agriculture) A-1 (Suburban Agriculture)
PROPOSED USE(S):	Preliminary Site Plan for 279 single-family detached lots
CASE PLANNER:	Erika Barrett
STAFF RECOMMENDATION:	APPROVAL - SIGNIFICANT ISSUES
SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	6985 Martha Road, Parrish
GENERAL LOCATION:	South of Erie Road
SIZE:	± 114.81 acres
EXISTING USE(S):	Orange Grove / Pasture / Residential
FUTURE LAND USE CATEGORY:	UF-3 (Urban Fringe, 3 dwelling units per acre)
DENSITY:	2.43 gross – 2.69 net
SPECIAL APPROVAL(S):	1) Density exceeding one (1) dwelling unit per acre in the UF-3 FLUC 2) Adjacent to a Perennial Stream
OVERLAY DISTRICT(S):	North Central Overlay

SPECIFIC APPROVAL(S):	**1) Section 712.2.8 – Construction of second means of access for over 100 units to county standards**
SURROUNDING USES & ZONING	
NORTH	**Single-family homes, vacant land, and proposed Pristine Point Subdivision zoned A/NCO (General Agriculture / North Central Overlay)**
SOUTH	**Single-family homes in Lexington Subdivision zoned PDR/NCO (Planned Development Residential / North Central Overlay), and the Gardens Manufactured Home Park zoned RSMH-6 (Residential Single-Family Manufactured Home, 6 dwelling units per acre)**
EAST	**Single-family homes and vacant land zoned A/NCO**
WEST	**Single-family homes in Harrison Ranch Subdivision zoned PDMU/NCO (Planned Development Mixed Use / North Central Overlay)**
SITE DESIGN DETAILS	
LOT SIZES:	**55' width – 71 lots 65' width – 114 lots 75' width – 87 lots 100' width – 7 lots**
SETBACKS:	**Front (front loaded garage): 25' Front (side loaded garage): 20' Side: 7.5' Rear: 15' Wetland: 15' Waterfront: 30'**
OPEN SPACE:	**39.71 acres – 34.59%**
RECREATIONAL AMENITIES:	**Trails, volley ball court, basketball court, picnic tables, gazebo's, and open play areas**
RECREATIONAL ACREAGE:	**±5.96 Acres**
BUFFERS:	**15' perimeter 30' wetland buffers**
ACCESS:	**5 interneighborhood tie access points - • 1 to Harrison Ranch**

	• 1 to proposed Pristine Point • 1 to Lexington • 1 to north • 1 to east
FLOOD ZONE(S)	Zones X and AE with Base Flood Elevations between 34-35' MSL and the regulatory floodway of Wade Canal, per FIRM Panel 120153 0205C, revised 7/15/92
AREA OF KNOWN FLOODING	Yes – 50% reduction required
UTILITY CONNECTIONS	Water and sewer available by extension
WETLAND ACREAGE & IMPACTS	
Overall Wetland Acreage:	±3.97
Proposed Impact Acreage:	none

Wade Canal is considered a Perennial Stream and, therefore, Special Approval is required in accordance with Comp. Plan Policy 3.2.2.1.

Wetlands Info.
There is one 3.965 acre wetland on-site. No impacts are proposed to the wetland or respective 30' wetland buffer. If necessary, wetland buffer enhancement will be demonstrated with the Final Site Plan in those parts of the buffer where there are either nuisance exotic species to be removed or there is no existing vegetation.

Upland Habitat
There is no native upland habitat available on the site for preservation. In lieu of this staff has asked that the trees in the recreation area be preserved by adjusting proposed improvements prior to Final Site Plan approval. A stipulation is provided.

Threatened and Endangered Species
There is no native habitat on-site; therefore, there is little chance of the site housing any Threatened & Endangered Species.

Trees
There are 734 trees and 133 palms on-site. The applicant proposes to preserve 438 trees and 68 palms. Of the 296 trees and 60 palms to be removed, 94 trees and 35 palms are on single family lots. 268 trees are proposed for replacement. Proposed replacement exceeds the requirements of Section 714.8 of the LDC. Additionally, trees within single-family lots may be preserved depending on the amount of fill and other factors in preparing the lots and constructing the homes.

There are 36 trees on two large lots (41 & 42) that have a high probability of survival

due to lot size.

NEARBY DEVELOPMENT

PROJECT	LOTS	DENSITY	FLUC	APPROVED
Pristine Pointe	360	1.97	UF-3	Pending
Ancient Oaks	246	1.17	RES-3 & UF-3	2000
Lexington	352	2.42	RES-6	2002
Harrison Ranch	1,168	1.60	UF-3	2003
Lexington Addition	35	1.72	UF-3 and OL	2005
Copperstone (aka Valencia Groves	633	2.70	UF-3 & P/SP-1	2005
Eagle Point	1,072	1.53	UF-3	2006
Saltsman	1,960	2.63	UF-3	2008

POSITIVE ASPECTS

- PDR zoning better conforms to the UF-3 FLUC than existing A zoning, and allows the Board to stipulate development to ensure compatibility.
- Open space provided is 34.59% instead of minimum 25%.
- Recreational amenities are proposed including trails, volley ball court, basketball court, picnic tables, gazebo's, and open play areas.

NEGATIVE ASPECTS

- Proposed lot sizes are significantly smaller than surrounding agricultural parcels to the east.
- Adjacent A zoning permits agricultural uses potentially incompatible with single-family homes.
- 279 lots are proposed, and at this time there will be only one existing means of access through Lexington Subdivision.

MITIGATING MEASURES

- Other nearby approved subdivisions have comparable densities and lot sizes.
- Staff recommends a stipulation to preserve trees on the east end property to provide a more significant buffer .

- **There are a total of five (5) interneighborhood ties proposed with adjacent parcels.**

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

2. All corner lots shall be 15% wider than the minimum lot size identified for each phase or lot type. If there is common open space between the lot and the right-of-way, the common open space and the side yard setback combined shall meet the minimum front yard setback.

3. No lots shall be platted through any greenbelt, landscape buffer, retention pond, wetland, or wetland buffer.

4. Prior to Final Plat approval, the applicant shall post a sign at the inter-neighborhood tie to the west informing perspective purchasers and residents of the future Inter-neighborhood tie. The size, placement, and materials for this sign shall be determined with the Final Site Plan.

5. Any Phase of this project containing more than one hundred (100) dwelling units shall have a second means of access in accordance with LDC Section 712.2.8.

B. TRANSPORTATION CONDITIONS:

1. At the time of Final Site Plan and Construction Plan approval for each phase of the project the developer shall be responsible for any additional on-site or off-site transportation operational and safety improvements attributable to this project, as determined by the Public Works Department, and in accordance with LDC Section 722.1.3.4., as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.

2. All traffic concurrency-related transportation improvements and required traffic safety

and operational improvements shall be shown on the Final Site Plan(s) and Construction Plan(s).

3. The construction access and second access, through a separate parcel to the north as shown on Exhibit B, shall be stabilized and maintained for travel by the applicant until such time as the road is fully constructed to County standards.

4. The Construction Access or second means of access described in Exhibit B, shall be stabilized shell or other material and maintained by the applicant for travel until such time as a second means of access to the Willow Bend Subdivision has been constructed to County Standards, in any event, for a period not to exceed 7 years after approval of the First Construction Drawings for Willow Bend. The design for construction of this second means of access as shown on Exhibit B shall be approved by Public works, Fire and EMS.

5. The roadway connection to Lexington shall be blocked with a fence, gate or other similar barrier as approved by Public Works, EMS and Fire, until such time as all infrastructure for Phase I of the project is certified complete. After this time, signs shall be placed directing construction traffic to project's Erie Road access.

C. STORMWATER CONDITIONS:

1. Any fill within the 25-year or 100-year floodplains of the Wade Canal shall be compensated by the creation of an equal or greater storage volume above seasonal high water table, or a CLOMR shall be obtained prior to final site plan approval. 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).

2. Any crossing of Wade Canal shall be approved by the Stormwater Management Division and be based on the No-Rise permit approval. A no-rise permit shall be required for all encroachment within the FEMA 100-year floodway on Wade Canal.

3. A Private Drainage Easement shall be shown on the Final Site Plan and Final Plat along the eastern property line of Lot #42, within the project boundaries, and be exclusive of any landscape easement or buffer.

4. There shall be a full 25-year attenuation on all stormwater ponds within the development.

5. The existing 25-year flood elevation along the Wade Canal shall be utilized as tail water condition.

6. All residential lots shall be outside of the post-development 25-year floodplain.

7. The project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Wade Canal. Modeling shall be used to determine pre- and post-development flows.

8. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and site runoff.

9. The existing drainage conveyance system between Lexington Subdivision and Wade Canal shall be maintained or a bypass conveyance system shall be provided. Final engineering design of a bypass conveyance system must be approved prior to Final Site Plan approval.

10. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along Wade Canal within the project boundaries. In addition, twenty-five (25) feet wide Drainage Maintenance and Access Easement shall be dedicated on at least on side of Wade Canal. Drainage-Maintenance Access Easements shall be free of exotic/nuisance vegetation and proposed landscaping. Existing trees are permitted to remain. Manatee County is only responsible for maintaining the free flow of drainage through these systems. The developer shall include in the homeowner's documents that Manatee County has no obligation relative to Wade Canal to maintain, change, improve, clean, repair natural erosion, restore the natural changes in the course of the stream bed or correct any other condition not caused by the County.

11. A No-Rise Certification (and all corresponding technical data) required for encroachment within the regulatory floodway of Wade Canal must be approved prior to Final Site Plan and Construction Drawing approval.

12. Stormwater facilities shall be provided for the second means of access if constructed of an impervious surface such as shell, asphalt, concrete, etc. Stormwater facilities will not have to be provided for the second means of access if constructed with a pervious surface such as number 57 stone over geo-grid. The design shall be included with the Final Site Plan and Construction Plans for this project. The design shall provide free flow of existing drainage runoff across the proposed second means of access. Stormwater facilities, if required, shall be privately maintained by the development and comply with all additional stormwater and floodplain stipulations.

D. <u>BUFFERS</u>:

1. No detention or retention ponds shall be constructed within landscape buffers or greenbelts.

2. Existing native vegetation within required landscape buffers shall be preserved to the

greatest extent possible. There shall be no overheard or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation.

3. All required landscaping within the buffers shall be installed on the exterior of any walls or fences.

4. All walls and fences within the buffers shall be measured from the finished grade of the adjacent road or lot (exclusive of any swales), whichever is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

5. At time of Final Site Plan approval, all perimeter buffers adjacent to active agriculture shall be a minimum of 35' wide. At time of Final Plat approval, if active agriculture is no longer present, the buffers may be reduced to 20'.

6. The southernmost 20 feet of Lot 42 shall be placed in a Tree Preservation Easement.

E. ENVIRONMENTAL CONDITIONS:

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Planning Department for review prior to Final Site Plan approval.

2. Prior to Final Site Plan approval, improvements within the recreation area shall be adjusted to minimize impacts to trees in that area. The adjustments shall be based on a site visit by staff with the applicant to assess the health of trees and to avoid impacts to healthy viable trees.

3. The project shall be designed so that no temporary wetland buffer impacts, other than those allowed by Section 719.11.1.2 of the LDC, occur in areas that contain native desirable vegetation. This shall be reviewed and approved by the Planning Department with Final Site Plan.

4. A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.

5. Existing native vegetation within any required landscape buffer shall be preserved to the greatest extent possible. There shall be no overhead or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation with the exception of limited crossings.

6. All proposed mulch nature trails, board walks, and shade structures in wetland buffers and areas where native vegetation is to remain shall be designed in a manner that minimizes impacts to trees or areas of significant vegetation and in accordance with Section 719 of the LDC if applicable.

7. Tree barricades for trees to be preserved shall be at the drip line, unless approved by the Planning Department. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by the Planning Department.

8. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 508.3.34.7(j) of the LDC.

9. A Well Management Plan shall be submitted to the Planning Department for review and approval prior to Final Site Plan approval. The Well Management Plan shall include identification of which wells are to be retained or abandoned; the timing of abandonment, wellhead protection details for those wells to remain, and a copy of all Water Use Permits, if applicable.

10. 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, including on individual lots.

F. RECREATIONAL:

1. At time of Final Site Plan, the recreational amenities shall be substantially consistent with those shown on the approved Preliminary Site Plan.

2. Detailed plans of all recreational amenities shall be required with or prior to the Final Site Plan for the subdivision.

3. The material and location of the proposed nature trail shall be reviewed and approved by the Planning, Parks and Recreation, and the Public Works Departments with the Final Site Plan.

G. NOTICES

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Site Plan, and shall include language informing prospective homeowners in the project:

    a. The location of the inter-neighborhood ties and the potential for future traffic through the subdivision,

b. The potential uses associated with surrounding agriculture zoning which may have a negative impact on residences (e.g., noise and odor).

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

COMPLIANCE WITH LDC				
Standard(s) Required	Design Proposal	Compliance Y	Compliance N	Comments
BUFFERS				
Roadway buffer, St/Ave	N/A			This project does not front on any existing roadways
20' perimeter buffer	20'	Y		
20' perimeter buffer next to Wade Canal	20'	Y		Landscaping in accordance with NCO standards.
Buffer landscaping		Y		Landscaping in accordance with NCO standards
TREES				
Tree replacement 358 trees removed 268 req'd. replacement		Y		129 trees shown to be removed are on individual lots
Street tree landscaping		Y		Landscaping in accordance with LDC standards
SIDEWALKS				
5' internal sidewalks	Both sides of internal roadways	Y		
5' sidewalk, exterior	N/A			This project does not front on any existing roadways
ROADS & RIGHTS-OF-WAY				
50 ' internal rights-of-way	50'	Y		Streets to be public. All internal roadways are designed with a 50' right-of-way
24' paved roadways	24'	Y		All internal roadways are designed to be 24' paved sects.
Interneighborhood Ties	5 ties proposed	Y		All access to this project is through existing and

				proposed interneighborhood ties – existing tie with Lexington Subdivision; proposed ties with Harrison Ranch and Pristine Point
Visibility triangles		**Y**		**To be evaluated with Final Site Plan**
DRAINAGE/FLOODING				
FFE 21" above crown of road - 1' above yr. flood elev.		**Y**		**To be evaluated with Final Site Plan**
ENVIRONMENTAL ISSUES				
Exotic species removal		**Y**		**To be provided with Final Site Plan**
Wetland buffer signs		**Y**		**To be provided with Final Site Plan**
25% Open space	**34.59% (±39.71ac)**	**Y**		

COMPLIANCE WITH THE LAND DEVELOPMENT CODE SECTION 504.5 - REZONE CRITERIA

1. **COMPATIBILITY**
PDR zoning is consistent with patterns in the area and appropriate for the orderly development of the community. Planned Development zoning requires site plan approval and allows the Board to attach stipulations to ensure compatibility with the surrounding uses.

Recently approved planned development projects in the area include Copperstone (f.k.a. Valencia Groves), Harrison Ranch, Eagle Pointe, Summer Woods, Lexington, Lexington addition, and Saltsman.

PDR zoning can be found to be compatible with surrounding uses and zoning.

2. **TIMING, TRENDS CHANGES TO EXISTING CONDITIONS**
PDR zoning is consistent with existing and planned development patterns in the area and appropriate for the orderly development of the community. A number of projects have been approved in the area for suburban type residential development. The timing is appropriate given the recent approvals in the area. Therefore, the rezone appears to be appropriate given the development trends.

3. **IMPACTS TO INFRASTRUCTURE**
This site will be served by county water and sewer. A traffic study was provided.

4. **GENERAL HEALTH, SAFETY, AND WELFARE CONCERNS**
A rezone to PDR should have no negative impact on the public health, safety, and welfare in this location.

5. ENVIRONMENTAL AND HISTORIC RESOURCE IMPACTS

There are ±3.96 acres of wetlands on site. The site is in an area of moderate archaeological site potential. There are no known historical or archaeological resources on the site.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the UF-3 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. The surrounding area is characterized by agricultural uses, but is changing to residential. Based on approved and proposed projects, this area is in transition from agricultural and low density residential to a suburban development pattern. However, there is an issue with access to the site. There is currently only one constructed access to this parcel which is the interneighborhood tie with Lexington Subdivision.

Policy 2.2.1.112.1 Intent. This project complies with the intent of the UF-3 category, which is for development to follow a logical expansion of the urban environment, typically growing from west to east, consistent with the availability of services. The UF-3 category also anticipates low density or clustered low to moderate density residential. These designations allow residential uses.

Policy 2.2.1.11.2 Range of Potential Uses. Residential land uses are in the range of potential uses.

Policy 2.6.1.1 Compatibility. The Preliminary Site Plan design is compatible with surrounding development. Appropriate buffers are provided for compatibility and transition between this site and surrounding uses.

Policy 2.6.2.7 Require Clustering to Limit Impacts. The site design avoids any impacts to wetlands, and wetland buffers.

Policy 2.6.5.5 Preserve/Protect Open Space.
The site plan shows 34.59% open space (±39.71 acres). 25% open space is required.

Transportation Concurrency Table

Project Name and Number Willow Bend-PDR-04-18(Z)(P)/04-S-45(P) 20050314

ESTIMATED TRANSPORTATION IMPACT FEE CALCULATIONS					
Land Use	**Land Use Type**	**Land Use Description**	**Size (units/ksf)**	**Roads Impact Fee Rate[4]**	**Manatee County Transportation Impact Fee[3]**
A	**Residential**	**Single family**	**279**	**$7,013/du**	**$1,956,627**
B					
				TOTAL	**$1,956,627**
Description: Land Use A assumes 3 bedrooms per dwelling unit.					

CONCURRENCY

CLOS APPLIED FOR: Y X N ____
TRAFFIC STUDY REQ'D: Y X N ____

AFFECTED ROADWAY	LINK(S)	ADOPTED LOS	IMPROVEMENTS REQUIRED Y / N
Erie Rd (CR 10)	**Erie Rd(CR75) to US301 (Parrish)**	**D**	**Y**
U.S. 301	**Chin Road to Ft. Hamer Rd**	**D**	**Y**

REQUIRED IMPROVEMENTS
For PDR-04-18(Z)(P)
For Phase II of the Development (154 dwelling units)**

Intersection/ Road Segment	Improvement	Applicant Seeking Impact Fee Credit (Y/N)[2]	When Required	Applicant's Proposed Estimated Cost of Improvement[1,3]	Applicant's Proposed impact (%)	Applicant's Proposed Estimate - Cost $ of Applicant's Proposed Impact[3]
1. Erie Rd (CR10) & Erie Rd (CR75)	Signalize when warranted	Y	Prior to Final Plat for Phase II	$281,990	1.38%	$3,891
	Construct one southbound right-turn lane	Y	Prior to 42nd dwelling unit for	$158,795	1.38%	$2,191

			Phase II certificate of occupancy			
	Construct one eastbound left-turn lane	Y	Prior to 42nd dwelling unit for Phase II certificate of occupancy	$294,200	1.38%	$4,060
2. U.S. 301 & Erie Rd (Parrish)	Signalize when warranted	Y	Prior to Final Plat for Phase II	$281,990	1.45%	$4,089
	Signalize when warranted	Y	Prior to Final Plat for Phase II	$281,990	2.18%	$6,147
3. U.S. 301 & Ft. Hamer Rd	Construct a second northbound approach lane	Y	Prior to 98th dwelling unit for Phase II certificate of occupancy	$158,840	2.18%	$3,463
			Total			**Total**
			$1,457,805.00			$23,842.00

**** Note; FSP (Final Site Plan) Phasing shall reflect scheduled required improvement time frame under "when required" as shown on table above.**

Right of Way

Applicable Thoroughfare Road	ROW Provided?(1/2 or full RW, where applicable)	Applicant Seeking Impact Fee Credit? (Yes/No)[2]	Applicant's Proposed - Land Area of Impact Fee for T-Fare ROW, Creditable Dedication	Applicant's Proposed Estimated Land Value[1,3]	Applicant's Proposed Estimated Impact Fee Credit[2,4]
1. N/A			+/- AC		
				Total:	$0

TRAFFIC STUDY ANALYSIS

NUMBER OF TRIPS (daily & pm peak)	Net, New Daily = 2,672 Net, New P.M. Peak Hour = 270

Distribution network and split	Erie Road, west of project site = 9.5% Erie Road, east of project site = 6% U.S. 301, west of project site = 67% U.S. 301, east of project site = 17.5%
Improvements applicant relied on in their analysis	FDOT scheduled widening of U.S. 301 to 4 lanes from Erie Road (Ellenton) to CR 675, including associated intersection improvements (i.e., turn-lane additions and signalization)
Timing for improvements relied on by applicant	Scheduled to begin construction in FY 2009
What the LOS will be when improvements are done	All study intersections and roadway segments will operate at or above the adopted LOS performance standards
What is the timeframe for improvements required by applicant	Required turn lane improvements must be constructed by the timeframe identified above and signals will be installed when warranted (FSP Phasing shall reflect scheduled required improvement timeframes under "when required" as shown)
Other reservations on links applicant is using	Link 2470 - 970 PM Peak Trips Link 2480 - 1124 PM Peak Trips Link 2490 - 688 PM Peak Trips Link 2520 - 1218 PM Peak Trips Link 3412 - 1852 PM Peak Trips Link 3413 - 1953 PM Peak Trips Link 3414 - 1395 PM Peak Trips Link 3415 - 1241 PM Peak Trips Link 4070 - 89 PM Peak Trips Link 3420 - 1229 PM Peak Trips Link 2960 - 516 PM Peak Trips

FOOTNOTES:

1. Provided for informational purposes only. The values stated are preliminary estimates – that have not been verified by staff, such that they may be adjusted.
2. Impact fee credits shall be awarded in accordance with the procedures and standards established in the County Land Development Code. Any waiver of roads impact fee credits must be memorialized in a stipulation or agreement.
3. Project/Improvement/ROW cost estimates are provided using FDOT data or other MCPWD approved sources. Estimates as to cost of road improvements, intersection improvements or land value will vary over time due to market conditions, property values, construction costs and other variables. Updated estimates may be required at a later date.
4. Please reference latest adopted Impact Fee schedule. Please direct questions to the Impact Fee Coordinator in the County Planning Department.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request(s):

1. **Alternative to LDC Section 712.2.8. which requires second means of access, constructed to county standards, for over 100 units.**

   The applicant requests the ability to construct a second means of access to the north, through a separate parcel, to Erie Road. This road will also function as the construction entrance and emergency access all 279 lots with only one currently existing means of access to U.S. 301 North; through Lexington Subdivision.

   Staff Analysis and Recommendation

   The plan currently shows five access points; one to Harrison Ranch, one to Pristine Point (proposed project, not yet approved), one to Lexington, and future connections to parcels to the north and east. Only the interneighborhood tie to Lexington is currently constructed. That loop of road within Lexington currently has 46 units with a single means of access. In accordance with the LDC, an additional 54 units could be constructed within this project's first phase for the maximum of 100 units with a single means of access.

   As justification for this request, the applicant states that on October 21, 2008, the Board of County Commissioners granted the developer of Harrison Ranch a 7-year extension of the letter of credit and requirement to complete construction of the road. His request indicates reliance on the fact that this road would be constructed by the developer of Harrison Ranch by the time Willow Bend constructed 100 units.

   The applicant proposes to construct a shell or similar surface road to the north to connect to Erie Road to serve as both a second means of access and a construction entrance. Staff proposes stipulations which address stormwater retention, construction, and maintenance of this temporary road along with a maximum time limit of seven (7) years from the date of first construction drawing approval for Willow Bend, for paving. The applicant's proposal, together with the stipulations proposed by staff, appear to satisfy the public purpose of the Land Development Code regulations to an equivalent or greater degree.

   Staff recommends approval of this request.

DETAILED DISCUSSION

The 114.81± acre site is south of Erie Road a nd west of Martha Road. Single-family detached homes are proposed with a minimum lot depth of 110'. There is a range of lot widths proposed; 71 – 55' wide lots, 114 – 65' wide lots, 87 – 75' wide lots and 7- 100'+ wide lots. All proposed setbacks are 25' front (front load garage), 20' front (side loaded garage) 7.5' side, 15' rear, and 30' waterfront setbacks. The project will be constructed in six phases.

The Preliminary Site Plan shows 279 single-family detached homes. The density is 2.43 dwelling units per acre. The requested density is comparable to previously approved projects in the area.

Streets within this project will be public. Access to the site remains an issue as there is no primary access point. The applicant for this project has requested specific approval to allow construction of second means of access to the north which is not constructed to county standards. The plan currently shows five access points; one to Harrison Ranch, one to Pristine Point (proposed project, not yet approved), one to Lexington, and future connections to parcels to the north and east. Only the interneighborhood tie which connects to Lexington is currently constructed. That loop of road within Lexington currently has 46 units with a single means of access. In accordance with the LDC, an additional 54 units could be constructed within this project's first phase for the maximum of 100 units with a single means of access.

The proposed roadway in Harrison Ranch does have final plat approval and has been bonded. On October 21, 2008, the Board of County Commissioners granted the developer of Harrison Ranch a 7-year extension of the letter of credit and requirement to complete construction of the road. The applicant for this project has requested specific approval to allow construction of a second means of access through adjacent property north to Erie Road. Staff recommends approval of this specific approval request.

The applicant proposes to construct a shell road through the proposed Pristine Point project to Erie Road which will function as the second means of access, as well as the access for all construction vehicles for the Willow Bend project. He also proposes that this shell road provide the required emergency access to Willow Bend. New stipulations are proposed which address stormwater concerns for this roadway, require all construction traffic utilize this second means of access; and allow the second means of access to be constructed of shell or other similar surface for a limited period of time not to exceed 7 years. Staff recommends granting this Specific Approval request.

Sidewalks are provided on both sides of all internal streets.

Recreational amenities include volleyball court, halfcourt basketball, two gazebos, picnic tables, benches, multi-age playground, 2,620' of mulch trail, 1,010' of 4' wide paved walkway.

There are 3.97 acres of wetlands with no impacts. Wetlands are surrounded by the required

30' wetland buffer.

There are several large lots proposed at the east end of this project. Staff recommends a stipulation to preserve a tree line of significant oaks along the southern property line in this area to provide a greater buffer to the large lot agricultural/residential uses located to the south.

Staff recommends approval subject to the staff recommended stipulations.

ATTACHMENTS

1. Applicable Comprehensive Plan Policies
2. Review Comments
3. Zoning Disclosure Affidavit
4. Request for Specific Approval
5. Copy of Newspaper Advertising
6. Ordinance PDR-04-18(Z)(P)

APPLICABLE COMP PLAN POLICIES

Policy: 2.1.2.4 Limit urban sprawl through the consideration of new development, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

Policy: 2.1.2.7 Review all proposed development for compatibility and appropriate timing. This analysis shall include:

- **consideration of existing development patterns,**
- **types of land uses,**
- **transition between land uses,**
- **density and intensity of land uses,**
- **natural features,**
- **approved development in the area,**
- **availability of adequate roadways,**
- **adequate centralized water and sewer facilities,**
- **other necessary infrastructure and services.**
- **limiting urban sprawl**
- **(See also policies under Objs. 2.6.1 - 2.6.3)**

Policy: 2.2.1.11 UF-3: Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.11.1 Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments.

Policy: 2.2.1.11.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, medium retail and office commercial uses, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives

4.2.1 and 2.10.4).

Policy: 2.2.1.11.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
3 dwelling units per acre

Maximum Net Residential Density:
9 dwelling units per acre
(except within the WO or CSVA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio:
0.23
(0.35 for mini-warehouse uses only)

Policy: 2.2.1.11.4 Other Information:

(a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to 163.3202, F.S.

(b) All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.

(c) Any nonresidential project exceeding 30,000 square feet shall require special approval.

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, And Other Mitigative Measures: Require suitable separation between adjacent land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.

Policy 2.6.1.1 Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:

- **use of undisturbed or undeveloped and landscaped buffers**
- **use of increased size and opacity of screening**
- **increased setbacks**
- **innovative site design(which may include planned development review)**
- **appropriate building design**
- **limits on duration/operation of uses**
- **noise attenuation techniques**
- **limits on density and/or intensity [see policy 2.6.1.3]**

Policy: 2.6.2.7 Require clustering, as appropriate, to limit impacts of residential development on adjacent agricultural, conservation, open space, or environmentally sensitive uses.

Policy: 2.6.5.5 Maximize the conservation and/or protection of public or private open space, including common open space, through the land development process by requiring that minimum percentages of the upland area on any project be maintained as undisturbed or landscaped areas.

Objective 2.6.5 Quality in Project Design: Promote appropriate diversity within and between existing and future development projects to achieve high quality, efficient functioning design.

Policy: 2.6.5.1 Provide incentives for, and otherwise encourage the use of the planned unit development procedure to achieve quality, highly functional, and well-integrated project designs.

Policy 2.6.5.5 Maximize the conservation and/or protection of public or private open space, including common open space, through the land development process by requiring that minimum percentages of the upland area on any project be maintained as undisturbed or landscaped areas.

Objective 2.9.1 Strong Communities: Create and maintain communities, which are characterized by, their:

- **connection, integration, and compatibility with surrounding land uses,**
- **community spaces and focal points,**
- **protection of the natural environment,**
- **connection and integration of pedestrian, bicycle, and vehicular systems,**
- **usable open spaces, and public access to water features,**
- **unifying design elements and features,**
- **variety of housing stock,**
- **pedestrian oriented structures, and pedestrian friendly design,**
- **connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.**

Policies 2.9.1.1 Minimize the development of residential projects which create isolated neighborhoods.

Policy 2.9.1.2 Promote the connection and integration of community pedestrian, bicycle, and vehicular systems to the larger county systems. (See also Obj. 3.3.3)

Policy 2.9.1.3 Provide vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one

neighborhood.

Policy 2.9.1.5 Promote the development of pedestrian friendly designs.

Policy 2.9.1.6 Promote the use of unifying design elements and features.

Policy 2.9.1.7 Encourage the development of community spaces, including usable open space and public access to water features.

Policy 2.9.1.8 Encourage the design of residential projects providing continuous green space connecting neighborhoods.

Policies 2.9.1.9 Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3)

Objective: 2.9.4 Community Image: Develop an aesthetically pleasing environment which enhances the image of Manatee County as a high quality community in which to live, work, and visit.

Policy 3.2.3.2 Require all water users to use the lowest quality of available water which adequately and safely meets their water use needs by requiring stormwater reuse, alternative irrigation sources, reclaimed water use, and gray water irrigation systems where feasible. [See Policies 9.4.1.11, 9.6.1.2, and policies under objective 9.1.5]
Objective 3.3.1 Wetlands Protection: Preserve and protect existing, viable Wetland systems to:

- **maintain control of flooding and erosion through storage of agricultural and urban runoff in wetland areas;**
- **achieve biological filtration of pollutants associated with urban and agricultural runoff by wetlands;**
- **maintain protection of coastal areas from tidal storm surges through maintaining wetlands as a natural buffer;**
- **achieve water recharge of surficial aquifers through wetland areas;**
- **maintain unique habitat functions of wetland areas as homes and critical breeding areas for many animal and plant species;**
- **maintain essential chemical and energy cycles facilitated by wetlands;**
- **maintain educational and recreational opportunities provided by wetlands.**

Policy 3.3.1.1 Prohibit removal, alteration, or encroachment within wetlands except in cases where no other practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit. Such determination will require completion of impact avoidance and Minimization analyses which clearly demonstrate the necessity of the proposed impact. [See policy 4.1.2.2 of the Coastal

Management Element for coastal wetlands.]

Policy 3.3.1.2 Require that the extent of wetland areas on any proposed development or redevelopment site be identified on a signed-and-sealed wetlands delineation at time of preliminary site plan, preliminary plat, or other preliminary development plan or similar approval. Manatee County may revoke any development orders where the difference between an estimate of wetland areas shown on a signed-and-sealed survey and actual wetlands on site is determined to be significant enough to warrant substantial project redesign.

Policy 3.3.2.2 Require the preservation of native upland habitat during land development activities through the following strategies:

(1) Maintenance of areas of non-exotic vegetation, or viable portions thereof, on any project site, especially when such area or viable portions of areas, are part of larger upland habitats which may extend beyond the boundaries of the development site;
(2) Transfer of density/intensity out of environmentally significant uplands [see policy 3.2.3.3]
(3) Removal of all nuisance exotic plant species from upland development sites during construction unless Special Approval is granted.

Policy 6.1.1.1 Permit a variety of appropriate dwelling unit types and sizes in all residential future land use categories, subject to compliance with other goals, objectives, and policies of this Comprehensive plan.

Policy 6.1.3.4 Encourage the development of a variety of dwelling units of varying cost or rent within a single development.

ZONING DISCLOSURE AFFIDAVIT

The Manatee County Land Development Code 90-01 as amended under Ordinance 91-29 requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State of another country.

NAME, ADDRESS, AND OFFICE	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
David McNabb, RL Koontz & Brian Koontz, 10603 Riverbank Ter	42.5 Ac or 37% (PID's 470410109 & 467500559)
Mary Jo Lark, 147 15th Ave N, St Pete	6.7 Acres or 5.9% (PID 470000001)
Brian & Sabine Koontz 8441 Big Buck Ln, Sarasota	5.1 Acres or 4.4% (PID 467700001)
B&B Suncoast Land Development, Inc. 8441 Big Buck Ln, Sarasota	55.5 Ac or 48.4% (PID's 470400052 & 467510109
Kenneth Lark, 6303 Youngblood, Parrish	5.0 Acres or 4.3% (PID 470410059)

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____
(Applicant): David McNabb, as Individual

Signature: _____
(Applicant): RL Koontz, as Individual & Pres of B&B

Signature: _____
(Applicant): Brian Koontz, as Individual & VP of B&B

Signature: _____
(Applicant): Mary Jo Lark, as Individual

Signature: _____
(Applicant): Sabine Koontz, as Individual

Signature: _____
(Applicant): Kenneth Lark, as Individual

STATE OF FLORIDA
COUNTY OF MANATEE
The foregoing instrument was acknowledged before me this 6 day of November, 2008, by **RL Koontz, Brian Koontz and Sabine Koontz** who are personally known to me and who (did/did not) take an oath.

(Stamp)

DIANE STEINER
MY COMMISSION # DD 529944
EXPIRES: March 25, 2010
Bonded Thru Notary Public Underwriters

_____
Signature of Person Taking Acknowledgment

STATE OF FLORIDA
COUNTY OF Manatee
The foregoing instrument was acknowledged before me this 7 day of November, 2008, by **David McNabb** who is personally known to me and who (did/did not) take an oath.

(Stamp)

HEATHER SCANLAN
MY COMMISSION # DD783075
EXPIRES June 06, 2012
(407) 398-0153 FloridaNotaryService.com

_____
Signature of Person Taking Acknowledgment

STATE OF FLORIDA
COUNTY OF Pinellas
The foregoing instrument was acknowledged before me this 5th day of November, 2008, by **Mary Jo Lark** who is personally known to me or who has/have produced FL DL # L620-546-47-701-0 as identification and who (did/did not) take an oath.

(Stamp)

LINDA S. EASTRIDGE
MY COMMISSION # DD 590059
EXPIRES: August 29, 2010
Bonded Thru Notary Public Underwriters

_____
Signature of Person Taking Acknowledgment

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 6 day of November, 2008, by **Kenneth Lark** who is personally known to me or who has/have produced FL Drivers License as identification and who (did/did not) take an oath.

(Stamp)

AMELIA MEDINA
Notary Public, State of Florida
Commission# DD766046
My comm. expires Mar. 06, 2012

_____
Signature of Person Taking Acknowledgment

Clinic.

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WHITE OAK DEVELOPMENT, LTD.
Land Development Consulting

10603 Riverbank Terrace
Bradenton FL 34212

October 30, 2008

Erika Barrett
Manatee County Planning Dept.
1112 Manatee Avenue West
Fourth Floor
Bradenton, FL 34205

RE: B&B Suncoast /WILLOW BEND SUBDIVISION (fka Moran/Willow Bend)
PDR-04-18(Z)(P)/04-S-45(P)
Request for Specific Approval from the requirement for a 2nd Means of Access per LDC 712.2.8

Dear Erika,

We are requesting specific approval for the Willow Bend project from the requirement of section 712.2.8, *Second Means of Access.* This section requires "All residential developments or parts of phases thereof, containing more than one hundred (100) residential dwelling units...shall have a second separate means of access (street), which shall afford an alternate means of safe entry to and egress from the development (see second means of access, Diagram A)."

As shown on my site plan, I have agreed to construct a shell road through the Pristine Pt project out to Erie Rd for the use of construction vehicles for the Willow Bend project. I have an agreement with the Pristine Pt developer which allows this road. I am proposing that this construction road also be used as an emergency access until one of our other inter-neighborhood ties is constructed which will ultimately provide a permanent second means of access.

Section 712.2.8 does anticipate the need for some alternative designs under certain circumstances. Although the circumstance specifically discussed in 712.2.8 is in regards to site security elements, I believe it gives a framework and some context to why there is a requirement for a second means of access and how one can still meet those requirements with an alternative design. As an example, one sentence states, "The alternative design shall incorporate specific security provisions **to allow satisfactory ingress by emergency vehicles.**" Additionally, it states, "The security components shall include the construction of and maintenance criteria for security gates and signage, **in addition to the road base and surface stability for emergency vehicles. The area above the ground surface shall remain free and unobstructed to allow ready access by emergency vehicles to the planned development.**" [emphasis added]

Phone: 941-750-6000 ☎ Fax: 941-750-9229 ✉ whiteoak@tampabay.rr.com

I believe these show the intent of the requirement for a second means of access is primarily for the access of emergency vehicles. In research I had previously done trying to discover the history behind the requirement for a second means of access, I discovered that Commissioner Kent Chetlan is the one who initiated the requirement for a second means of access. I was told that the concern was, "what if a water line was to burst and forced a road to be closed and while it was being repaired, there was an emergency such as a fire or a heart attack; the emergency service personnel would be delayed in responding to that emergency".

By providing an emergency access road until a permanent secondary means of access is provided and with ultimately having 5 accesses to the project, we meet both the short term and long term goals of safety of the general public and ultimate connectivity of neighborhoods.

Sincerely,

Dave McNabb

DM/hls

cc: William Merrill, III, Icard Merrill
William Clague, Manatee Co
Carol Clarke, Manatee Co

WHITE OAK DEVELOPMENT, LTD.
Land Development Consulting

10603 Riverbank Terrace
Bradenton FL 34212

October 30, 2008

Erika Barrett
Manatee County Planning Dept.
1112 Manatee Avenue West
Fourth Floor
Bradenton, FL 34205

RE: B&B Suncoast /WILLOW BEND SUBDIVISION (fka Moran/Willow Bend)
PDR-04-18(Z)(P)/04-S-45(P)

Request for Specific Approval

Dear Erika,

Enclosed you will find a request for specific approval for the Willow Bend project from the requirement for second means of access over 100 units. As you know, the planning staff has expressed concerns throughout the 4 1/2 years this project has been pending about having a second means of access.

After exploring and pursuing many different options, I was ultimately able to obtain a piece of property that gives me access to a platted public road in the Harrison Ranch project. The developer of Harrison Ranch has posted a letter of credit with Manatee County ensuring the completion of the improvements which, of course, is very common in Manatee County. We had previously agreed to the requirement to limit the first phase to 99 units relying on the fact that this road would be constructed by the developer of Harrison Ranch by the time we were past our first phase given the time requirements contained within this posted letter of credit.

Yesterday, October 21, 2008, the Board of County Commissioners granted the developer of Harrison Ranch a 7 year extension of the letter of credit and the requirement to complete those improvements. County Attorney Bill Clague stated to the BOCC, "I am the one who insisted this be an agenda item...this is the first time we've done this; this is a new transaction." So, I had no way of anticipating that a 7 year extension would be granted. This is why I am now requesting the specific approval that is attached and offering the emergency access rather than agreeing to only build 99 lots until there is a second means of access.

Phone: 941-750-6000 ☎ Fax: 941-750-9229 ✉ whiteoak@tampabay.rr.com

Sincerely,

David McNabb

DM/hls

Enclosure

cc: William Merrill, III, Icard Merrill
William Clague, Manatee Co
Carol Clarke, Manatee Co



Bobbi Roy/MCG
11/05/2008 02:24 PM

To Erika Barrett/MCG@MCG, Bob Pederson/MCG@MCG, Carol Clarke/MCG@MCG
cc
bcc
Subject Public Comment re: Fw: Willow Bend

Please see public comment below.

Thanks,
Bobbi Roy, Project Coordinator
Manatee County Planning Department
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-749-3070x6878
Fax: 941-708-6157
---- Forwarded by Bobbi Roy/MCG on 11/05/2008 02:24 PM ----



Shirley Talley/MCG
11/05/2008 01:47 PM

To Bobbi Roy/MCG@MCG
cc
Subject Fw: Willow Bend

---- Forwarded by Shirley Talley/MCG on 11/05/2008 01:47 PM ----



"Tami Vaughan" <FrstWordDr@msn.com>
11/05/2008 11:06 AM

To <joe.mcclash@mymanatee.org>
cc
Subject Willow Bend

Dear Commissioner McClash:

I just received notice about a proposed development coming before the planning board on November 13th, and then in front of the commissioners on December 4. I wanted to bring this to your attention early, but will contact you again when it gets closer to the meeting date and after the Planning Board has made their determination.

As you know, I am very sensitive about the density of proposed developments out here in rural Parrish. As has happened in the past, Willow Bend is proposing an overly dense plan for this area. The site is +/- 114.81 acres at the end of Martha Road on one end and at the end of Youngblood Road on the other. They are proposing 279 lots for this 114 acres. That averages almost 3 houses per acre. I'm sure you are aware by now, my feelings are that absolute maximum density out here should be 1 unit per acre, but more ideally 1 unit to 5 or 10 acres to be in keeping with the surrounding homesteads.

I'd also like to point out that both Martha and Youngblood are dirt roads. Youngblood is a

privately owned road, Martha is supposed to be county owned but has never been maintained by the county. At the moment, the end of Martha Road where it curves to the West is a gated driveway. I understand there is some kind of right of way that would be accessed for an entrance but as a single lane drive, it's obviously not designed to take on traffic from 279 lots. In addition both Martha and 69th are narrow country lanes. 69th is only 18 feet wide in certain areas, not even up to the counties minimum requirements.

No, I do not want Martha paved and widened, nor do I want 69th widened. I am pointing out these inadequacies to emphasize how devastating it would be to allow 279 lots to go into such a quiet rural area.

I will keep you informed of this situation and would appreciate your support and understanding of the inappropriateness of this development.

Sincerely,

Tami Vaughan
----- Original Message -----
From: joe.mcclash@mymanatee.org
To: Tami Vaughan
Sent: Monday, July 07, 2008 2:16 PM
Subject: Re: Saturday Night

On behalf of Commissioner Joe McClash, thank you for your email. This response serves as an immediate acknowledgment. I've printed a copy of your correspondence for Commissioner McClash's mail.

Please feel free to write or contact Commissioner McClash anytime.

Shirley Talley, Executive Assistant
to Commissioner Joe McClash
Manatee County Government
Board of County Commissioners
Post Office Box 1000
Bradenton, Florida 34206-1000
Telephone: 941-745-3709
Facsimile: 941-745-3790
shirley.talley@mymanatee.org

"Tami Vaughan" <FrstWordDr@msn.com>

07/07/2008 02:56 PM

To <joe.mcclash@mymanatee.org>
cc
Subject Saturday Night

Dear Commissioner McClash:

"Tami Vaughan"
<FrstWordDr@msn.com>
11/05/2008 11:47 AM

To <erika.barrett@mymanatee.org>, <planning.agenda@mymanatee.org>
cc <carol.clarke@mymanatee.org>, "Ben Jordan" <jordan44@tampabay.rr.com>
bcc
Subject Moran/Willow Bend

Dear Ms. Barrett:

I have just received notice about a proposed development coming before the planning board on November 13th, and then in front of the commissioners on December 4. Due to new job conflicts, I will not be able to attend the public hearing, but wanted to be sure to give my input on this proposal.

The development is known as Moran/Willow Bend and it is application #PDR-04-18ZP (DTS# 20050314) at 6985 Martha Road in Parrish.

As you may know, I am very sensitive about the density of proposed developments out here in rural Parrish. As has happened in the past, Willow Bend is proposing an overly dense plan for this area. The site is +/- 114.81 acres at the end of Martha Road on one end and at the end of Youngblood Road on the other. They are proposing 279 lots for this 114 acres. That averages almost 3 houses per acre. If you could come out and see this area, you would probably agree that absolute maximum density out here should be 1 unit per acre, but more ideally 1 unit to 5 or 10 acres to be in keeping with the surrounding homesteads.

I'd also like to point out that both Martha and Youngblood are dirt roads. Youngblood is a privately owned road; Martha is supposed to be county owned but has never been maintained by the county. At the moment, the end of Martha Road where it curves to the West is a gated driveway. I understand there is some kind of right of way that would be accessed for an entrance but as a single lane drive, it is obviously not designed to take on traffic from 279 lots. In addition both Martha and 69th are narrow country lanes. 69th is only 18 feet wide in certain areas, not even up to the counties minimum 24 foot requirements.

No, I do not want Martha paved and widened, nor do I think 69th Street should be widened. I am pointing out these inadequacies to emphasize how devastating it would be to allow 279 lots to go into such a quiet rural area. The only possible access might be through Livingston, but I doubt the board there would approve such a measure.

I appreciate you keeping me informed of this situation and hope that you will emphasize the problems surrounding this particular proposal.

Sincerely,

Tami Vaughan

Reviewer Comments

Review Completed by Teree Sutton on 09/04/2008 02:24 PM

Subject: **Public Safety**

Response to: 20050314(8)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments: I have reviewed the plans as submitted and have no additional comments this time.

Reviewer Comments

Review Completed by Candie Pedersen on 09/03/2008 01:42 PM

Subject: **Parks and Recreation**

Response to: 20050314(8)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments:

PARKS AND RECREATION DEPARTMENT - EXT 6000
"To Serve With Excellence"
MEMORANDUM

Date: September 3, 2008
Case file number: PDR-04-18(Z)(P)/04-S-45(P)
Case project name: Moran/Willow Bend
Department: Parks & Recreation
Reviewers name: Candie Pedersen, Parks Designer
Contact number: (941) 792-8784
Planners: Erika Barrett

1. Thank you for providing the requested table/chart.
2. Thank you for providing more than the minimum of 1 acre of recreation op space per 100 dwelling units.
3. The construction specifications for the trail will be reviewed with the Final Plan submittal, along with all other recreation elements and amenities at that ti
4. We appreciate your time in coming to meet with us. Based on that meeting, plans have been revised to provide a more inclusive recreation design that will benefit the quality of life offered in this proposed development.
5. Thank you for planning a multi-age playground apparatus in lieu of the originally proposed "tot lot." The revised playground area will serve children between the ages of two and twelve. Thank you for providing benches/picnic t around the perimeter of the area for caregivers along with shade trees as part o landscaping plan.
6. Thank you for providing a small pervious surface (grassed) parking area at paved trail entrance to provide increased access to the recreation area.

All recreation issues have been satisfactorily addressed and there are no f comments or concerns with this application.

Reviewer Comments

Review Completed by Dorothy Rainey on 09/02/2008 04:20 PM

Subject: **Environmental Planning Division comments.**

Response to: 20050314(8)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments:

CASE MANAGER:	Erika Barrett, Planner
REVIEWING AGENCY:	Environmental Planning Divison (PD)
REVIEWER:	Dorothy Rainey, Sr. Environmental Special
EMAIL:	dorothy.rainey@mymanatee.org
PHONE:	(941) 749-3070
FAX:	(941) 749-3087
DATE:	September 8, 2008 (Version #8)
PROJECT NAME	**Moran/Willow Bend**
PROJECT NUMBER: 20050314	**PDR-04-18(Z)(P)/04-S-45(P) DTS#**

I. This submittal cannot be scheduled for public hearings until the comments listed below are satisfactorily addressed.

1. Environmental Planning Division has no objection to the project going forward to hearings with the stipulations provided below in Section III. I that the "Trees" figures were updated to reflect the deletion of the roa segment that was connecting to Martha Road.

II. We offer the following information for your staff report:

1. The Wade Canal is considered a perennial stream and therefore requi Special Approval in accordance with Comp. Plan Policy 3.2.2.1.

2. Wetlands Info.

Overall Wetland Acreage:	3.965 Acres
Proposed Impact Acreage:	0.00 Acres

There is only one wetland on-site that is 3.965 acres. No impacts are proposed to the wetland or its respective 30' wetland buffer. If necessa wetland buffer enhancement will be provided with the Final Site Plan in t parts of the buffer where there are either nuisance exotic species to be removed or there is no existing vegetation.

3. Upland Habitat

There is no native upland habitat available on the site for preservation. I of this staff has asked that the trees in the recreation area be preserve adjusting proposed improvements prior to Final Site Plan approval. A stipulation is provided.

4. Threatened and Endangered Species

There is no native habitat on-site, therefore, there is little chance of th housing any Threatened & Endangered Species.

5. Trees

There are 734 existing trees and 133 existing palms located on-site. The applicant is proposing to preserve 438 trees and 68 palms. Of the 296 t and 60 palms to be removed 94 trees and 35 palms are located on propos single family lots. 268 trees are being proposed for replacement. Propo replacement exceeds the requirements of Section 714.8 of the LDC. Additionally, trees within single-family lots may be preserved depending the amount of fill and other factors in preparing the lots and constructin homes.

The applicant has noted that there are 36 trees located on two very larg (41 & 42) that will have a very high probability of survival due to lot size.

III. Proposed stipulations:

1. A copy of the Environmental Resource Permit (ERP) approved by SWF shall be submitted to the Environmental Planning Division for review prio Final Site Plan approval.

2. All proposed improvements in the recreation area shall be located so t impacts to trees are minimized. Adjustments shall be made with the Fina

Plan.

3. Prior to Final Site Plan approval the improvements proposed within the Recreation Area shall be adjusted to minimize impacts to trees in that ar The adjustments shall be based on a site visit by staff together with the applicant to assess the health of trees and avoid impacts to healthy viabl trees and shall be reflected on the Final Site Plan.

4. The project shall be designed so that no temporary wetland buffer impacts, other than those allowed by Section 719.11.1.2 of the LDC, are required in areas that contain native desirable vegetation. This shall be reviewed and approved by the Environmental Planning Division with Final S Plan.

5. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas sh be dedicated to the County prior to or concurrent with Final Plat approva

6. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.

7. Existing native vegetation located within any required landscape buffe shall be preserved to the greatest extent possible. There shall be no overhead or underground power lines, swales, or storm water facilities wi any proposed landscape buffer containing desirable native vegetation wit exception of limited crossings.

8. All proposed mulch nature trails, board walks and shade structures loc in wetland buffers and areas where native vegetation is to remain shall b designed in a manner that minimizes impacts to trees or areas of signific vegetation and in accordance with Section 719 of the LDC if applicable.

9. Tree barricades for trees to be preserved shall be located at the dri unless approved by the Planning Department. The drip line shall be defin the outer branch edge of the tree canopy. The area within the drip line s remain undisturbed. The following activities are prohibited within the dr line of preserved trees: machinery and vehicle travel or parking; undergr utilities; filling or excavation; storage of construction materials. The tre protection barricades shall consist of chain link fence (new or used) with minimum 5' height, unless otherwise approved by the Planning Departmen

10. A Construction Water Quality Monitoring Program and proposed samp locations are required to be included in the ESCP information on the Fina Plan in accordance with Section 508.3.34.7(j) of the LDC.

11. A Well Management Plan shall be submitted to the Environmental Plani Division for review and approval prior to Final Site Plan approval. The W Management Plan shall include identification of which wells are to be retained/abandoned; the timing of abandonment; wellhead protection det for those wells to remain and a copy of all Water Use Permits, if applicat

12. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manate County public potable water supply shall be prohibited.

Reviewer Comments

Review Completed by Linda Petersen on 08/29/2008 11:22 AM

Subject: **Utilities**

Response to: 20050314(8)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments: **DATE: AUGUST 29, 2008**

CASE PROJECT NAME: MORAN/WILLOW BEND

CASE FILE NUMBER: PDR-04-18(Z)/04-S-45(P) DTS#: 20050314(8)

PLANNER: E. Barrett **REVIEW ENGINEE**
Harrison

COMMENTS:

Utilities - Distribution (Bob Crowton, Ext. 5141)

Show valves and services to each lot on Final Site Plan.

Public Works - Utility Engineering (Linda Petersen, Ext. 5038)

This Preliminary Site Plan is sufficient to proceed to hearing.

Utilities - Solid Waste Enforcement (Ed Eartly, Ext. 4969)

All residential units will have individual can pick up for garbage service and r
by waste hauler. Also, recreation will need a 5' x 8' can enclosure.

Utilities - Meter Section (Mike Hooey, Ext. 5325)

No comment until Final Site Plan.

Utilities – Reclaim Water (Rick Roy, Ext. 5326)

No comment.

Reviewer Comments

Review Completed by Sandy Tudor on 08/29/2008 09:58 AM

Subject: **Floodplain Management**

Response to: 20050314(8)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments:

Sandy Tudor, Floodplain Investigator, CFM
Building Dept/Floodplain Section
941-749-3047, ext. 3843
e-mail: sandy.tudor@mymanatee.org

No additional objections.

Requested Stipulation:

A No-Rise Certification (and all corresponding technical data) requi for encroachment within the regulatory floodway of Wade Canal approved prior to Final Site Plan/Construction Drawing approval.

Reviewer Comments

Review Completed by Danielle McKee on 08/25/2008 11:18 AM

Subject: **Stormwater Management**

Response to: 20050314(8)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments: Please be advised that we have reviewed the Revised Preliminary Site Plan dat August 20, 2008. We have no additional comments at this time.

The following comments are for informational purposes only, no response is required:

Project Located in Flood Prone Area: **Yes**
Type of Flooding (i.e. rainfall, riverine, storm surge, etc): **Rainfall; Natural System**
Project Subject to flow reduction: **Yes; 50% Reduction**
Project subject to OFW: **No**
Watershed/Basin: **Frog Creek/Wade Canal**
Project located within Floodplain and/or Floodway: **Yes; 25-year & 100-year Floodplain, Floodway**
Drainage Easements/Access Easements required for existing system(s): **Yes**

Staff recommends the following additional stipulations:

1.) Any fill within the 25-year or 100-year floodplains of the Wade Canal : be compensated by the creation of an equal or greater storage volume a seasonal high water table, or a CLOMR shall be obtained prior to final s plan approval. 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).

2.) Any crossing of Wade Canal shall be approved by the Stormwater Management Division and be based on the No-Rise permit approval.

3.) A Private Drainage Easement shall be shown on the Final Site Plan a Final Plat along the eastern property line of Lot #42 within the project boundaries and be exclusive of any landscape easement/buffer.

4.) A no-rise permit shall be required for all encroachment within the FE 100-year floodway on Wade Canal.

5.) There shall be a full 25-year attenuation on all stormwater ponds witl the development.

6.) The existing 25-year flood elevation along the Wade Canal shall be utilized as tailwater condition.

7.) All residential lots shall be located outside of the post-development 25-year floodplain.

8.) The project shall be required to reduce the calculated pre-developme flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Wade Canal. Modeling shall be used to determine pre- ar post-development flows.

9.) The Drainage Model and Construction Plan shall demonstrate that nc adverse impacts will be created to neighboring residents surrounding tl site in respect to drainage routing, grading, and site runoff.

10.) The existing drainage conveyance system between Lexington Subdivision and Wade Canal shall be maintained or a bypass conveyan system shall be provided. Final engineering design of a bypass convey system must be approved prior to Final Site Plan approval.

11.) A Drainage Easement shall be dedicated to Manatee County a shown on the Final Site Plan and Final Plats along Wade Canal within tl project boundaries. In addition, a twenty-five (25) feet wide Drainage Maintenance and Access Easement shall be dedicated on at least on sic Wade Canal. Drainage-Maintenance Access Easements shall be free of exotic/nuisance vegetation and proposed landscaping. Existing trees a permitted to remain. Manatee County is only responsible for maintainin free flow of drainage through these systems. The developer shall includ the homeowner's documents that Manatee County has no obligation rel to Wade Canal to maintain, change, improve, clean, repair natural erosic restore the natural changes in the course of the stream bed or correct a other condition not caused by the County.

Should you have any questions, please feel free to call 708-7471, extension 72

Reviewer Comments

Review Completed by Red Childs on 08/25/2008 02:26 PM

Subject:

Response to: 20050314(8)

PIN:	470000001	**Application Type:**	Planned Development - Rezone w/ Preliminary Site Plan

Comments: No comments relative to traffic operations and safety at this time.

Reviewer Comments

Review Completed by Susan Barfield on 10/08/2008 04:10 PM

Subject: **concurrency**

Response to: 20050314(10)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments:

MANATEE COUNTY PLANNING DEPARTMENT
CONCURRENCY MANAGEMENT COMMENTS
(941) 749-3070

DATE: October 8, 2008

PROJECT NAME: MORAN/WILLOW BEND
PDR-04-18(Z)(P)/04-S-45(P) 20050314
279 SINGLE FAMILY DETACHED LOTS

ADDRESS: 7209, 7109, 7015, 7005, 6602 MARTHA RD; 6403 & YOUNGBLOOD,
11720 DARSEY ROAD, NCT

PLANNER: Erika Barrett EXT 6836
CONCURRENCY: Susan Barfield EXT 3842

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

CONCURRENCY RELATED COMMENTS:

I. This submittal may proceed when the comments listed below and the comments by the other reviewing agencies are satisfactorily addressed.

The revised traffic impact study has been received and has been routed to HNTB for Comments or questions regarding study will be sent directly to the traffic engineer.

Applicant is advised that a Certificate of Level of Service Compliance for concurrency v be issued for this preliminary site plan until all appropriate components of concurrenc been reviewed and approved. The traffic analysis for this project must be approved p board action; otherwise, a "Deferral and Acknowledgment of Eventual Requireme Concurrency" shall be submitted to defer concurrency requirements until constructi approval. However, a traffic impact review study must be submitted with the deferral fc review. This study must be reviewed prior to the public hearing.

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

US 301 (Between Chin Rd & Ft Hamer Rd - Link 3413)

	LOS STD	OPR LOS
At time of submittal:	D	F
Currently:	D	F

	DEFICIENT - Y / N
Without reservations:	N
With reservations for approved projects:	Y
With reservations for approved & pending projects:	Y

US 301 (Between Ft Hamer & CR 675 - Link 3414)

	LOS STD	OPR LOS
At time of submittal:	D	F
Currently:	C	F

	DEFICIENT - Y / N
Without reservations:	N
With reservations for approved projects:	Y
With reservations for approved & pending projects:	Y

Erie Rd/CR 10 (Between Erie Rd/CR 75 & US 301/Parrish - Link 2480)

	LOS STD	OPR LOS
At time of submittal:	D	C
Currently:	D	F

	DEFICIENT - Y / N
Without reservations:	N
With reservations for approved projects:	N
With reservations for approved & pending projects:	Y

Additional on-site and/or off-site improvements may be required as the property is devel

III. General Information

Applications for Certificate of Level of Service Compliance for solid waste, transit, anc have been reviewed and are pending preliminary site plan approval.

Per the Manatee County Comprehensive Plan policy 2.4.1.2, concurrency for potable and sanitary sewer may only be applied for at the time of Final Site Plan or Const Drawings.

Drainage design intent shall be indicated on the preliminary site plan. Final engineering d design must be approved prior to final site plan approval.

All traffic control signage and pavement markings, if warranted, shall conform to FD MUTCD standards.

If there are any questions pertaining to concurrency, please contact 749-3070 extension

RIGHT-OF-WAY RELATED COMMENTS:

I. This submittal may proceed when the comments listed below and the comments is

by the other reviewing agencies are satisfactori-ly addressed.

Please see comments from Doug Jones, Property Management Department.

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

Table 5-1 Right of Way Needs Requirements of the Comprehensive Plan indicates that US
planned to be a 6 lane facility in the 20 year plan.

Table 5-1 Right of Way Needs Requirements of the Comprehensive Plan indicates that Eri
planned to be a 4 lane facility in the 20 year plan.

If there are any questions pertaining to the right-of-way comments, please contact 74
extension 3842.

Reviewer Comments

Review Completed by Doug Jones on 08/25/2008 09:51 AM

Subject: **Right-of-Way Requirements**

Response to: 20050314(8)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments: No additional right-of-way required at this time. The plans have been corre concerning Martha Road, south of 69th Street East.

Reviewer Comments

Review Completed by Mark Mayer on 10/03/2008 11:18 AM

Subject:

Response to: 20050314(10)

PIN: 470000001 **Application Type:** Planned Development - Rezone w/ Preliminary Site Plan

Comments:

Engineering Service Comments:

- Engineering has no further objection to this project moving forward t Public Hearing. Please place all stipulations under **Item III** below in the report.

The following are suggestions, comments and concerns for proposal; they do not require a revision to your application at time.

- "Subdivision "Streets" shall be constructed to Manatee County Transportation Department Standards and maintained by "Manatee Co and will be public. "Wastewater" and "Potable Water" shall be shall be constructed to "Manatee County Public Works Standards" and maintai by "Manatee County".
- At time of Final Site Plan" and "Construction Drawing" approval for e phase of the project, the developer shall be responsible for any additio on-site or off-site transportation operational and safety improvements attributable to this project, as determined by the Public Works Departm and in accordance with LDC Section 722.1.3.4, as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.

Applicable Stipulations To Be Placed Within The Approval Letter:

- Public internal residential streets shall be constructed to Manatee C Transportation Standard Detail 401.8. (50' R/W, 24' roadway width, 2' and gutter design with 5' sidewalk located both sides of the street).
- Specific Approval of an alternative to Manatee County Transportatic Standard 401.10 -Residential Cul-de-Sac.
- Prior to issuance of a Building Permit for the 100th unit, a second m of access shall be constructed and approved to Manatee County Transportation Department Standards for all phases with over 99 lots.

PW/TRANSPORTATION SYSTEMS MANAGEMENT
PROJECT REVIEW COMMENT

TODAY'S DATE: 10/17/08 **PROJECT NAME:** Willow Bend
PROJECT NUMBER: PDR-04-18(Z)(P)/04-S-45(P) **DTS #:** 20050314
REVIEWED BY: Bernard Salmon, Transportation Systems Plan Reviewer
PHONE #: (941) 708-7400, Ext. 7604 **FAX #:** (941) 708-7470
EMAIL ADDRESS: barney.salmon@mymanatee.org
PROJECT AGENT: Ralph Rhodes, Rhodes Engineering

A. Public Works Department Transportation System Sufficiency Comments

Based on the following sufficiency review comments, the application is deemed sufficient.

1. TSMD division of the Public Works Department has deemed this project sufficient and has "No Objection" to it proceeding forward to P.C. and B.O.C.C. public hearing at this time.

B. Public Works Department Traffic Operations and Safety Comments

1. None at this time.

C. Public Works Department Transportation Systems Recommended Stipulations

1. At the time of Final Site Plan and Construction Plan approval for each phase of the project the developer shall be responsible for any additional on-site or off-site transportation operational and safety improvements attributable to this project, as determined by the Public Works Department, and in accordance with LDC Section 722.1.3.4., as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.

2. All traffic concurrency-related transportation improvements and required traffic safety and operational improvements shall be shown on the Final Site Plan(s) and Construction Plan(s).

3. Any Phase of this project containing more than one hundred (100) dwelling units shall have a second means of access in accordance with LDC Section 712.2.8.

D. Other Public Works Transportation Systems Comments

1. No further comments.

Please contact me if you have any questions concerning the above review comments.

UPDATE INFO/PLANNING COMMISSION

November 13, 2008

WILLOW BEND
Moran
PDR-04-18(Z) (P)

Add the following stipulation:

B. 3. The construction access and second access through Pristine Point shall be stabilized and maintained for travel by the applicant until such time as the road is fully constructed to County standards.

SCHOOL BOARD

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Chairwoman

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Vice Chairman

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SUPERINTENDENT

Dr. Roger Dearing

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2807-B 27th Street East
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SCHOOL DISTRICT OF MANATEE COUNTY

October 30, 2008

PLANNING
NOV 13 2008
DEPARTMENT

Erika Barrett, Case Planner
Manatee County Government, Planning Department
P.O. Box 1000
Bradenton, FL 34206-1000

RE: Development Review Comments
PDR-04-18(Z)(P)/04-S-45(P) Moran/Willow Bend
(DTS # 20050314(8))

Dear Erika Barrett,

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application Willow Bend.

The application is regarding land development pertaining to approximately 115.22 acres at Martha Rd and Youngblood Rd. The applicant has requested approval of a Preliminary Site Plan for 279 single-family dwelling unit project.

This report is intended to be only information and analysis to assist Manatee County Government in its land-use decision.

Projected Student Generation and School Needs
Willow Bend Preliminary Site Plan would permit 279 additional single-family dwelling units and based on the Student Generation Rate could potentially generate 48 elementary, 25 middle, and 31 high school student(s) for a total of 104 additional students.

Projected Educational Facilities Impact Fee
Based on the current educational facilities impact fee schedule, the fee for 279 single-family dwelling units would be $1,833,541 (single-family $6,572).

School Service Area and Current School Attendance Zones
This property is located in School Service Area 1 for school planning and concurrency purposes. The 2008/2009 school attendance zones are as follows:

1. Virgil Mills Elementary
2. Buffalo Creek Middle School
3. Palmetto High School

Five Year Capital Improvements Plan (CIP)
The School Board of Manatee County's 2008-09 Five Year Capital Improvement Plan includes the following capacity related capital improvements for elementary and middle schools:

School Service Area 1

1. Palm View Elementary Classroom Addition 2009-2010
2. Palmetto Elementary Replacement 2010-2011

High schools include the following capacity related capital improvements district-wide:

1. Palmetto High School Classroom Addition 2010-2011

School Concurrency
The School Board of Manatee County and Manatee County Government have adopted a school concurrency management system and this development is required to obtain a Certificate of Level of Service for Public School Facilities upon submission of an application for horizontal or vertical construction approval (Final Site Plan or functional equivalent).

This is a preliminary report of the potential effects on school capacity.

In accordance with the results of this report at this time the following was found within the affected School Service Area (SSA) 1:

1. Elementary Schools do have sufficient capacity to support the proposed land development application.
2. Middle Schools do have sufficient capacity to support the proposed land development application.
3. High Schools do have sufficient capacity to support the proposed land development application.

Development Compatibility
Willow Bend project is located adjacent to a proposed school site and appears to be compatible with nearby school sites.

Sidewalks and Bicycle Paths
Willow Bend is located within the two mile walking radius of a proposed school site. The plans provide for sidewalks to connect throughout the neighborhood on both sides of all streets. The access to Martha Rd has been removed from the project in the August 2008 Preliminary Site Plan. The School District is requesting that pedestrian access be provided between lots 42 and 43 to connect to Youngblood Road. This would allow for pedestrian access to the proposed school site.

Crosswalks, Traffic Signalization, School Signs & Markings

The School District is not requesting school signs or markings for this project at this time. If the proposed school is constructed on the Martha Rd and 69th St E site, the School District may need school signs, marking and signals for a reduced school speed zone along the school frontage.

Transportation, Bus Stops, and Bus Shelters

Willow Bend is not located within the two mile walking radius of a Virgil Mills Elementary, Buffalo Creek Middle School and Palmetto High School. I am requesting that you meet with Mike Pendley and me prior to submittal of construction drawings/final site plan to discuss the potential requirement for a bus stop/shelter at the recreation area.

There has been a growing trend of parents driving students to bus stops and parking vehicles near the bus stop. Generally, I suggest providing a wider roadway near bus stops to accommodate additional parked cars or expanding the parking area (Drawing No. 4 two parking spots) so the bus will be able to safely load/unload students and pass parked cars on the roadway. Wherever possible, a bus stop should have a waiting area 10 to 15 feet from the roadway. The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.

If you have any questions in regards to the Development Review Comments you can contact me at 708-8800 X1223.

Sincerely,

Amy Anderson
Facilities, Sites and Planning Manager

Copy of Newspaper Advertising

Bradenton Herald

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 **Thursday, December 4, 2008, at 9:00 A.M.** at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider and act upon the following matters:

Z-84-76(R7) – CREEKWOOD COMMONS DEVELOPMENT, LLC AND RIDAN INDUSTRIES, LLC

Request: An Ordinance of Manatee County, Florida approving a revised Zoning Ordinance and General Development Plan to:

1.)Amend the allowable uses to include telecommunication towers within Parcel I, limited to the area west of Lena Road;
2.)Amend the GDP to reflect the above changes; and
3.) Amend the Zoning Ordinance to update terminology and departmental references, and various other changes, codifying and restating the existing zoning ordinance; providing for severability, and providing for an effective date.

Creekwood is at the northwest and northeast intersections of State Road 70 and I-75 (+/-818.26 Acres).

Z-84-76(R8) – CREEKWOOD INVESTORS LTD AND CREEKWOOD EAST CORPORATE PARK LLC/ CREEKWOOD

Request: An Ordinance of Manatee County, Florida approving a revised Zoning Ordinance and General Development Plan to:
2.)Decrease industrial entitlements from 950,000 square feet to 800,000 square feet;
3.)Delete Project Phasing and Buildout Condition #10 (which limits the amount of square footage);
4.)Delete various Transportation Conditions;
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PDO/PDC-05-12(P) – DEREL TRUST / DEREL CENTER

An Ordinance of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 87,110 square feet of mini-storage, 8,100 square feet of office, and a 6,045 square foot daycare center on approximately 10.34 acres on the north side of US 301, approximately 0.25 miles west of Red Rooster Road at 11700 US 301 North, Parrish; subject to stipulations as conditions of approval; setting forth finding; providing a legal description; providing for severability, and providing an effective date.

Z-08-02 – SKY HIGH VENTURES, LLC

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 0.80 acres on the west side of U.S. 41, ± 535 feet north of 33rd Street West at 3501

U.S. 41 N., Palmetto from NC-M (Neighborhood Commercial-Medium) to HC (Heavy Commercial); setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-06-38(Z)(P) – MOCCASIN VILLAGE, LLC - MOCCASIN VILLAGE

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code); relating to zoning within the unincorporated area; providing for a rezone of approximately 9.86 acres on the south side of Moccasin Wallow Road, approximately 0.35 miles east of US 41 and _ mile west of Ellenton-Gillette Road at 3005 Moccasin Wallow Road, Palmetto, from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 72 multi-family units in 10 buildings with 39% of the units designated as affordable housing; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-08-13(Z)(P) – AURORA FOUNDATION / AURORA FOUNDATION ASSISTED LIVING FACILITY

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 17.28 acres on the north side of SR 64, and west of Greyhawk Boulevard, at 12705 SR 64, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for a 143,536 square foot large group care home (with 160 units for up to 218 residents); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. (_17.28 acre rezone; _14.21 acres site plan approval).

PDMU-06-53(Z)(P) – WESTPORT VENTURE, LLC / WESTPORT SUBDIVISION & PROFESSIONAL OFFICE

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 44.09 acres north of Garden Lakes, south of SR 70, east of 36th Street East, and along both sides of 37th Street East, Bradenton, from PDR (Planned Development Residential), A-1 (Suburban Agriculture), and RDD-6 (Residential Duplex District) to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for lots for single-family detached residences and 10 lots for single-family semi-detached residences (with 25% affordable), a 210 bed Group Care Home, and 89,100 square feet of offices; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Z-08-09 - COLLINS REZONE

An Ordinance of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1 acre on the west side of North Rye Road, approximately _ mile south of Golf Course Road, at 3405 North Rye Road, Parrish from A/NCO (General Agricultural, 1 dwelling unit per 5 acres/North Central Overlay) to the A-1/NCO (Suburban Agriculture, 1 dwelling unit per acre) zoning district, retaining the North Central Overlay District; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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Bradenton Herald

[redacted]

PDR-04-18(Z)(P) - B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 114.81 acres south of Erie Road at 6985 Martha Road, Parrish from A/NCO (General Agricultural/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central Overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay District; approving a Preliminary Site Plan for 279 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

SA-08-13 / R-08-273 - COLLINS SPECIAL APPROVAL

A Resolution of Manatee County, Florida, to grant Special Approval for a project (Collins Rezone) to: 1) Utilize 1 Septic Tank, rather than requiring connection to Manatee County's public sanitary sewer system; and 2) for a project within the Coastal Evacuation Area (CEA), for a ±1 acre site on the West side of North Rye Road and ± _ mile south of Golf Course Road at 3405 North Rye Road, Parrish; setting forth findings; and providing an effective date.

PDR-06-73(Z)(P) - LOCKWOOD RIDGE DEVELOPMENT, LLC / HAWKS NEST

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.3 acres on the east side of Lockwood Ridge Road, approximately _ mile south of SR 70 at 5855 Lockwood Ridge Road from RSMH-4.5 and RSMH-4.5/WPE (Residential Single-Family, 4.5 dwelling units per acre/Evers Reservoir Watershed Protection Overlay) to the PDR and PDR/WPE (Planned Development Residential) zoning districts, retaining the WPE Overlay; approval of a Preliminary Site Plan for 140 lots for single-family semi-detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (± 2.3 acre rezone; ± 39.96 acre site plan).

Interested parties may examine the proposed Ordinances and related documents and may obtain assistance regarding this matter from the Manatee County Planning Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 749-3070; e-mail to:.

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.

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MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Planning Department
Manatee County, Florida
11/20/'08

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Sarasota Herald - Tribune

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MANATEE COUNTY BOARD OF
COUNTY COMMISSIONERS
Manatee County Planning Department
Manatee County, Florida

Pub: November 20, 2008

"Tami Vaughan"
<FrstWordDr@msn.com>
11/05/2008 11:47 AM

To <erika.barrett@mymanatee.org>,
<planning.agenda@mymanatee.org>
cc <carol.clarke@mymanatee.org>, "Ben Jordan"
<jordan44@tampabay.rr.com>
bcc

Subject Moran/Willow Bend

Dear Ms. Barrett:

I have just received notice about a proposed development coming before the planning board on November 13th, and then in front of the commissioners on December 4. Due to new job conflicts, I will not be able to attend the public hearing, but wanted to be sure to give my input on this proposal.

The development is known as Moran/Willow Bend and it is application #PDR-04-18ZP (DTS# 20050314) at 6985 Martha Road in Parrish.

As you may know, I am very sensitive about the density of proposed developments out here in rural Parrish. As has happened in the past, Willow Bend is proposing an overly dense plan for this area. The site is +/- 114.81 acres at the end of Martha Road on one end and at the end of Youngblood Road on the other. They are proposing 279 lots for this 114 acres. That averages almost 3 houses per acre. If you could come out and see this area, you would probably agree that absolute maximum density out here should be 1 unit per acre, but more ideally 1 unit to 5 or 10 acres to be in keeping with the surrounding homesteads.

I'd also like to point out that both Martha and Youngblood are dirt roads. Youngblood is a privately owned road; Martha is supposed to be county owned but has never been maintained by the county. At the moment, the end of Martha Road where it curves to the West is a gated driveway. I understand there is some kind of right of way that would be accessed for an entrance but as a single lane drive, it is obviously not designed to take on traffic from 279 lots. In addition both Martha and 69th are narrow country lanes. 69th is only 18 feet wide in certain areas, not even up to the counties minimum 24 foot requirements.

No, I do not want Martha paved and widened, nor do I think 69th Street should be widened. I am pointing out these inadequacies to emphasize how devastating it would be to allow 279 lots to go into such a quiet rural area. The only possible access might be through Livingston, but I doubt the board there would approve such a measure.

I appreciate you keeping me informed of this situation and hope that you will emphasize the problems surrounding this particular proposal.

Sincerely,

Tami Vaughan



Erika Barrett/MCG
11/19/2008 09:04 AM

To Peggy Harness/MCG@MCG
cc
bcc
Subject Fw: Willow Bend Stipulation

Peggy,
Could you please add this stipulation under Stormwater stips for the Moran/Willow Bend staff report?
Thanks.

Erika Barrett, AICP
Planner
Manatee County Planning Department
941-749-3070, ext. 6836
---- Forwarded by Erika Barrett/MCG on 11/19/2008 09:02 AM ----

Tom Gerstenberger/MCG
11/19/2008 08:15 AM

To rjr@rjrhodes.com
cc Danielle McKee/MCG@MCG, Erika Barrett/MCG@MCG, Barney Salmon/MCG@MCG
Subject Willow Bend Stipulation

Ralph,

Based upon the Planning Commission testimony on the 3,000 feet long-20 feet wide shell access road between Willow Bend north to Erie Road, we are requesting the following stipulation:

Stormwater facilities shall be provided for the second means of access if constructed of an impervious surface such as shell, asphalt, concrete, etc. The design shall be included with the Final Site Plan and Construction Plans for this project. The design shall provide free flow of existing drainage runoff across the proposed second means of access. Stormwater facilities shall be privately maintained by the development and comply with all additional stormwater and floodplain stipulations.

Feel free to contact me should you have any questions .

Thomas Gerstenberger, P.E.
Manatee County Public Works Department
Infrastructure Engineering Division
Phone: 708-7450 x7228

MANATEE COUNTY ZONING ORDINANCE
PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND
DTS # 20050314

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR THE REZONING OF APPROXIMATELY 114.81 ACRES SOUTH OF ERIE ROAD AT 6985 MARTH ROAD, PARRISH FROM A/NCO (GENERAL AGRICULTURE/NORTH CENTRAL OVERLAY) AND A-1/NCO (SUBURBAN AGRICULTURE/NORTH CENTRAL OVERLAY) TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT, RETAINING THE NORTH CENTRAL OVERLAY; APPROVE A PRELIMINARY SITE PLAN FOR 279 LOTS FOR SINGLE-FAMILY DETACHED RESIDENCES; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, David McNabb, et. Al (the "Applicant") filed an application to rezone approximately 114.81 acres described in Exhibit "A", attached hereto, (the "property") from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay; and

WHEREAS, the applicant filed a Preliminary Site Plan for 279 lots for single-family detached residences (the "Project") on the property; and

WHEREAS, the applicant filed a request for Special Approval for a project: 1) exceeding a gross density of 1 dwelling unit per acre in the UF-3 Future Land Use Category, and 2) adjacent to a Perennial Stream; and

WHEREAS, the applicant filed a request for Specific Approval for an alternative to Section 712.2.8 of the Land Development Code, and

WHEREAS, Planning staff recommended approval of the rezone, Preliminary Site Plan, and Special Approval, and denial of the Specific Approval, subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on November 13, 2008 to consider the rezone, Preliminary Site Plan, Special Approval, and Specific Approval, received the staff recommendation, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the Rezone, Preliminary Site Plan, and Special Approval applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications, subject to the stipulations contained in the staff report.

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

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

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

A. The Board of County Commissioners 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 Exhibit "A" of this Ordinance from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay.

B. The Board of County Commissioners held a duly noticed public hearing on December 4, 2008 regarding the 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 the public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

D. For the purposes of granting Special Approval, the Board finds that the project, as detailed on the Preliminary Site Plan and as conditioned herein, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for 279 lots for single-family detached residences on the property subject to the following Stipulations:

STIPULATIONS:

A. DESIGN AND LAND USE CONDITIONS:

1. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

2. All corner lots shall be 15% wider than the minimum lot size identified for each phase or lot type. If there is common open space between the lot and the right-of-way, the common open space and the side yard setback combined shall meet the minimum front yard setback.

3. No lots shall be platted through any greenbelt, landscape buffer, retention pond, wetland, or wetland buffer.

4. Prior to Final Plat approval, the applicant shall post a sign at the inter-neighborhood tie to the west informing perspective purchasers and residents of the future Inter-neighborhood tie. The size, placement, and materials for this sign shall be determined with the Final Site Plan.

5. Any Phase of this project containing more than one hundred (100) dwelling units shall have a second means of access in accordance with LDC Section 712.2.8.

B. TRANSPORTATION CONDITIONS:

1. At the time of Final Site Plan and Construction Plan approval for each phase of the project the developer shall be responsible for any additional on-site or off-site transportation operational and safety improvements attributable to this project, as determined by the Public Works Department, and in accordance with LDC Section 722.1.3.4., as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.

2. All traffic concurrency-related transportation improvements and required traffic safety and operational improvements shall be shown on the Final Site Plan(s) and Construction Plan(s).

3. The construction access and second access, through a separate parcel to the north as shown on Exhibit B, shall be stabilized and maintained for travel by the applicant until such time as the road is fully constructed to County standards.

4. The Construction Access or second means of access described in Exhibit B, shall be stabilized shell or other material and maintained by the applicant for travel until such time as a second means of access to the Willow Bend Subdivision has been constructed to County Standards, in any event, for a period not to exceed 7 years after approval of the First Construction Drawings for Willow Bend. The design for construction of this second means of access as shown on Exhibit B shall be approved by Public works, Fire and EMS.

5. The roadway connection to Lexington shall be blocked with a fence, gate or other similar barrier as approved by Public Works, EMS and Fire, until such time as all infrastructure for Phase I of the project is certified complete. After this time, signs shall be placed directing construction traffic to project's Erie Road access.

C. STORMWATER CONDITIONS:

1. Any fill within the 25-year or 100-year floodplains of the Wade Canal shall be compensated by the creation of an equal or greater storage volume above seasonal high water table, or a CLOMR shall be obtained prior to final site plan approval. 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).

2. Any crossing of Wade Canal shall be approved by the Stormwater Management Division and be based on the No-Rise permit approval. A no-rise permit shall be required for all encroachment within the FEMA 100-year floodway on Wade Canal.

3. A Private Drainage Easement shall be shown on the Final Site Plan and Final Plat along the eastern property line of Lot #42, within the project boundaries, and be exclusive of any landscape easement or buffer.

4. There shall be a full 25-year attenuation on all stormwater ponds within the development.

5. The existing 25-year flood elevation along the Wade Canal shall be utilized as tail water condition.

6. All residential lots shall be outside of the post-development 25-year floodplain.

7. The project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Wade Canal. Modeling shall be used to determine pre- and post-development flows.

8. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and site runoff.

9. The existing drainage conveyance system between Lexington Subdivision and Wade Canal shall be maintained or a bypass conveyance system shall be provided. Final engineering design of a bypass conveyance system must be approved prior to Final Site Plan approval.

10. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along Wade Canal within the project boundaries. In addition, twenty-five (25) feet wide Drainage Maintenance and Access Easement shall be dedicated on at least on side of Wade Canal. Drainage-Maintenance Access Easements shall be free of exotic/nuisance vegetation and proposed landscaping. Existing trees are permitted to remain. Manatee County is only responsible for maintaining the free flow of drainage through these systems. The developer shall include in the homeowner's documents that Manatee County has no obligation relative to Wade Canal to maintain, change, improve, clean, repair natural erosion, restore the natural changes in the course of the stream bed or correct any other condition not caused by the County.

11. A No-Rise Certification (and all corresponding technical data) required for encroachment within the regulatory floodway of Wade Canal must be approved prior to Final Site Plan and Construction Drawing approval.

12. Stormwater facilities shall be provided for the second means of access if constructed of an impervious surface such as shell, asphalt, concrete, etc. Stormwater facilities will not have to be provided for the second means of access if constructed with a pervious surface such as number 57 stone over geo-grid. The design shall be included with the Final Site Plan and Construction Plans for this project. The design shall provide free flow of existing drainage runoff across the proposed second means of access.Stormwater facilities, if required, shall be privately maintained by the development and comply with all additional stormwater and floodplain stipulations.

D. <u>BUFFERS</u>:

1. No detention or retention ponds shall be constructed within landscape buffers or greenbelts.

2.Existing native vegetation within required landscape buffers shall be preserved to the greatest extent possible. There shall be no overheard or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation.

3. All required landscaping within the buffers shall be installed on the exterior of any walls or fences.

4. All walls and fences within the buffers shall be measured from the finished grade of the adjacent road or lot (exclusive of any swales), whichever is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

5. At time of Final Site Plan approval, all perimeter buffers adjacent to active agriculture shall be a minimum of 35' wide. At time of Final Plat approval, if active agriculture is no longer present, the buffers may be reduced to 20'.

6. The southernmost 20 feet of Lot 42 shall be placed in a Tree Preservation Easement.

E. ENVIRONMENTAL CONDITIONS:

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Planning Department for review prior to Final Site Plan approval.

2. Prior to Final Site Plan approval, improvements within the recreation area shall be adjusted to minimize impacts to trees in that area. The adjustments shall be based on a site visit by staff with the applicant to assess the health of trees and to avoid impacts to healthy viable trees.

3. The project shall be designed so that no temporary wetland buffer impacts, other than those allowed by Section 719.11.1.2 of the LDC, occur in areas that contain native desirable vegetation. This shall be reviewed and approved by the Planning Department with Final Site Plan.

4. A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.

5. Existing native vegetation within any required landscape buffer shall be preserved to the greatest extent possible. There shall be no overhead or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation with the exception of limited crossings.

6. All proposed mulch nature trails, board walks, and shade structures in wetland buffers and areas where native vegetation is to remain shall be designed in a manner that minimizes impacts to trees or areas of significant vegetation and in accordance with Section 719 of the LDC if applicable.

7. Tree barricades for trees to be preserved shall be at the drip line, unless approved by the Planning Department. The drip line shall be defined as the

outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by the Planning Department.

8. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 508.3.34.7(j) of the LDC.

9. A Well Management Plan shall be submitted to the Planning Department for review and approval prior to Final Site Plan approval. The Well Management Plan shall include identification of which wells are to be retained or abandoned; the timing of abandonment, wellhead protection details for those wells to remain, and a copy of all Water Use Permits, if applicable.

10. 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, including on individual lots.

F. RECREATIONAL:

1. At time of Final Site Plan, the recreational amenities shall be substantially consistent with those shown on the approved Preliminary Site Plan.

2. Detailed plans of all recreational amenities shall be required with or prior to the Final Site Plan for the subdivision.

3. The material and location of the proposed nature trail shall be reviewed and approved by the Planning, Parks and Recreation, and the Public Works Departments with the Final Site Plan.

G. NOTICES

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Site Plan, and shall include language informing prospective homeowners in the project:

a. The location of the inter-neighborhood ties and the potential for future traffic through the subdivision,

Section 3. SPECIAL AND SPECIFIC APPROVALS. Special Approval is hereby granted for a project: 1) exceeding gross density of 1 dwelling unit per acre in the UF-3 Future Land Use Category, and 2) adjacent to a Perennial Stream. The Special Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof. Specific Approval is hereby denied for an alternative to Section 712.2.8 of the Land Development Code.

Section 4. 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 Exhibit "A" herein from A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central 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 5. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, clause, sentence, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 6. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 7. 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 4th day of December, 2008.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY:_____
Dr. Gwendolyn Y. Brown, Chairman

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

BY: _____
Deputy Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

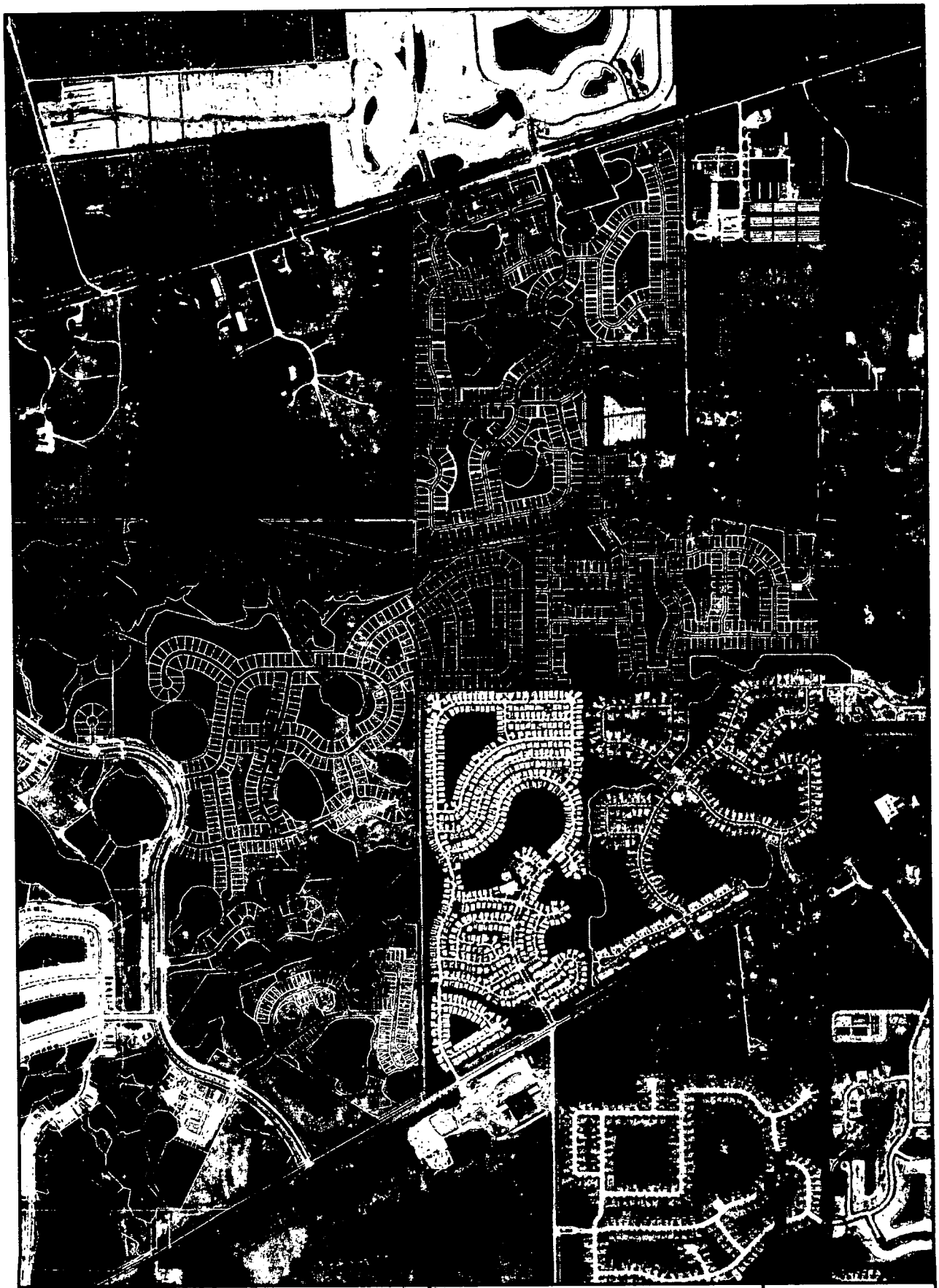
LEGAL DESCRIPTION (REVISED 08/13/08)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 30 AND 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE S.81°12'45"E., A DISTANCE OF 1,329.25 FEET; THENCE S.00°29'30"E., A DISTANCE OF 50.42 FEET; THENCE S.84°56'52"E., A DISTANCE OF 166.39 FEET; THENCE S.00°38'13"E., A DISTANCE OF 13.78 FEET; THENCE S.85°44'13"E., A DISTANCE OF 188.32 FEET; THENCE N.85°42'02"E., A DISTANCE OF 321.91 FEET; THENCE S.00°04'57"E., A DISTANCE OF 459.53 FEET; THENCE N.88°16'24"W., A DISTANCE OF 661.84 FEET; THENCE S.00°20'21"W., A DISTANCE OF 697.92 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LEXINGTON PHASE V, VI, VII - A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.89°51'45"W., ALONG SAID NORTH LINE, A DISTANCE OF 1326.23 FEET TO THE WEST LINE OF SAID LEXINGTON PHASE V, VI, VII; THENCE S.00°04'39"W. ALONG SAID WEST LINE, A DISTANCE OF 336.40 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LEXINGTON, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 42 PAGE 155 OF SAID PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.89°10'58"W. ALONG SAID NORTH LINE , A DISTANCE OF 690.28 FEET; THENCE CONTINUE ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION S.89°14'48"W., A DISTANCE OF 825.50 TO THE INTERSECTION WITH THE EAST LINE OF HARRISON RANCH PHASE IIB, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 123 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°28'27"E., ALONG SAID EAST LINE, A DISTANCE OF 1560.31 FEET TO THE NORTHEAST CORNER OF SAID HARRISON RANCH, PHASE IIB; THENCE N.80°08'23"E., A DISTANCE OF 520.35 FEET; THENCE N.00°12'06"W., A DISTANCE OF 729.84 FEET; THENCE N.88°02'41"E., A DISTANCE OF 657.08 FEET; THENCE S.00°18'32"E., A DISTANCE OF 644.48 FEET; THENCE N.88°57'41"E., A DISTANCE OF 335.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 114.81 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

Exhibit "B"



Project Name: WILLOW BEND	RHODES ENGINEERING, INC. Consulting Civil Engineering & Land Surveying. Engineering Business Number/ Certificate of Authorization No. #120. 323 Interstate Blvd. (941) 371-9430. Sarasota, Fl. 34240 fax (941) 371-8530
Project Title: AERIAL WITH SITE OVERLAY	

Date	Description	Reviewed By
10/31/07	plan layout, lot sizes, rec area, comments	wcc
03/03/08	add'l land area	wcc

Revision Block

Seal

Ralph J. Rhodes II, Registration #13181

Project Number: 0705

Date: Nov. 2007

Drawn By: RJR

Checked By: WCC

Drawing No. 10

Exhibit "B"



Drawing No. 10

Drawn By: RJR
Date: May 2005
Scale: 1"=200'
Checked By: RJR

Ralph J. Rhodes II, Registration #3185
Date: 04/10/06
Project Number: 04-10-06

Seal

Revision Block

Date	Description	Revised By
10/31/07	plan layout, lot sizes, rec. area, comments	wcc
03/03/08	addtl. land area	wcc

Project Name: WILLOW BEND

Project Title: AERIAL WITH SITE OVERLAY

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-8520

Item #33
B.O.C.C. 12/04/08

PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND

Staff has received the attached e-mails from surrounding residents in opposition to this project.

Item #33
B.O.C.C. 12/04/08

B & B SUNCOAST LAND DEVELOPMENT /WILLOW BEND – PDR-04-18(Z)(P)

B.3. The construction access and second access, **through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan** ~~**through a separate parcel to the north as shown on Exhibit B**~~, shall be stabilized and maintained for travel by the applicant until such time as **a second means of access to the Willow Bend subdivision has been constructed to County standards** ~~**the road is fully constructed to County standards.**~~

B.4. The Construction Access or second means of access **through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan** ~~**described in Exhibit B**~~, shall be stabilized shell or other material and maintained by the applicant for travel until such time as a second means of access to the Willow Bend Subdivision has been constructed to County Standards, in any event, for a period not to exceed 7 years after approval of the First Construction Drawings for Willow Bend. The design for construction of this second means of access **through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan** ~~**as shown on Exhibit B**~~ shall be approved by Public works, Fire and EMS.

1000 PD

PD

Date: 11-14-05

Ms. Nancy A. Mendenhall
11591 57th Street Cir. E
Parrish, FL 34219-5820

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

1. Willow Bend subdivision will substantially increase traffic through the Lexington neighborhood.
2. Vehicles traveling to Willow Bend will pass adjacent to the Lexington community playground and pool. The increase in traffic will endanger the children using these amenities.
3. The Increase in traffic will result in additional auto accidents and transient crime.
4. The increase in traffic will negatively impact property values.
5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, Nancy A. Mendenhall

Lexington Homeowner

1000 PD Atty

Date: 11.24.08

11575 57TH ST. CIR. E
PARRISH, FL
34219-5820

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

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Signed Sincerely, Dianne B. Frincke

Lexington Homeowner

DIANNE B. FRINCKE

Date: 11-23-08

Mr. Alan Slovinski
11530 52nd Ct. E
Parrish, FL 34219-5828

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

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Signed Sincerely, Alan Slovinski
Lexington Homeowner

1 all PD

Date: 11/24/08

Juan Ruiztagle
11453 56th ST Circle East
Parrish, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

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Signed Sincerely, Juan Ruiztagle

Lexington Homeowner

PD

all PD
City

Date: Nov 24/05

The Thompsons
4418 56th Ave E
Bradenton Fla 34211

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B
SUNCOAST LAND DEVELOPMENT / WILLOW BEND
(DTS #20050314)

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Signed Sincerely, Diane Thompson Harry H Thompson

Lexington Homeowner

Date: 11/24/08

Bryan + Deneane Coles
11504 57th St Circle E.
Parrish, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

1. Willow Bend subdivision will substantially increase traffic through the Lexington neighborhood.
2. Vehicles traveling to Willow Bend will pass adjacent to the Lexington community playground and pool. The increase in traffic will endanger the children using these amenities.
3. The Increase in traffic will result in additional auto accidents and transient crime.
4. The increase in traffic will negatively impact property values.
5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, Deneane M. Coles + Bryan R. Coles
Lexington Homeowner

1000 RD
City

Date: 11/23/08

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

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For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, Leonard Damond

Lexington Homeowner

LEONARD DAMOND

1000 PD
City

PD

Date: 11/24/08

Storey
11516 52nd Ct E
Parrish, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

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For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, Maurice Storey
Lexington Homeowner

100 GHy
RJD

Date: 11/22/08

James R. Koepnick
11476 57th St. E.
Parrish, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B
SUNCOAST LAND DEVELOPMENT / WILLOW BEND
(DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

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For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely,

Lexington Homeowner

PD

100 Gibby PD

Date: 11-22-08

CARL F. Rice, JR.
11475 S 7TH ST E.
PARRISH, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

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5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, Carl F. Rice, Jr.
Lexington Homeowner



Barbara Tyler/MCG
12/02/2008 09:10 AM

To Debbie Bassett/MCG@MCG, Bobbi Roy/MCG@MCG
cc
bcc
Subject Fw: Willow Bend Construction impact on Lexington Community

Barbara Tyler
Executive Office Manager and
Assistant to Chairman Dr. Gwendolyn Brown
Manatee County Commissioners Office
Phone: 745-3707
Fax: 745-3790
email: barbara.tyler@mymanatee.org

---- Forwarded by Barbara Tyler/MCG on 12/02/2008 09:10 AM ----



"Vazquez, Eduardo M CPT NG NG FORSCOM" <eduardo.vazquez@us.army.mil>
12/01/2008 05:40 PM

To gwen.brown@mymanatee.org
cc
Subject Willow Bend Construction impact on Lexington Community

Dear commissioner,
I am a proud service member currently serving in Iraq. My family and I reside in the beautiful Lexington Community, in Parrish, FL. It has been brought to my attention that a home builder intends to seek permission to develop a residential community (Willow Bend) adjacent to my neighborhood. I am not against further development in the area; however, I am concerned that the builder wants to use our neighborhood roads to carry on this development. The increased traffic in our neighborhood will affect us in many ways. Our neighborhood is a very peaceful one, with many young children. The increased traffic poses a safety threat to our children and it will increase criminal acts as is common around construction sites.
Please don't allow this to happen to us!! Require that the builder have their own entrance to their community. It is only fair to us.

Respectfully,

Eduardo Vazquez
SP/CPT
Medical OIC
Witmer TMC
Baghdad, Iraq
SVOIP 242-4638

Yvonne Tryon/MCG
12/01/2008 09:25 AM

To Bobbi Roy/MCG@MCG, Debbie Bassett/MCG@MCG
cc
bcc
Subject Fw: Opposition to Willow Bend

—— Forwarded by Yvonne Tryon/MCG on 12/01/2008 09:25 AM ——



"Debbie Meihls" <dmeihls@gmail.com>
11/28/2008 09:30 AM

To gwen.brown@mymanatee.org
cc
Subject Opposition to Willow Bend

Commissioner Brown,

I hope you will read this attached letter in opposition to Willow Bend. The roads of Lexington Subdivision cannot bare any additional traffic nor increase potential crime rates in this neighborhood.

Your consideration in making Willow Bend create a main entrance off of Martha Road is greatly appreciated.



Richard & Deborah Meihls BOCC LetterGwen Brown.doc

Richard & Deborah Meihls
51728 114th DR E
Parrish, FL 34219
941.545.4424
dmeihls@gmail.com

November 28, 2008

Board of County Commissioners
P.O. Box 1000
Bradenton, FL 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B&B Suncoast Land Development/ Willow Bend (DTS #20050314)

Dear Commissioner Brown,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as referenced above.

If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington subdivision where I live. We already have 352 homes that rely on Lexington's roads for access; the additional 279 units planned for Willow Bend will have a devastatingly negative impact on me and my community in the following ways.

1. Willow Bend subdivision will substantially increase traffic through the Lexington neighborhood.
2. Vehicles traveling to Willow Bend will pass adjacent to the Lexington community playground and pool. This increase in traffic will endanger the children using the amenities.
3. The increase in traffic will result in additional auto accidents and transient crime. There has been significant crime statistics in the "East" area of Bradenton, and last year my home was burglarized and I do not want more transient traffic to add to these statistics.
4. This increase of traffic and (?) new development home values will negatively affect the Lexington home values and we have all lost more that our share of value in the last two years.
5. The added traffic will endanger the children that play on the community area and use the pool. Our bus stop is also there and with the increased traffic in this tight area it bodes for a bad scenario.

For the reasons listed above (and many more), I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road.

Sincerely,

Richard & Deborah Meihls

Yvonne Tryon/MCG
12/01/2008 09:31 AM

To bobbi.roy@mymanatee.org, debbie.bassett@mymanatee.org
cc
bcc
Subject Fw: Please read before Dec 4th.

---- Forwarded by Yvonne Tryon/MCG on 12/01/2008 09:31 AM ----
"Denise Nimz" <Denise@Nimz.com>

11/29/2008 04:08 PM

To <gwen.brown@mymanatee.org>
cc
Subject Please read before Dec 4th.

Re: Manatee County Zoning Ordinance PDR-04-18(z) - B&B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)
Re: The Derel Center, Located in Section 31, Township 33 South, Range 19 East, Manatee County, FL - ZNS Engineering
Dear Ms. Brown,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing to you to voice my opposition to both the Willow Bend subdivision zoning application and The Derel Center /ZNS Engineering zoning application as more specifically identified above.

~Both of these developments will have a negative impact on the property values of our homes in Lexington, which have already been affected by the suffering economy.
~The Willow Bend subdivision plans to have only one entrance - right through our community. This will greatly increase the traffic which will be a danger to our children who ride their bikes and play at the playground where all this new traffic will be passing.

~The Derel Center plans to build a 2-story storage facility directly behind some of our homes. They plan to have a sign that will be lit 24 hours a day - a visual nuisance to those nearby. And the empty parking lots at night have the potential to become a hangout to those who are up to no good - thus increasing the risk of break-ins in Lexington.

Our community is not just about the people who live here, but also about the teeming wildlife that we all enjoy. We have gators and otters living in the ponds. Florida Panthers have also been seen wandering the neighborhood, as well as Bald Eagles and the numerous cranes and storks. With all the construction around our community, these animals (some endangered) will be chased out of their homes and will have no

place to go.

I know that change is inevitable, but please put yourself in our shoes and look at all the possible options before voting. If you must approve the applications, please consider adding conditions to them, such as a different Main entrance to Willow Bend with Lexington only being secondary. And a 1-story building or additional trees or a taller wall between Lexington and the storage facility.

Thank you so much for your time and consideration.

Denise

Denise Nimz
Stampin' Up! Demonstrator
941-723-8716
denise@nimz.com
www.nimz.stampinup.net

Yvonne Tryon/MCG
12/01/2008 09:27 AM

To Bobbi Roy/MCG@MCG, Debbie Bassett/MCG@MCG
cc
bcc
Subject Fw: Happy Thanksgiving!

—— Forwarded by Yvonne Tryon/MCG on 12/01/2008 09:25 AM ——



Debbie
<srqdebbie@yahoo.com>
11/27/2008 05:30 PM
Please respond to srqdebbie@yahoo.com

To gwen.brown@mymanatee.org
cc
Subject Happy Thanksgiving!

Happy Thanksgiving! As I write to you on Thanksgiving afternoon, I have so mu
tho I was laid off in October and currently unemployed. The stress of losing m
the added stress of Willow Bend being allowed to used our roads is almost more
a real concern that will be devastating to me..... as well as my neighbors if you p
development and allow them access through the Lexington development.

I was at the County Planning Commission meeting on November 22, 2008 (from 9:00 am to 2:45 p.m.) and d
I BEG YOU TO TAKE 30 MINUTES AND VISIT LEXINGTON TO SEE HOW YOUR APPROVAL WIL
AND THE MANY, MANY CHILDREN THAT LIVE HERE. I was laid off in October by a construction co
can't phantom why anyone would build a development at this time, much less one that has to be entered throu
neighborhood with another name. Next thing, they're going to want to take down or add to OUR ENTRANC
proposal will NOT help the value of our homes. I am single and moved here from Sarasota County to retire.
being worth what I paid for it and there are numerous of foreclosures already in our area. This will to nothin

I am writing this letter to voice my deep concern to the Willow Bend subdivision zoning application as more
Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will b
I KNOW THEY HAVE ACCESS through other areas but at this point and time, I wonder if those developme
There is no guarantee Harrison Ranch will have the road you approved in 7 years. We already have 352 hom
access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me, th
bus stop, play on the playgrounds and we don't need any more traffic. Vehicles traveling to Willow Bend wil
community playground and pool. The increase in traffic will endanger the children using these amenities. W
child and it will haunt us forever.

Willow Bend will substantially increase traffic through the Lexington neighborhood WHICH HAS EXTREM

NOT ALLOWED by our association to park on the streets over night due to the danger of emergency vehicle

The increase in traffic WILL result in additional auto accidents, more cars which will definitely cause more
which I do not agree with and it's extremely dark. Being so far out and away from everything and other com

For the above reaons, I respectfully reqest that the Board of County Commissioners put yourselves in our sho
TAKE 30 MINUTES AND VISIT LEXINGTON TO SEE HOW YOUR APPROVAL WILL AFFECT OUR
MANY, MANY CHILDREN THAT LIVE HERE.

I also request that the Board of County Commissioners deny the Willow Bend zoining application or appove
Willow Bend add a separate main entrance from Martha Road or some other current access means in additio
with Lexington.

Thank you for your time and I hope you will look at this again. If you lived here, you would totally understa
you take the short drive and see first hand what we're facing. Our future is in your hands.

Sincerely,

Deborah Brogden

Re: Manatee County Zoning Ordinance PDR-04-18(Z)
B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND

(DTS#20050314)

PS / I BEG YOU TO TAKE 30 MINUTES AND VISIT LEXINGTON TO SEE HOW YOUR APPROVAL
AREA AND THE MANY, MANY CHILDREN THAT LIVE HERE.

Yvonne Tryon/MCG
11/26/2008 04:29 PM

To Bobbi Roy/MCG@MCG, Debbie Bassett/MCG@MCG
cc
bcc
Subject Fw: Willow Bend Subdivision zoning application Manatee Zoning Ordinance No. PDR04(Z)

—— Forwarded by Yvonne Tryon/MCG on 11/26/2008 04:29 PM ——



GarnetMcD@aol.com
11/26/2008 02:06 PM

To Larry.bustle@mymanatee.org, gwen.brown@mymanatee.org, john.chappie@mymanatee.org, john.getman@mymanatee.org, donna.hayes@mymanatee.org, carol.whitmore@mymanatee.org, joe.mcclash@mymanatee.org
cc
Subject Willow Bend Subdivision zoning application Manatee Zoning Ordinance No. PDR04(Z)

I am a homeowner and resident of Lexington subdivision located in Parrish Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as specifically identified above.The road leading into Lexington Drive which is being considered as the thru way for Willow Bend has several blind spots and loaded with kids. Backing out of the driveway takes considerable care due to these blind curves in the road. The speed limit is 30 but should be 15 with the amount of kids and with the swimming pool and play area on this strip this is asking for a major accident involving children. I would suggest you drive out here and make those turns. When cars park on the road the school bus can't manipulate the road and the kids have had to walk to the road. WHOEVER SUGGESTED THIS NEEDS TO TAKE ANOTHER LOOK. This is not a good site for a thru way. With the property value declining we can't afford to take another hit and this road would bring down even more of an impact on property values.

Life should be easier. So should your homepage. Try the NEW AOL.com.



Barbara Fuhlbruck/MCG
11/26/2008 09:48 AM

To Bobbi Roy/MCG@MCG, Debbie Bassett/MCG@MCG
cc
bcc
Subject Fw: WILLOW BEND SUBDIVISION ZONING APPLICATION-OPPOSITION LETTER

---- Forwarded by Barbara Fuhlbruck/MCG on 11/26/2008 09:47 AM ----



"Sue Textor" <sue.textor@TDSConstruction.com>
11/26/2008 07:59 AM

To <lary.bustle@mymanatee.org>, <gwen.brown@mymanatee.org>, <john.chappie@mymanatee.org>, <john.getman@mymantaee.org>, <donna.hayes@mymanatee.org>, <carol.whitmore@mymanatee.org>, <joe.mcclash@mymanatee.org>, <sunninrbunsinfla@verizon.net>
cc "Dan Textor" <dan.textor@pestwest.com>
Subject WILLOW BEND SUBDIVISION ZONING APPLICATION-OPPOSITION LETTER

Board of County Commissioners:

In as much as my husband and I would like to attend the meeting on December 4 at 9:00am regarding the Willow Bend Zoning Application, we cannot attend due to our job schedules, but would like our voices heard regarding this matter.

Attached is a letter stating our opposition to this zoning application.

Sincerely,

Daniel and Susan Textor
11469- 56th Street Circle East
Parrish FL 34219
941-773-3552



WILLOW BEND ZONING APPLICATION.pdf

November 25, 2008

Board of County Commissioners
P.O. Box 1000
Bradenton, FL 34206

RE: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners:

I am a homeowner and resident of the Lexington subdivision located in Parrish, FL on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be right through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access as it is. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

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3. The increase in traffic will result in additional auto accidents and transient crime.
4. The increase in traffic will negatively impact property values.
5. The added traffic will endanger the safety of children throughout the community.

Since we have moved from Ohio to this community after building our home in 2005, we have experienced the property value situation which will continue to exist to the point where we will now have to stay in our home five more years than originally planned, and if the value continues to drop due to this zoning issue, we will never be able to sell our home, or will anyone want to purchase in this community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Sincerely,

Daniel and Susan Textor – Lexington Homeowner – 11469-56th Street Circle East



Barbara Tyler/MCG
12/02/2008 09:28 AM

To Debbie Bassett/MCG@MCG, Bobbi Roy/MCG@MCG
cc
bcc
Subject Fw: tion impact on Lexington Community

Barbara Tyler
Executive Office Manager and
Assistant to Chairman Dr. Gwendolyn Brown
Manatee County Commissioners Office
Phone: 745-3707
Fax: 745-3790
email: barbara.tyler@mymanatee.org

—— Forwarded by Barbara Tyler/MCG on 12/02/2008 09:28 AM ——



"Vazquez, Eduardo M CPT NG NG FORSCOM" <eduardo.vazquez@us.army.mil>
12/01/2008 05:35 PM

To carol.whitmore@mymanatee.org
cc
Subject tion impact on Lexington Community

Dear commissioner,
I am a proud service member currently serving in Iraq. My family and I reside in the beautiful Lexington Community, in Parrish, FL. It has been brought to my attention that a home builder intends to seek permission to develop a residential community (Willow Bend) adjacent to my neighborhood. I am not against further development in the area; however, I am concerned that the builder wants to use our neighborhood roads to carry on this development. The increased traffic in our neighborhood will affect us in many ways. Our neighborhood is a very peaceful one, with many young children. The increased traffic poses a safety threat to our children and it will increase criminal acts as is common around construction sites.
Please don't allow this to happen to us!! Require that the builder have their own entrance to their community. It is only fair to us.

Respectfully,

Eduardo Vazquez
SP/CPT
Medical OIC
Witmer TMC
Baghdad, Iraq
SVOIP 242-4638



Barbara Tyler/MCG
12/02/2008 09:22 AM

To Bobbi Roy/MCG@MCG, Debbie Bassett/MCG@MCG
cc
bcc
Subject Fw: Opposition to Willow bend Subdivision Zoning Application

Barbara Tyler
Executive Office Manager and
Assistant to Chairman Dr. Gwendolyn Brown
Manatee County Commissioners Office
Phone: 745-3707
Fax: 745-3790
email: barbara.tyler@mymanatee.org

—— Forwarded by Barbara Tyler/MCG on 12/02/2008 09:23 AM ——



"Carol B. Boston"
<boston@blomand.net>
12/01/2008 05:54 PM

To <gwen.brown@mymanatee.org>
cc
Subject Opposition to Willow bend Subdivision Zoning Application

Dear County Commissioner Gwen Brown,

I am a homeowner and resident of Lexington subdivision located in Parrish on Highway 301. I am writing to voice my opposition to the Willow Bend Subdivision zoning application. (Manatee County Zoning Ordinance PDR04-18 (Z)(P)-B & B Suncoast Land Development/Willow Bend (DTS #20050314).

As a county commissioner I think you would like to see your county be a thriving and properous community. This development with acess through Lexington in my opionion with not help develop that aspect. You take the chance a ruining a large development like Lexington, by added traffic and increased safety issues which can lead to decreased property values. When your county has developments that are not maintained and do not retain their value that doesn't cause the community to prosper and grow.

Also what kind of development area would this be? A high value development is not going to have an entrance through a major neighborhood. If the development is approved please consider an alternate access route.

Please consider what this will do for the overall development of our county. Would you want this if it meant all this new traffic going by your house.

Thank you for your consideration of this matter.

Greg and Carol Boston
11474 52nd Court East
Parrish, FL 34219

November 24, 2008

Gwen Brown
Board of County Commissioners
1112 Manatee Ave West
Bradenton, FL 34205

RE: Manatee County Zoning Ordinance PDR-04-18 (Z)- B & B Suncoast Land Development/Willow Bend DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

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3. The increase in traffic will result in additional auto accidents and transient crime.

4. The increase in traffic will negatively impact property values.

5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners Deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Sincerely,

Richard and Lucy Jones
11363 57th St E
Parrish, Fl

Yvonne Tryon/MCG
12/01/2008 02:40 PM

To bobbi.roy@mymanatee.org, debbie.bassett@mymanatee.org
cc
bcc
Subject Fw: Item 33 on December 4th Agenda - PDR-04-18(Z)(P) - B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND, Please deny this request

---- Forwarded by Yvonne Tryon/MCG on 12/01/2008 02:40 PM ----

Greg Karpinsky <greg@symmetrypif.com>
12/01/2008 01:10 PM

To larry.bustle@mymanatee.org
cc gwen.brown@mymanatee.org, john.chappie@mymanatee.org, ron.getman@mymanatee.org, donna.hayes@mymanatee.org, carol.whitmore@mymanatee.org, joe.mcclash@mymanatee.org, Jim Koepnick <jkoepnick1@tampabay.rr.com>, David Staples <dstaples@piercemfg.com>, greg@symmetrypif.com, Stephen Doores <snsdoores@hotmail.com>, "allan's mail" <atremmel@tampabay.rr.com>
Subject Item 33 on December 4th Agenda - PDR-04-18(Z)(P) - B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND, Please deny this request

Dear Honorable Commissioners,

My name is Gregory Karpinsky and I live in district 1 at 5637 Lexington Drive in the Lexington subdivision. I'm not sure how much of the background information you will see relative to "item 33" or PDR-04018(Z)(P) on your currently published agenda for December 4th 2008 but what this developer wants to do is establish a subdivision of roughly equal size (approx. 300 homes) to Lexington **without a main entrance.** They wish to tie into a small road at the back of our subdivision on a road never designed to act as a main entrance.

I believe this request is in direct conflict with many of the requirements set out in Land Development Code Section 603.4.

Since this request does not meet current ordinance I respectfully request this be denied.

I apologize I will not be able to attend this meeting in person as I was called for jury duty next week and do not know how much time off I will be requiring for that.

Thank you for your time,

Greg Karpinsky

Here specifically is the request and below that is a cut and paste of section 603 of Land Development Code, I have highlighted in bold the areas that I feel

are specifically at odds with this request.

Request:

PDR-04-18(Z)(P) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND

(Erika Barrett, Planner)

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 114.81 acres south of Erie Road at 6985 Martha Road, Parrish from A/NCO (General Agricultural/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central Overlay) to the PDR (Planned Development Residential) zoning district, retaining the North Central Overlay District; approving a Preliminary Site Plan for 279 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Cut and Paste for Land Development Codes:
603.4.*Planned Districts--Review Criteria.* Planned Development Districts may hereafter be established by amendment to the Official Zoning Atlas.

Planned development districts may be established in appropriate locations, with respect to intended function; in conformance with the goals, objectives, and policies of the Comprehensive Plan; compatible with the surrounding land uses and zoning districts; where they will not adversely impact facilities and services of the County; where they will not set a precedent for the introduction of an inappropriate use into an area; and so as not to encourage nonresidential strip development along streets.

The following General Review Criteria shall be utilized in evaluating requests and establishing conditions for Planned Development districts.

1. *Physical Characteristics of the Site; Relation to Surrounding Property.* The tract shall be suitable, or it shall be possible to make the tract suitable for development in the manner proposed without hazard to persons or property, on or off the tract, free from the probability of erosion, subsidence, slipping of the soil, flood hazard, destruction of wetlands or other dangers. Conditions of soil, ground water level, drainage and topography shall all be appropriate to both type and pattern of use intended.

2. *Relation to Public Utilities, Facilities and Services.* **Planned Development districts shall be so located in relation to transportation systems,** sanitary sewers, emergency services, schools, public safety, water lines, storm and surface drainage systems and other utilities systems and installations that services can reasonably be expected to be available at the time of request for Certificate of Level of Service.

3. *Relation to Major Transportation Facilities.* Planned Development districts, where appropriate because of the size or intensity of the proposed district, shall be so located with respect to expressways, arterial and collector streets or mass transit facilities, and shall be so designed, as to provide access to and from such districts without creating excessive

traffic along minor streets in residential neighborhoods outside the district.

4. *Compatibility.* **Planned Development districts shall be located and designed so as to minimize the negative effects of external impacts resulting from factors such as traffic,** noise, or lights. Project control shall be accomplished through such techniques as buffering, architectural design, site design, height limitations, and density or intensity limitations.

5. *Transitions.* Planned Development districts shall be responsive to the character of the area. When located in an area where land use types and/or intensities or densities vary, Planned Development districts shall be designed in such a manner as to provide for gradual changes in intensity and/or density.

6. *Design Quality.* All planned developments proposing specific approval of requirements for development under standard zoning district regulations shall be designed so as to be sensitive to the impacts of the specific approval requested.

7. *Relationship to Adjacent Property.* The Planned Development shall include additional screening, buffering, transitional uses or other design features as necessary to adequately protect existing or probable uses of surrounding property; and shall provide functional and logical linkages to activity centers and circulation facilities on such adjacent property.

8. *Access.* **Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes or traffic dividers and extra width of the approach street shall be required where existing or anticipated traffic flows indicate need.**

Vehicular access to streets or portions of streets from off-street parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner which minimizes traffic friction, and excessive interruptions.

Pedestrian access shall, where practical, be separated from vehicular access points in order to reduce congestion, friction and hazards, except where signalization is used in such a manner as to control pedestrian and vehicular movement safety.

9. ***Streets, Drives, Parking and Service Areas.*** **Streets, drives, parking and service areas shall provide safe and convenient access to all buildings and general facilities.** Commercial and office uses shall be grouped in relation to parking areas so after visitors arrive by automobile, establishments can be visited with a minimum of internal automotive movements. Facilities and access routes for deliveries, servicing and maintenance shall be located and arranged to prevent interference with pedestrian traffic. Loading zones where customers pick up goods shall be located and arranged as to prevent interference with pedestrian movement, fire lanes, and other vehicular travel ways.

For all rights-of-way and private streets in planned developments, the following minimum

design considerations shall be adequately addressed:

a. Safe vehicular travel;

b. The manner in which pedestrians, including the physically handicapped, can traverse in the planned development;

c. Structural stability of all construction materials;

d. Utility distribution, power, sewer, cable, potable water and fire protection routing, location, and sizing;

e. Horizontal and vertical sight distances;

f. Traffic safety requirements;

g. Emergency vehicle maneuverability and access;

h. Logical future extension of inter-neighborhood ties.

10. *Pedestrian Systems.* All residential Planned Development districts and other Planned Development districts, shall provide internal or external walkways where pedestrian circulation requires them.

The site plan shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, facilities and open spaces in a manner facilitating pedestrian movement between major origins and destinations, within and adjacent, to the district, with a minimum of conflicts with vehicular traffic.

Pedestrian systems through buildings shall be related to a network of exterior open spaces reserved for pedestrian use and enjoyment, consistent with the handicap accessibility standards. Interior and exterior pedestrian ways shall be scaled for anticipated traffic and form a convenient pattern connecting major concentrations of uses within the district, and shall connect to principal access points within and outside the district.

Access for pedestrians and cyclists entering or leaving the district shall be by safe and convenient routes. Where there are crossings of pedestrian ways and vehicular routes at edges of planned developments, such crossings shall be safely located, marked and controlled, and where such ways are exposed to substantial vehicular traffic at edges of districts, safeguards shall be required to prevent crossings, except at designated points. Bicycle or pedestrian paths, if provided, shall be so related to the vehicular system that street crossings are combined.

11. *Natural and Historic Features, Conservation and Preservation Areas.* Planned Development districts shall be designed to preserve the natural features of the land and historic resources, such as existing trees, natural topography, and archaeological and historic sites, as

much as possible.

12. *Density/Intensity.* Density and/or intensity shall not exceed maximums established in the Comprehensive Plan. Planned Development district densities/intensities shall be established after consideration of the Comprehensive Plan criteria and limits, neighborhood compatibility, transitions, and site design.

13. *Height.* Height in a specific Planned Development district shall be determined after review of the nature of surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed.

14. *Fences and Screening.* Fences or vegetative screening at periphery of Planned Development district shall be provided to protect occupants from undesirable views, lighting, noise or other off-site influence, or to protect occupants of adjoining districts from similar adverse influences. When adjacent development is of either similar use or intensity, such screening may be reduced at the discretion of the Planning Director.

15. *Yards and Setbacks.* Yard and setback requirements shall be consistent in each Planned Development district to promote general health, safety, welfare, design excellence and neighborhood compatibility. Notwithstanding other required wetland and jurisdictional buffer requirements, all setbacks within a planned development subphase shall maintain consistency with the approved General Development Plan throughout the development. All setbacks within the Planned Development Districts shall be measured from property lines, not zoning district lines. All proposed setbacks shall be shown on the General Development Plan in either graphic or tabular form.

16. *Trash and Utility Plant Screens.* In the Planned Development district all central refuse, trash, and garbage collection containers shall be screened from sight or located in such a manner so as not to be visible from any public area within or adjacent to the Planned Development district.

17. *Signs.* Signs in the Planned Development district shall be in accordance with Section 724. The provisions of the planned development approvals may be more restrictive, as necessary to meet the other standards contained in this Section 603.4, but not less restrictive than Section 724.

18. *Landscaping.* Landscaping shall be equal to or exceed the standards stipulated under Section 715, Landscaping.

19. *Special Guidelines for Review of Projects with Mixed Use Plan Designations and Projects at Designated Entranceways.* The Comprehensive Plan establishes interstate interchange as critical gateways to Manatee County. In these areas, additional scrutiny shall be given to the potential visual impacts of the proposed projects, per Section 737.

20. *Water Conservation.*

A. *Site Plan Alternatives.*

Creative Site Development Concepts for Water Conservation. Creative site development concepts shall be used in order to promote water conservation. Water requirements may be reduced by providing for:

The preservation of existing plant communities;

The reestablishment of native plant communities;

Limited amount of lawn grass areas;

The use of site specific plant materials;

The use of shade trees to reduce transpiration rates of lower story plant materials;

Site development that retains stormwater runoff on site;

The use of pervious paving materials;

Site development that addresses the carrying capacity of the land in its present form; and

Other environmentally sensitive site development concepts.

B. *Preservation of Existing Plant Communities.*

General. Existing native plant communities on sites proposed for development should be preserved and incorporated into the required open space wherever possible. Existing native plant communities that are specified to remain shall be preserved in their entirety, with all desirable trees, understory, and ground covers left intact and undisturbed. In most cases, preservation of existing native plant communities will decrease the initial costs of site development, decrease future water and maintenance requirements and enhance the aesthetic appearance of the property.

Existing Native Plant Communities Required to Remain. When existing native natural plant communities occur on a parcel of land and are located within planned open spaces, thirty-five (35%) percent of the required open space or 75% of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities.

21. *Utility Standards.* All utility improvements shall adhere to the requirements of the Manatee County Public Works Standards for all construction. Specific deviations from the Standards, due to an existing site constraint or dimensional conflict, may individually be

approved in writing by the Public Works Director. The remote radio alarm system is not required for privately owned lift stations. No utility system will be accepted for operation and maintenance by the County until all aspects adhere to the Manatee County Public Works standards.

22. *Stormwater Management.* Stormwater Management facilities shall adhere to the requirements of Section 717, Stormwater Management and the Manatee County Development Standards.

23. No Planned Development shall be approved if it is inconsistent with the Comprehensive Plan.

24. *Minimum Open Space Requirements.* Minimum open space requirements shall be as required by each specific planned development.

Date: 11/24/08

Mr & Mrs Nunn
11473 56th St Cir E
Parrish FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B
SUNCOAST LAND DEVELOPMENT / WILLOW BEND
(DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

1. Willow Bend subdivision will substantially increase traffic through the Lexington neighborhood.
2. Vehicles traveling to Willow Bend will pass adjacent to the Lexington community playground and pool. The increase in traffic will endanger the children using these amenities.
3. The Increase in traffic will result in additional auto accidents and transient crime.
4. The increase in traffic will negatively impact property values.
5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, Lewis Nunn Jeffrey Nunn
Lexington Homeowner

Law Office of Clinton Paris, P.A.

Boardwalk of Riverview
10014 Water Works Lane
Riverview, Florida 33569

(813)413-7924
(813)413-7847 fax
CParis@Parislawoffice.com

December 3, 2008

Delivered by Email

Board of County Commissioners

Larry Bustle (Rep) District 1:	larry.bustle@mymanatee.org
Gwen Brown, Chairperson, (Dem) District 2:	gwen.brown@mymanatee.org
John Chappie (Rep) District 3:	john.chappie@mymanatee.org
Ron Getman (Rep) District 4:	ron.getman@mymanatee.org
Donna Hayes (Rep) District 5:	donna.hayes@mymanatee.org
Carol Whitmore (Rep) District 6:	carol.whitmore@mymanatee.org
Joe McClash (Rep) District 7:	joe.mcclash@mymanatee.org

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

The Lexington Homeowners Association ("LHA") has retained the Law Office of Clinton Paris, P.A., to assist them in opposing the above referenced zoning application. The Lexington subdivision is a residential community located at the intersection of Lexington Drive and U.S. 301, Parrish, Manatee County, Florida. The community consists of families and children that reside in the 352 single family residences. The main entrance into the Lexington subdivision is byway of Lexington Drive and U.S. 301.

Willow Bend is a planned residential community of 279 units directly west of the Lexington subdivision. The Willow Bend community does not have any direct access for ingress and egress to a major thoroughfare. As noted in the application, the only current means of access to Willow Bend is via Lexington Drive. All traffic going to and from Willow Bend will go through the Lexington subdivision. The additional Willow Bend traffic will almost double the traffic that is currently using the Lexington subdivision roads. Lexington subdivision roads are only 24' wide and were not designed to handle Lexington residential traffic and the additional traffic that would be generated by the Willow Bend residents.

Another issue the Board should consider is the danger created by the increased traffic. The Lexington subdivision playground and swimming pool are located on Lexington Drive. The additional traffic near the community amenities will endanger the Lexington residents and children using these facilities. To restore the safety of the community the Lexington Homeowners Association and/ or the county may be required to incur the expense of installing traffic safety or control devices.

While the zoning application contemplates five community connectors for the Willow Bend subdivision, thus far the only available connection to Willow Bend is by way of the Lexington subdivision. The other connections have failed to materialize and may never be built. The proposed connection with Harrison Ranch has been deferred for up to seven (7) years. The application relies on the future development of this connector for approval of the request, but there is no guarantee Harrison Ranch will be built in seven (7) years or at all. If it is not built, the Lexington residents will bear the burden of increased traffic indefinitely. Pristine Point which has not been approved and the other two parcels identified as future community connectors that are not being planned at this time, are even less likely to materialize. If the zoning application is approved, the only means of ingress and egress to Willow Bend for the foreseeable future will be the intercommunity connector with the Lexington subdivision.

Other negative factors the Board of County Commissioners should consider are the decrease in property values related to the unusually high traffic through Lexington, increased transient crime and automobile accidents. Lastly, Willow Bend will further saturate the housing market and may not develop as planned; leaving an unfinished eyesore that will further diminish property values and result in a negative economic impact on the community. Manatee County is littered with unfinished communities that are already stressing the local economy. Willow Bend will add to this problem and delay the economic recovery in the area.

For the above reasons, the Lexington Homeowners Association requests the Board of County Commissioners deny the Willow Bend zoning application as presented or in the alternative only approve an amended application under the condition that Willow Bend adds a separate main entrance from 69th Street, Martha Road or another means of access, in addition to the inter neighborhood connector with Lexington.

Respectfully Submitted,

Clinton Paris, Esquire

November 25, 2008
Lockwood Ridge Development LLC / Hawk's Nest
Agenda Item #31

TSMD Recommended Revised Language for Staff Report

Based on an agreement between the applicant and staff, TSMD of the Public Works Department recommends revising the staff report language (stipulation A-5) for Lockwood Ridge Development LLC / Hawk's Nest. Stipulation A-5 should be replaced with stipulation as agreed to by applicant and staff as underlined below.

~~***A-5 The roadway system shall be redesigned to align the intersection at 59th Avenue East with the entrance to the south into Mandalay Bay Subdivision consistent with Section 907.9.2.3 of the LDC.***~~

Strike above and our recommended change in its place as follows:

1. Prior to Final Site Plan or Construction Plan approval for this project, the proposed access to 59th Avenue East shall be redesigned to align with 46th Lane East (Mandalay Bay Subdivision). (Subject to Public Works Department approval)

Transportation Concurrency Table

Project Name and Number Willow Bend-PDR-04-18(Z)(P)/04-S-45(P) 20050314

ESTIMATED TRANSPORTATION IMPACT FEE CALCULATIONS					
Land Use	**Land Use Type**	**Land Use Description**	**Size (units/ksf)**	**Roads Impact Fee Rate[4]**	**Manatee County Transportation Impact Fee[3]**
A	Residential	Single family	279	$7,013/du	$1,956,627
				TOTAL	$1,956,627
Description: Land Use A assumes 3 bedrooms per dwelling unit.					

CONCURRENCY

CLOS APPLIED FOR: Y __X__ N ____
TRAFFIC STUDY REQ'D: Y __X__ N ____

AFFECTED ROADWAY	LINK(S)	ADOPTED LOS	IMPROVEMENTS REQUIRED Y / N
Erie Rd (CR 10)	Erie Rd (CR75) to U.S. 301 (Parrish)	D	Y
U.S. 301	Chin Road to Ft. Hamer Rd	D	Y

REQUIRED IMPROVEMENTS
For PDR-04-18(Z)(P)
For Phase II of the Development (154 dwelling units)**

Intersection/ Road Segment	Improvement	Applicant Seeking Impact Fee Credit (Y/N)[2]	When Required	Applicant's Proposed Estimated Cost of Improvement[1,3]	Applicant's Proposed impact (%)	Applicant's Proposed Estimate - Cost $ of Applicant's Proposed Impact [3]
1. Erie Rd (CR10) & Erie Rd (CR75)	Signalize when warranted	Y	Prior to Final Plat for Phase II	$281,990	2.22%	$6,260

	Signalize when warranted	Y	Prior to Final Plat for Phase II	$281,990	3.18%	$8,970
2. U.S. 301 & Ft. Hamer Rd	Construct a second northbound approach lane	Y	Prior to 112th dwelling unit certificate of occupancy for Phase II	$158,840	3.18%	$5,050
				Total		**Total**
				$722,820.00		$20,280.00

**** Note: FSP (Final Site Plan) Phasing shall reflect scheduled required improvement time frame under "when required" as shown on table above.**

Right of Way

Applicable Thoroughfare Road	ROW Provided?(1/2 or full RW, where applicable)	Applicant Seeking Impact Fee Credit? (Yes/No)[2]	Applicant's Proposed - Land Area of Impact Fee for T-Fare ROW, Creditable Dedication	Applicant's Proposed Estimated Land Value[1,3]	Applicant's Proposed Estimated Impact Fee Credit[2,4]
1. N/A			+/- AC		
				Total:	$0

TRAFFIC STUDY ANALYSIS

NUMBER OF TRIPS (daily & pm peak)	Net, New Daily = 2,672 Net, New P.M. Peak Hour = 270
Distribution network and split	Erie Road, west of project site = 9.5% Erie Road, east of project site = 6% U.S. 301, west of project site = 67% U.S. 301, east of project site = 17.5%
Improvements applicant relied on in their analysis	FDOT scheduled widening of U.S. 301 to 4 lanes from Erie Road (Ellenton) to CR 675, including associated intersection improvements (i.e., turn-lane additions and signalization)
Timing for improvements relied on by applicant	Scheduled to begin construction in FY 2009

What the LOS will be when improvements are done	All study intersections and roadway segments will operate at or above the adopted LOS performance standards
What is the timeframe for improvements required by applicant	Required turn lane improvements must be constructed by the timeframe identified above and signals will be installed when warranted (FSP Phasing shall reflect scheduled required improvement timeframes under "when required" as shown)
Other reservations on links applicant is using	Link 2470 - 712 PM Peak Trips Link 2480 - 612 PM Peak Trips Link 2490 - 365 PM Peak Trips Link 2520 - 1,116 PM Peak Trips Link 3412 - 1,145 PM Peak Trips Link 3413 - 1,294 PM Peak Trips Link 3414 - 466 PM Peak Trips Link 3415 - 30 PM Peak Trips Link 4070 - 68 PM Peak Trips Link 3420 - 226 PM Peak Trips Link 2960 - 0 PM Peak Trips

FOOTNOTES:

1. Provided for informational purposes only. The values stated are preliminary estimates – that have not been verified by staff, such that they may be adjusted.
2. Impact fee credits shall be awarded in accordance with the procedures and standards established in the County's Land Development Code. Any waiver of roads impact fee credits must be memorialized in a stipulation or agreement.
3. Project/Improvement/ROW cost estimates are provided using FDOT data or other MCPWD approved sources. Estimates as to cost of road improvements, intersection improvements or land value will vary over time due to market conditions, property values, construction costs and other variables. Updated estimates may be required at a later date.
4. Please reference latest adopted Impact Fee schedule. Please direct questions to the Impact Fee Coordinator in the County's Planning Department.

PDR-04-18(Z)(P)/04-S-45(P)
20050314(10)
June 22, 2005
Moran/Willow Bend

REZONE TO PDR
GENERAL DEVELOPMENT PLAN / PRELIMINARY SITE PLAN
FOR
WILLOW BEND
IN
SECTIONS 30/31,TOWNSHIP 33S. RANGE 19E.
MANATEE COUNTY, FLORIDA
FOR
WHITE OAK DEVELOPMENT, LTD
BY

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/
Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

PROPOSED SITE DESIGN

1. LOT LINES SHOWN ON THE PLAN.
2. NO STRUCTURES PLANNED, UNTIL SINGLE FAMILY HOMES ARE BUILT ON EACH LOT.
3. WATER AND SEWER LINES IN RIGHT-OF-WAY AND IN EASEMENTS.
4. DRAINAGE AND BUFFER EASEMENTS SHOWN ON PLAN.
5. OPEN SPACE AREAS SHOWN ON PLAN (BUFFERS, LAKES, AND RECREATION AREAS).
6. NO SPECIFIC PARKING OR LOADING AREAS.
7. VEHICULAR CIRCULATION VIA THE PROPOSED STREETS.
8. DRAINAGE TO LAKES, OUTFALLS TO EXISTING WATERBODIES.
9. PROPOSED WATER LINE, INTERNAL SYSTEM
10. GRAVITY SERVICE TO EACH LOT CONNECTED, LIFT STATION TO EXISTING MANHOLE ON 144th DRIVE EAST.
11. SOLID WASTE PICK-UP AT EACH LOT.
12. NEW FIRE HYDRANTS INSTALLED WITH SPACING PER FIRE MARSHALL APPROVAL.
13. NO EFFLUENT REUSE PLANNED.
14. 5' SIDEWALK ON BOTH SIDES OF ALL STREETS.
15. OMITTED
16. THE STORMWATER SYSTEM DESIGN WILL COMPLY WITH MANATEE COUNTY REQUIREMENTS AND CHAPTER 40D-4 OR 40D-40 F.A.C. (S.W.F.W.M.D.) 50% STORMWATER PEAK DISCHARGE RATE IS REQUIRED

17. ALL LANDSCAPING SHALL COMPLY WITH SECTION 715 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC), INCLUDING PRESERVATION OF NATIVE HABITAT, REQUIRED BUFFERS, LOCAL RESIDENTIAL STREET TREE PLANTING, AND COMMON AREA MAINTENANCE AND IRRIGATION. TREE REPLACEMENT WILL BE PROVIDED IN ACCORDANCE WITH SECTION 714 OF THE LDC.

18. RESIDENTIAL STREET TREES MEETING THE SPECIFICATIONS OF SECTION 715.3.4 OF THE LDC SHALL BE PLANTED AT A RATE OF 1 TREE FOR EVERY 50 LINEAR FEET OF INTERNAL RIGHT-OF-WAY AT THE SAME TIME EACH HOME IS BUILT. SEE LANDSCAPE PLAN.

19. OMITTED

20. OMITTED

21. THE HOMEOWNER'S DOCUMENTS AND FINAL SITE PLAN SHALL INCLUDE LANGUAGE TO INFORM HOMEOWNERS OF THE PRESENCE OF NEIGHBORING AGRICULTURAL USES, INCLUDING POSSIBLE USE OF PESTICIDES AND HERBICIDES AND OF ODORS AND NOISES ASSOCIATED WITH AGRICULTURAL USES.

22. ALL SIGNS, INCLUDING THE LOCATION OF SUCH SIGNS, SHALL BE PERMITTED SEPARATELY AND APPROVED BY THE BUILDING DEPARTMENT.

23. THE LOWEST QUALITY OF WATER AVAILABLE, INCLUDING BUT NOT LIMITED TO STORMWATER REUSE AND ALTERNATIVE IRRIGATION SOURCES, SHALL BE USED TO ADEQUATELY AND SAFELY MEET IRRIGATION NEEDS. IF RETENTION POND WATER IS USED, A SEPARATE COLOR-CODED IRRIGATION SYSTEM SHALL BE INSTALLED, AND WRITTEN INFORMATION STATING THAT "THE WATER IS NOT FOR HUMAN CONSUMPTION" SHALL BE PROVIDED TO THE RESIDENTS.

24. THE ENGINEER OF RECORD MUST PROVIDE DOCUMENTATION TO PROVE THAT CONCURRENCY HAS BEEN MET RELATIVE TO FIRE FLOW, AND SHALL PROVIDE A LETTER FROM THE FIRE MARSHALL INDICATING COMPLIANCE WITH THESE REQUIREMENTS.

25. THE PROPERTY OWNER AND THEIR HEIRS, ASSIGNS, OR TRANSFEREES, ARE HEREBY NOTIFIED THAT A PAYMENT OF AN IMPACT FEE FOR SCHOOL PURPOSES IS REQUIRED

26. GENERAL DESCRIPTIONS OF PROPOSED LEGAL MEASURES TO PROVIDE ANY EASEMENTS, DEDICATIONS AND RESERVATIONS' EASEMENTS, DEDICATIONS AND RESERVATIONS WILL BE COMPLETED THROUGH THE PLATTING PROCESS.

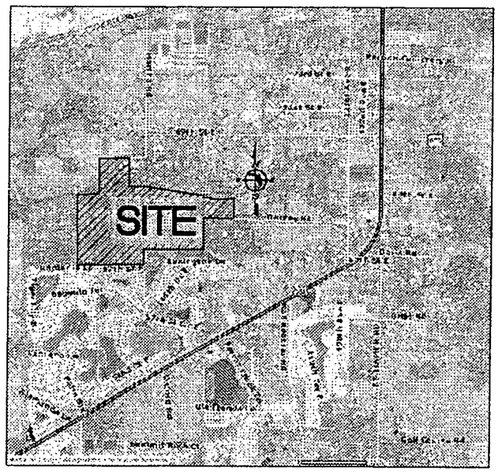
27. HOME OWNERS ASSOCIATION WILL OWN AND MAINTAIN COMMON OR DEDICATED OPEN SPACE.

28. STATEMENT OF SCHOOL NEEDS (ESTIMATED) (SCHOOL NEED LETTER REQUESTED FROM SCHOOL BOARD)
ELEMENTARY SCHOOL: 68 STUDENTS
MIDDLE SCHOOL: 28 STUDENTS
HIGH SCHOOL: 31 STUDENTS

29. EXISTING WELLS ON-SITE ARE TO BE PLUGGED.

30. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH MANATEE COUNTY DEVELOPMENT STANDARDS.

31. NEW STREETS SHALL BE DESIGNED WITH TRAFFIC LANES A MINIMUM OF SIX (6) INCHES OF FREE BOARD ABOVE THE DESIGN STORM BASE FLOOD ELEVATION MEASURED TO THE CROWN OF THE ROAD.



VICINITY MAP
1" = 2000'±
Date: May 2004
Revised: July 19, 2004
Revised: Oct. 26, 2004
Revised: June 21, 2005
Revised: March 3, 2006
Revised: Oct., 2007
Revised: Dec., 2007
Revised: July, 2008
Revised: Aug., 2008

THIS PROJECT IS LOCATED IN THE NORTH CENTRAL OVERLAY DISTRICT

GENERAL NOTE

1.	TOTAL PROJECT ACREAGE:	114.81 AC
2.	EXISTING ZONING:	"A"
3.	PROPOSED ZONING:	PDR
3A	FUTURE ZONING:	UF-3, NORTH CENTRAL OVERLAY DISTRICT
4.	EXISTING LAND USE:	OPEN / CITRUS
5.	ZONING WITHIN 200 FEET OF SITE BOUNDARIES:	AS SHOWN ON PLANS
6.	LOCATION OF EXISTING AND PLATTED STREETS, DRAINAGE WAYS AND UTILITIES ON CONTIGUOUS PROPERTIES:	AS SHOWN ON PLANS
7.	TOPOGRAPHIC CONTOURS ON-SITE:	AS SHOWN ON PLANS
8.	FLOOD ZONE (100 YR):	FEMA MAP NO.120153 0205 C REVISED JULY 15, 1992 ZONE "X" (SITE) ZONE "AE" (WADE CANAL:FLOODWAY) ELEV 33.4 - 35
	FLOOD ZONE (25 YR):	25 YEAR FLOODPLAIN HAS NOT BEEN MAPPED BY MANATEE COUNTY. THE 25 YEAR FLOODPLAIN SHOWN ON THE SITE PLAN WAS DETERMINED PER LDC, BASED ON FEMA HEC 2 MODEL USING 25 YEAR STORM EVENT BY TOM SHOOPMEN, P.E.
9.	FLOOD PROTECTION ELEVATION DATA:	VARIES
10.	SITE SIZE:	SITE DOES NOT EXCEED 100 ACRES IN SIZE
11.	WETLANDS DELINEATION:	SEE PLANS FOR WETLAND LINES
12.	LOCATION OF EXISTING TREE GROUPINGS:	AS SHOWN ON AERIAL
13.	TOTAL NUMBER OF LOTS:	279 LOTS
14.	TYPE OF USE:	RESIDENTIAL (DETACHED UNITS)
15.	GROSS RESIDENTIAL DENSITY:	2.43 UNITS / ACRE (279 DU/114.81 AC) PER COMPREHENSIVE PLAN POLICY 2.3.1.1
15a.	OVERALL DENSITY:	2.43 UNITS / ACRE
16.	NET RESIDENTIAL DENSITY:	2.69 DU / ACRE (MINUS REC AREA AND WETLAND/BUFFER AREAS)
17.	LOT AREA:	# OF LOTS/WIDTH = 71/55',114/65', 87/75' AND 7/100'+
	LOT WIDTH / DEPTH	MINIMUM 110' DEEP
	BUILDING ENVELOPE:	AS SHOWN ON PLANS - TYPICAL
	FRONT BUILDING SETBACK:	20' FOR NON-GARAGE PORTION, 20' FOR GARAGE PORTION IF SIDE LOADED GARAGE, 25' FOR GARAGE PORTION IF FRONT LOADED GARAGE
	SIDE BUILDING SETBACK:	7.5 FEET
	REAR BUILDING SETBACK:	15 FEET
	WETLAND BUFFER BLDG. SETBACK:	15 FEET
	WATERFRONT SETBACK:	30 FEET
18.	BLOCK DATA AND ORIENTATION:	N/A (NOT APPLICABLE)
19.	LOT AND BLOCK NUMBERS:	AS SHOWN ON PLANS (BLOCK NUMBERS ARE N/A)
20	STREETS:	PUBLIC AS SHOWN ON PLANS
21.	FRONT YARD UTILITY EASEMENT:	10 FEET
	SIDE YARD UTILITY EASEMENT:	5 FEET
	REAR YARD EASEMENTS:	5 FEET
	OTHER EASEMENTS:	AS SHOWN ON PLANS
22.	OPEN SPACE:	25% REQUIRED (28.805 AC)
	OPEN SPACE SUMMARY:	
	EX AREA 2,3 - WADE CANAL (LESS R/W)	0.339 AC
	EX AREA 7 - WADE CANAL	0.297 AC
	EX AREA 5 - WETLAND	3.965 AC
	EX AREA 5 - WETLAND BUFFER	1.115 AC
	LAKES (TO TOB)	21.927 AC
	LANDSCAPE BUFFERS	4.463 AC
	MISC OPEN SPACES	1.235 AC
	TREE PRESERVATION AREAS	0.406 AC
	RECREATION / TREE PRESERVATION AREA	5.963 AC
	TOTALS	39.710 AC / 114.81 AC = 34.59% PROVIDED
23.	LANDSCAPING PLAN:	ALL LANDSCAPING TO MEET SECTION 715 OF LDC(SEE LANDSCAPE PLAN)
24.	DRAINAGE SYSTEM:	CLOSED DRAINAGE SYSTEM
25.	DELINEATION OF ALL REQUIRED YARDS:	AS SHOWN ON PLANS - TYPICAL
26.	MAXIMUM BUILDING HEIGHTS:	35 FEET
27	APPROXIMATE START DATE FOR CONSTRUCTION:	OCT., 2008
	APPROXIMATE COMPLETION DATE:	PLATTING PRIOR TO EXPIRATION OF THE LOS
27a.	PHASING:	PHASE 1: (99 LOTS) 1-11, 58-72, 87-132, 152-159, 217-227, 239-246 PHASE 2: (32 LOTS + 1 EX HOME) 247-279 PHASE 3: (51 LOTS) 172-211, 228-238 PHASE 4: (31 LOTS) 73-86, 160-171, 212-216 PHASE 5: (61 LOTS) 12-40, 45-57, 133-151 PHASE 6: (4 LOTS) 41-44 TOTAL = 279 LOTS
28.	FLOOD PLAIN MANAGEMENT PERMIT:	N/A
29.	WETLANDS INFORMATION:	SEE ENVIRONMENTAL REPORT EX AREA 5 (WETLAND) = 3.965 AC TOTAL ON-SITE (NO WETLAND IMPACTS PROPOSED)
30.	GENERAL SIGN PRINCIPAL:	SIGN LOCATIONS SHOWN ON SITE PLAN. DETAILS TO BE PROVIDED ON FINAL SITE PLAN.
31.	OUTDOOR LIGHTING PLAN:	OMITTED
32.	FOCAL POINT:	LAKES AND RECREATION AREA.
33.	UTILITIES-WATER/SEWER:	PUBLIC
34.	COMPLIANCE WITH SECTION 722 OF LDC	AS APPLICABLE
35.	LAKE AREAS AT NORMAL WATER LEVELS:	LAKE #1 1.092 AC, LAKE #2 3.033 AC, LAKE #3 2.123 AC, LAKE #4 1.716 AC, LAKE #5 0.785 AC, LAKE #6 1.863 AC, LAKE #7, LAKE #8 1.083 AC, LAKE #9 1.185 AC, LAKE #10 1.635 AC, LAKE #11 1.477 AC, TOTALS 16.390 AC
36.	PERENNIAL STREAM(S):	WADE CANAL
37.	ROADWAY:	PUBLIC
37.	6622 MARTHA RD. PI#4676.0000/3 IS NOT PART OF THIS DEVELOPMENT	

PROFESSIONAL DATA:

ENGINEER:
R.J. RHODES ENGINEERING, INC.
323 INTERSTATE BLVD.
SARASOTA, FLORIDA 34240
PHONE: 941-371-9420
FAX: 941-371-9520

COMPUTER DRAFTING:
WESTCOAST CADD, LLC
380 INTERSTATE CT. #203
SARASOTA, FL. 34240
PHONE: 941-371-4699
FAX: 941-342-9280

LANDSCAPE ARCHITECT:
KURT R. CRIST-LANDSCAPE ARCHITECT, INC.
2350 BERN CREEK LOOP
SARASOTA, FL. 34240
PHONE: 941-378-8080
FAX: 941-378-8080

DEVELOPER CONSULTANT:
WHITE OAK DEVELOPMENT, LTD.
10603 RIVERBANK TERR.
BRADENTON, FLORIDA 34212-5251
PHONE: 941-750-6000
FAX: 941-750-9229

ENVIRONMENTAL CONSULTANT:
ECO CONSULTANTS INC
ALEC HOFFNER
1523 8th AVENUE WEST, SUITE B
PALMETTO, FLORIDA 34221
PHONE: 941-722-0901
FAX: 941-722-4931

SURVEYOR:
GLOBAL SURVEYING, INC
4455 STATE ROAD 64 EAST
BRADENTON, FL. 34208
PHONE: 941-746-1512
FAX: 941-747-2450

INDEX TO DRAWINGS

SHEET No.	NAME
1	COVER SHEET
2	KEY MAP / DETAILS / FLUC
3-7	PRELIMINARY SITE PLAN
8	25 YR / 100 YR FLOODPLAIN / FLOODWAY DETAILS
9	PHASING PLAN
10	AERIAL WITH SITE OVERLAY
11	RECREATION AREA EXHIBIT
12	COLOR SITE PLAN

LANDSCAPE PLAN BY KURT R. CRIST, LANDSCAPE ARCHITECT, INC.
LA-1 / LA-2 / LA-3 LANDSCAPE PLAN

RALPH J. RHODES FL. P.E. NO. 31861
DATE: 11-24-08

AGENCY APPROVAL

GENERAL DEVELOPMENT PLAN/PRELIMINARY SITE PLAN/PRELIMINARY PLAT

APPROVED: _____ _____
DATE FILE NUMBER
CASE PLANNER _____
GROWTH MANAGEMENT _____
CONCURRENCY _____
NATURAL RESOURCES _____
HRS / PUBLIC HEALTH UNIT _____
FIRE DISTRICT _____
OWNER / AGENT _____

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TYPICAL DETAIL OF UTILITY EASEMENTS
1" = 60'

TYPICAL DETAIL OF BUILDING ENVELOPE
1" = 60'

TYPICAL DETAIL OF CORNER BUILDING ENVELOPE
1" = 60'

A. ASPHALT CONCRETE SURFACE COURSE 1-1/2" MIN THICKNESS TYPE III.
B. 4-1/2" COMPACTED SAND ASPHALT BASE (1200 LBS STAB.) OR 6" SOIL CEMENT OR 8" CEMENT TREATED OR APPROVED EQUAL.
C. 8" STABILIZED SUB-BASE SHELL MARL BLENDED WITH SANDY SUB-GRADE MIN. LBR 40, BSS T-180 AASHTO.
D. ALL LATERALS TO BE INSTALLED AT SAME TIME AS SANITARY SEWER. STORM DRAIN MAY BE INSTALLED ON EITHER SIDE OF THE SANITARY SEWER.
E. SEE SECTION 200.0 FOR CURB AND GUTTER TYPES.
F. SYMMETRICAL ABOUT CENTER LINE.
G. 12" MIN. COVER ON STORM SEWER.
H. LABORATORY TESTS ARE REQUIRED TO SUBSTANTIATE STRUCTURAL SECTION DESIGN. SPECIFICATIONS SHOWN ON THIS SHEET ARE MINIMUM.
I. PRIME COAT: APPLIED AT 0.15 GAL/SY (FDOT SECTION 300)

LOCAL URBAN RESIDENTIAL
MANATEE COUNTY - 501.6

FLORIDA LAND USE CODES:
110 LOW DENSITY RESIDENTIAL
129 MEDIUM DENSITY RESIDENTIAL (UNDER CONSTRUCTION)
211 IMPROVED PASTURES
221 CITRUS GROVE
414 PINE / OAK
427 LIVE OAK
438 MIXED UPLAND HARD WOODS
510 CREEK / STREAM
524 LAKE LESS THAN 10 AC
641 FRESHWATER WETLAND

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. Sarasota, Fl. 34240
(941) 371-9420 fax (941) 371-9320

Project Name: WILLOW BEND

Project Title: KEY MAP / DETAILS / FLUC

Revised By:	Date:	Description
wcc	10/31/07	plan layout, lot sizes, rec area; comments
wcc	03/03/06	addl land area
wcc	05/21/05	platting, ponds, miles
wcc	10/26/04	add 5 acre parcel; revise lots; design
wcc	07/19/04	layout; lot count; design

Revision Block

Seal: 11-24-08
Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: 041404c
Project Number: 04105
Date: May 2004
Scale: 1" = 200'
Drawn By: wcc
Checked By: RJR
Drawing No. 2

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LEGEND

- FH #5 — PROPOSED FIRE HYDRANT
- SANITARY SEWER, MANHOLE, FLOW DIRECTION
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- CATCH BASINS, FLOW DIRECTION, MITERED END
- NWL — NORMAL WATER LEVEL
- CS — CONTROL STRUCTURE
- 20' PDE — PROPOSED PUBLIC DRAINAGE EASEMENT
- PDMAE — PROPOSED PUBLIC DRAINAGE MAINTENANCE ACCESS EASEMENT
- PVDME — PROPOSED PRIVATE DRAINAGE MAINTENANCE EASEMENT
- BO — BLOW OFF
- 35 — EXISTING CONTOUR
- FLG — FRONT LOADED GARAGE

N W E S

60 30 0 60 120
SCALE IN FEET

EX 20' DIRT ASPHALT ROAD

EX SHELL ROAD

25' 25'

ID# 467510009
MORAN, LEE IVAN
ZONED: A
ORCHARD, GROVES, CITRUS IMPRV

BENCHMARK
PK NAIL IN 12" OAK
ELEV=40.51

EX SHELL ROAD

LANDSCAPE BUFFER

PUBLIC TURNAROUND EASEMENT

PROJECT SIGNS

N 88°01'08" E 98.11'

50' RIGHT-OF-WAY FOR PRISTINE POINT SUB-DIVISION PROPOSED INTER-NEIGHBORHOOD TIE

87th STREET EAST (PUBLIC)

PUBLIC TURNAROUND EASEMENT

279
29,066 SF

20' PDE

452.2

ID# 467200001
BRIAN AND BABINE KOONTZ
ZONED: AG
SINGLE FAMILY RESIDENTIAL

EX HOME
279
29,066 SF

5/8" w/CAP (TO BE PLUGGED)

80' LANDSCAPE BUFFER

20' LANDSCAPE BUFFER

261
8,655 SF

260
7,475 SF

259
7,475 SF

258
7,475 SF

257
7,475 SF

256
7,475 SF

255
7,475 SF

254
7,475 SF

FWATERMAIN
263
7,783 SF

264
7,763 SF

265
8,778 SF

266
7,762 SF

267
8,050 SF

268
8,664 SF

269
9,703 SF

270
8,761 SF

EX AREA 14
UPLAND EXCAVATED DITCH

STORMWATER AREA #5
2.50 AC TOB
0.785 AC BNW

EX SHELL DRIVE

ID# 467600003
KUTINSKY, RONALD K
KUTINSKY, DONNA M
ZONED: A, A-1
SINGLE FAMILY RESIDENTIAL

ID# 467500009
R AND S BURNSTORE, PARKSIDE LLC
ZONED: A, PD-MU
SINGLE FAMILY HOMES

N 00°12'06" W 726.84'(M)

86th AVENUE EAST (PUBLIC)

OUT-OF-SAC SIGN

85th COURT EAST (PUBLIC)

276
8,836 SF

278
7,475 SF

277
7,475 SF

274
9,706 SF

272
10,633 SF

271
9,249 SF

WATERMAIN

571
9,122 SF

FH #13

BO

PDMAE (WIDTH VARIES FROM THIS POINT EAST TILL WIDE CANAL RENTEERS PROPERTY)

EX AREA 2-
WIDE CANAL
0.733 AC

EX TOP OF BANK (TYP)

SEE SHEET 4

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

Project Name: WILLOW BEND

Project Title: PRELIMINARY SITE PLAN

Revision Block			
Date	Description	Revised By:	
10/31/07	plan layout, lot sizes, rec areas, comments	wcc	
03/03/06	addtl land area	wcc	
06/21/05	piping, ponds, misc.	wcc	
10/26/04	add 5 acre parcel, revise lots, design	wcc	
07/19/04	layout: lot count, design	wcc	

Seal:

Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: 041404c
Project Number: 04105
Date: May 2004
Scale: 1" = 60'
Drawn By:
Checked By: RJR
Drawing No. 3

SEE SHEET 3

LEGEND

- FH #5 — PROPOSED FIRE HYDRANT
- SANITARY SEWER, MANHOLE, FLOW DIRECTION
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- CATCH BASINS, FLOW DIPECTION, MITERED END
- NWL — NORMAL WATER LEVEL
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- 20' PDE — PROPOSED PUBLIC DRAINAGE EASEMENT
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- PVDME — PROPOSED PRIVATE DRAINAGE MAINTENANCE EASEMENT
- BO — BLOW OFF
- 35 — EXISTING CONTOUR
- FLG — FRONT LOADED GARAGE

SCALE IN FEET: 60 30 0 60 120

SEE SHEET 5

SEE SHEET 6

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R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

Project Name: WILLOW BEND

Project Title: PRELIMINARY SITE PLAN

Revised By:	Description	Date
wcc	plan layout, lot sizes, rec area, comments	10/31/07
wcc	add'l land area	03/03/06
wcc	piping, ponds, misc	06/21/05
wcc	add 5 acre parcel; revise lots, design	10/26/04
wcc	layout; lot count; design	07/19/04

Revision Block

Seal:

11-24-08

Ralph J. Rhodes
Ft. Registration #31861

Drawing Name: 041404e

Project Number: 04105

Date:	Scale:
May, 2004	1" = 60'
Drawn By:	Checked By:
***	RJR

Drawing No. 4

W:\Projects\WhiteOak\0043-WillowBend\constr\041404c57.dwg, 11/24/2008 11:02:54 AM

LEGEND

- FH #5 — PROPOSED FIRE HYDRANT
- SANITARY SEWER, MANHOLE, FLOW DIRECTION
- PROPOSED WATERMAIN
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N W E S

60 30 0 60 120
SCALE IN FEET

SOUTH LINE SECTION 30 (MONUMENTED)
NORTH LINE SECTION 31 (MONUMENTED)

SEE SHEET 4

W STREET EAST (PUBLIC)

115th AVENUE EAST (PUBLIC)

63rd COURT EAST (PUBLIC)

ID# 470100009
CANNON, JAMES M
CANNON, JANE M
ZONED: A, A-1
ORCHARD, GROVES, CITRUS

EX AREA 7
WADE CANAL
0.31D AC

STORMWATER AREA #4
2.391 AC TOB
1.716 AC DNWL

BYPASS CULVERT

BENCHES

EX AREA 17 – HYDRIC STORMWATER AREA #8
EXCAVATED DITCH
11.599 AC TOB
1.185 AC DNWL

STORMWATER AREA #6
(OFFSITE BYPASS POND)
2.399 AC TOB
1.863 AC DNWL

EX AREA 1 – HYDRIC
EXCAVATED POND
1.251 AC ONSITE

STORMWATER AREA #7
1.400 AC TOB
1.067 AC DNWL

EX WELL
(TO BE PLUGGED)

CUL-DE-SAC = 347.2' C/L

ID# 470100009
CANNON, JAMES M
CANNON, JANE M
ZONED: A, A-1
ORCHARD, GROVES, CITRUS

ID# 470100009
YOUNGBLOOD, SUSAN DALE
SINGLE FAMILY RESIDENTIAL

ID# 469700209
JONES, ALONZO L
JONES, JOAN H KOSKI
ZONED: A-1
VACANT RESIDENTIAL

ID# 469700169
DARSEY, WINTON RUSS
DARSEY, DEVIN LEA
ZONED: A-1
MOBILE HOMES

DARSEY, DARCIE CECIL MILLER RD
ZONED: A-1
RIGHT-OF-WAY

ID# 469500106
SEGARS, A DILLARD
SEGARS, ARLENE L
ZONED: A-1, PD-R
SINGLE FAMILY RESIDENTIAL

ID# 469800155
MCGINNIS, MEL M
MCGINNIS, PAMELA J
ZONED: A-1, PD-R
SINGLE FAMILY RESIDENTIAL

PRIVATE DRAINAGE EASEMENT TO BE RELOCATED AS LONG AS THE RELOCATED DITCH STILL EXISTS AT THE APPROVAL DATE (LOCATION MAY MOVE SLIGHTLY AS LONG AS THE OPTIONAL DITCH WITH THE APPROVAL OF MANATEE COUNTY DRAINAGE DIVISION)

20' TREE PRESERVATION EASEMENT

20' LANDSCAPE BUFFER

SEE SHEET 7

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

Project Name: WILLOW BEND

Project Title: PRELIMINARY SITE PLAN

Revised By:	Date:	Description
wcc	10/31/07	plan layout, lot sizes, rec area, comments
wcc	06/05/06	addtl land area
wcc	04/21/05	piping, ponds, misc
wcc	10/26/04	add 5 acre parcel, revise lots, design
wcc	07/29/04	layout, lot count, design

Revision Block

Seal:

11-4-08

Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: 041404c

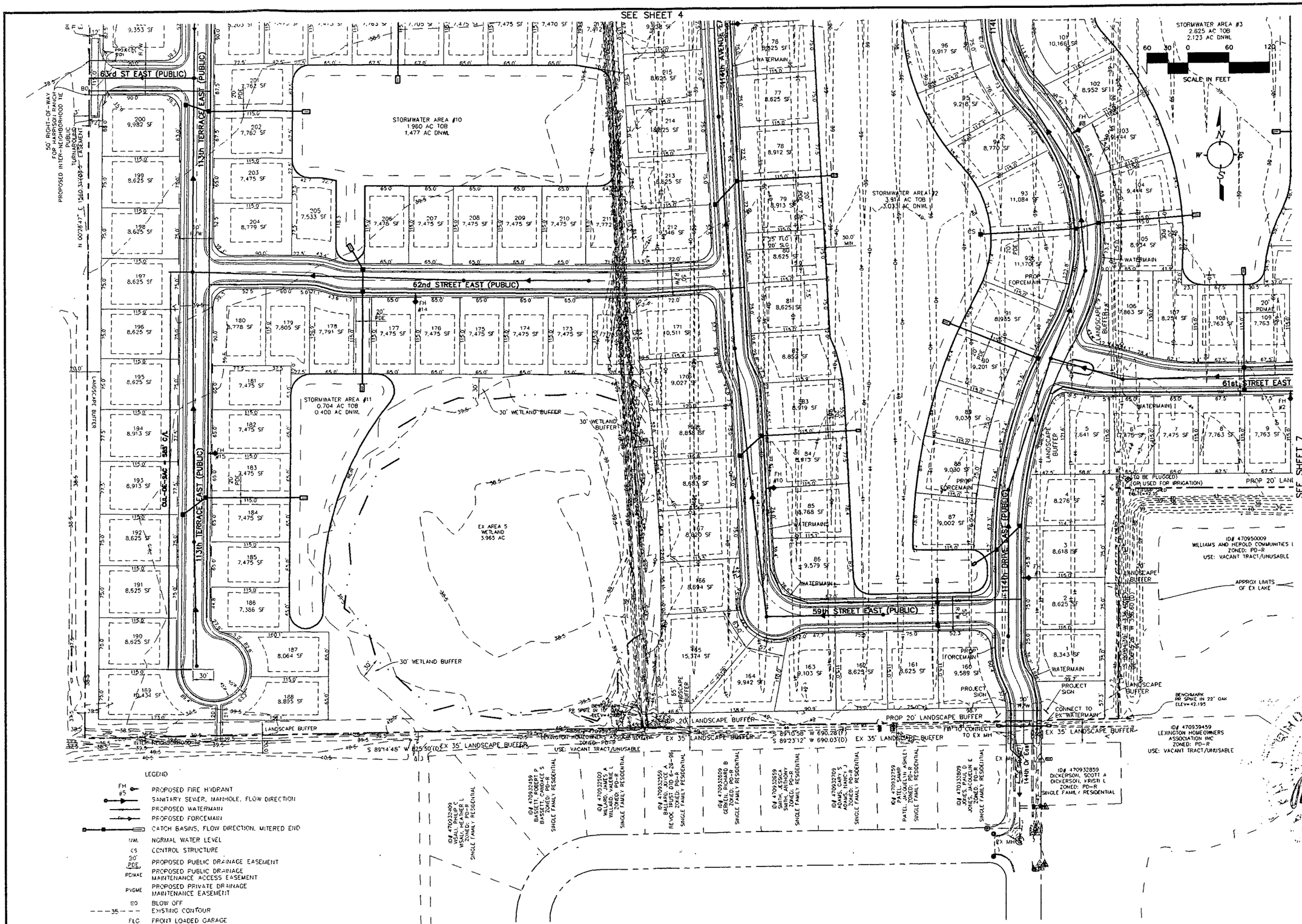
Project Number: 04105

Date: May 2004 | Scale: 1" = 60'

Drawn By: wcc | Checked By: RJR

Drawing No. 5

SEE SHEET 4



R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Authorization No. 8120
223 Interstate Blvd (941) 371-9420
Sarasota, FL 34240 fax (941) 371-9520

Project Name: WILLOW BEND

Project Title: PRELIMINARY SITE PLAN

	Description	By:
10/31/07	plan layout, lot sizes, rec area; comments	WCC
03/03/06	addtl land area	WCC
06/21/05	piping, ponds, misc	WCC
10/26/04	add 5 acre parcel; revise lots; design	WCC
07/19/04	layout, lot count; design	WCC

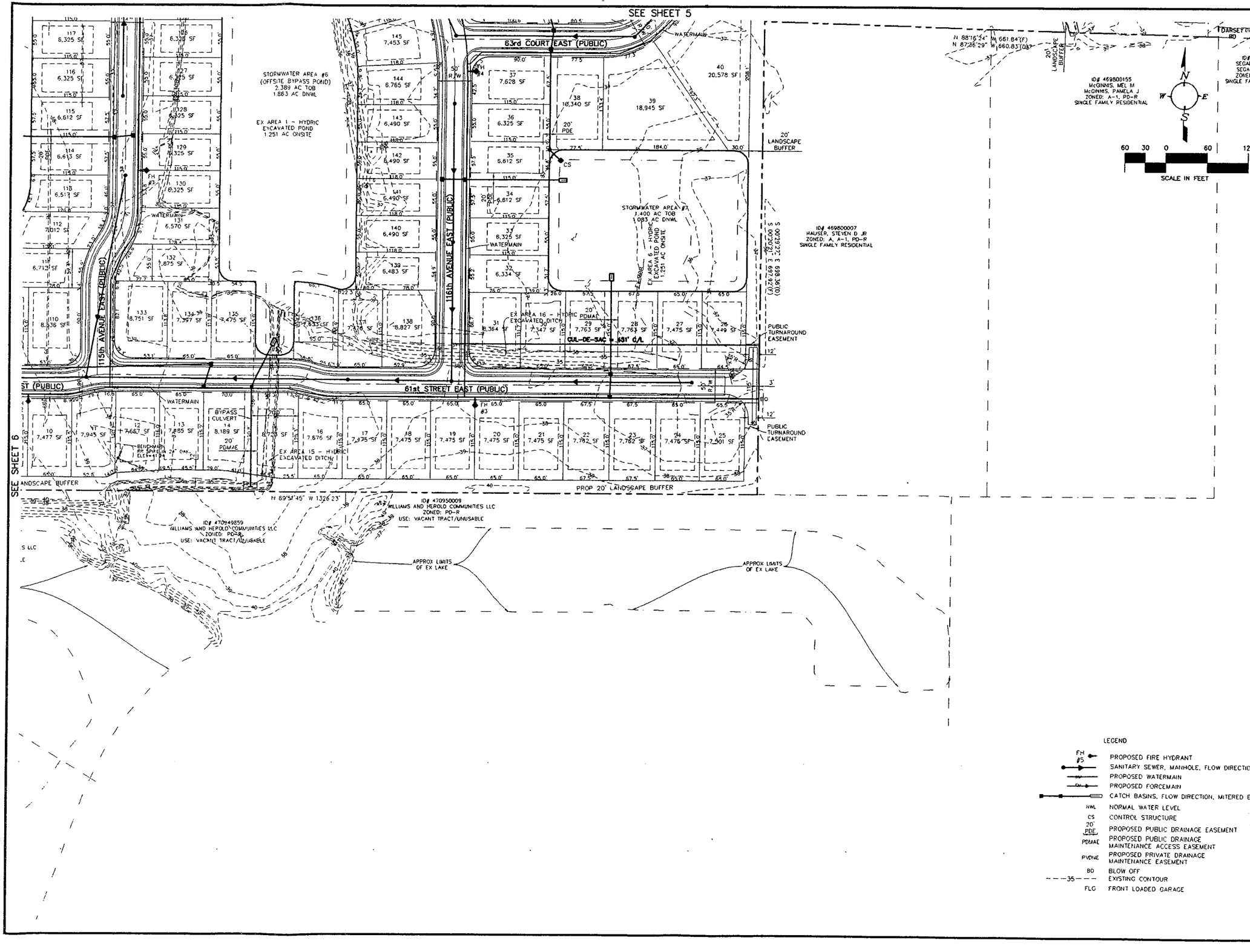
Revision Block

Seal: Ralph J. Rhodes FL Registration #31861 11-24-08

Drawing Name: 041404c
Project Number: 04105
Date: May 2004
Scale: 1" = 60'
Drawn By: WCC
Checked By: RJR
Drawing No. 6

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LEGEND

- FH — PROPOSED FIRE HYDRANT
- #5 — SANITARY SEWER, MANHOLE, FLOW DIRECTION
- W — PROPOSED WATERMAIN
- FM — PROPOSED FORCEMAIN
- CATCH BASINS, FLOW DIRECTION, MITERED END
- NWL — NORMAL WATER LEVEL
- CS — CONTROL STRUCTURE
- 20' PDE — PROPOSED PUBLIC DRAINAGE EASEMENT
- PDMAE — PROPOSED PUBLIC DRAINAGE MAINTENANCE ACCESS EASEMENT
- PVDMAE — PROPOSED PRIVATE DRAINAGE MAINTENANCE EASEMENT
- BO — BLOW OFF
- 35 — EXISTING CONTOUR
- FLG — FRONT LOADED GARAGE

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. Sarasota, Fl. 34240
(941) 371-9420 fax (941) 371-9520

Project Name: WILLOW BEND

Project Title: PRELIMINARY SITE PLAN

Revised By:	Description	Date
WCC	plan layout, lot sizes, rec area, comments	10/31/07
WCC	addtl land area	03/03/08

Revision Block

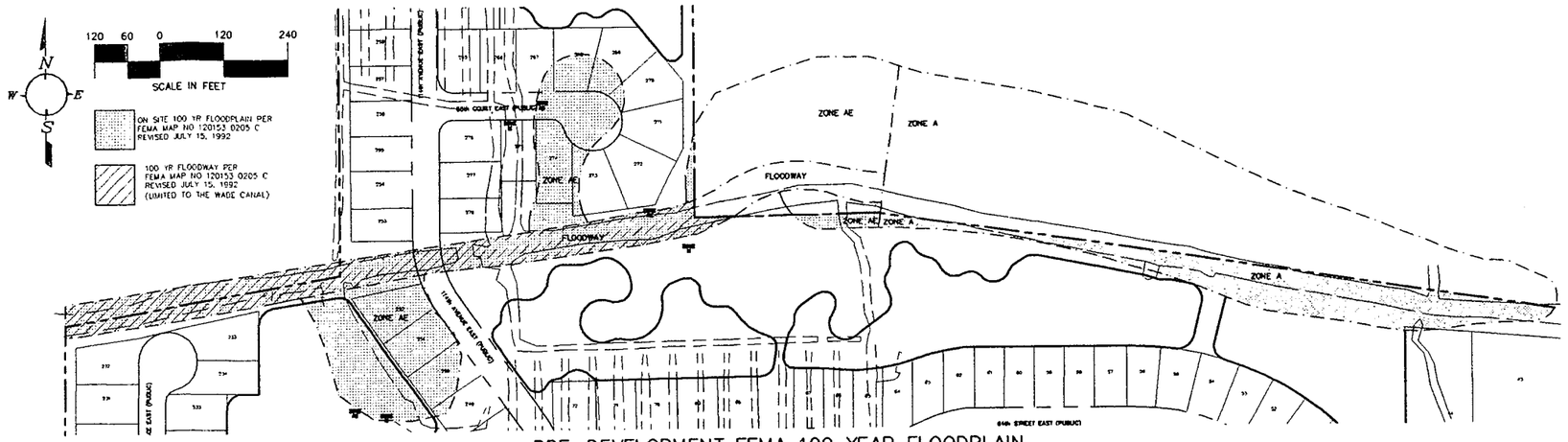
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11-24-08

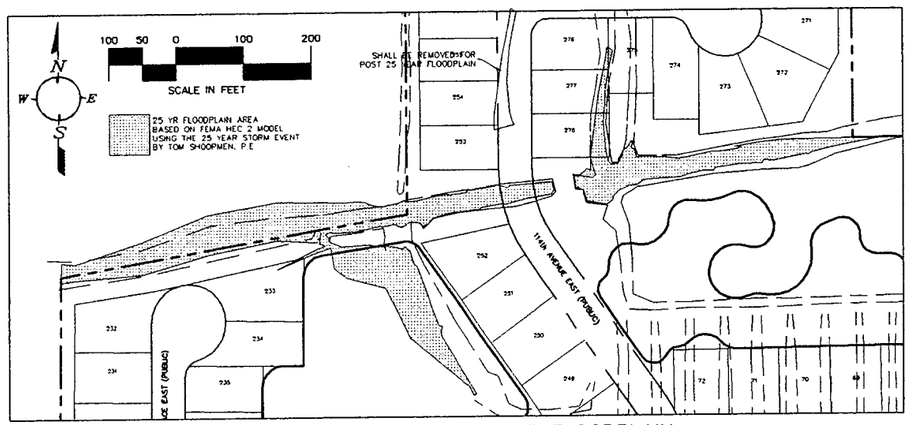
Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: 041404c
Project Number: 04105
Date: May 2004
Scale: 1" = 60'
Drawn By:
Checked By: RJR

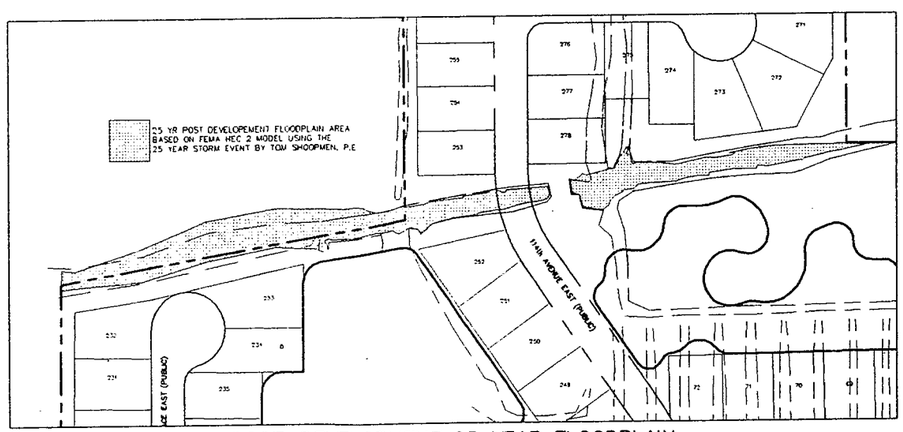
Drawing No. 7



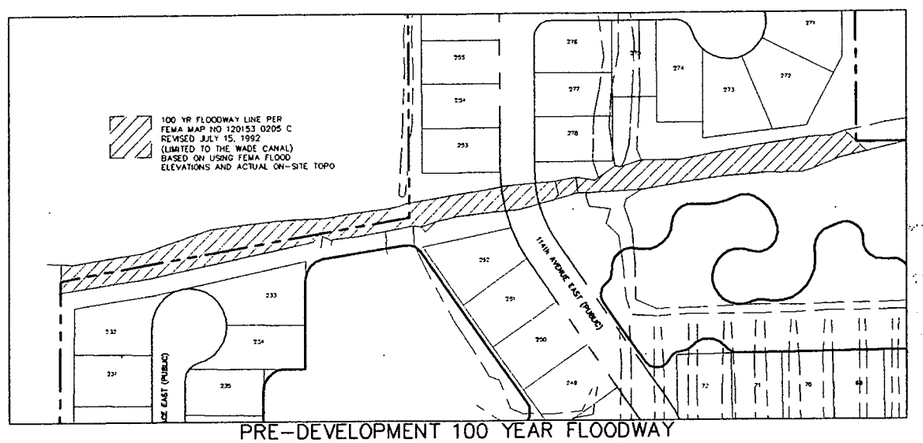
PRE-DEVELOPMENT FEMA 100 YEAR FLOODPLAIN



PRE-DEVELOPMENT 25 YEAR FLOODPLAIN



POST-DEVELOPMENT 25 YEAR FLOODPLAIN



PRE-DEVELOPMENT 100 YEAR FLOODWAY
BASED ON ACTUAL ON-SITE TOPO

R.J. RHODES ENGINEERING INC.
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323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

Project Name: WILLOW BEND

Project Title: 25 YR / 100 YR FLOODPLAIN / FLOODWAY DEATILS

No.	Description	Date	Revised By:

Revision Block

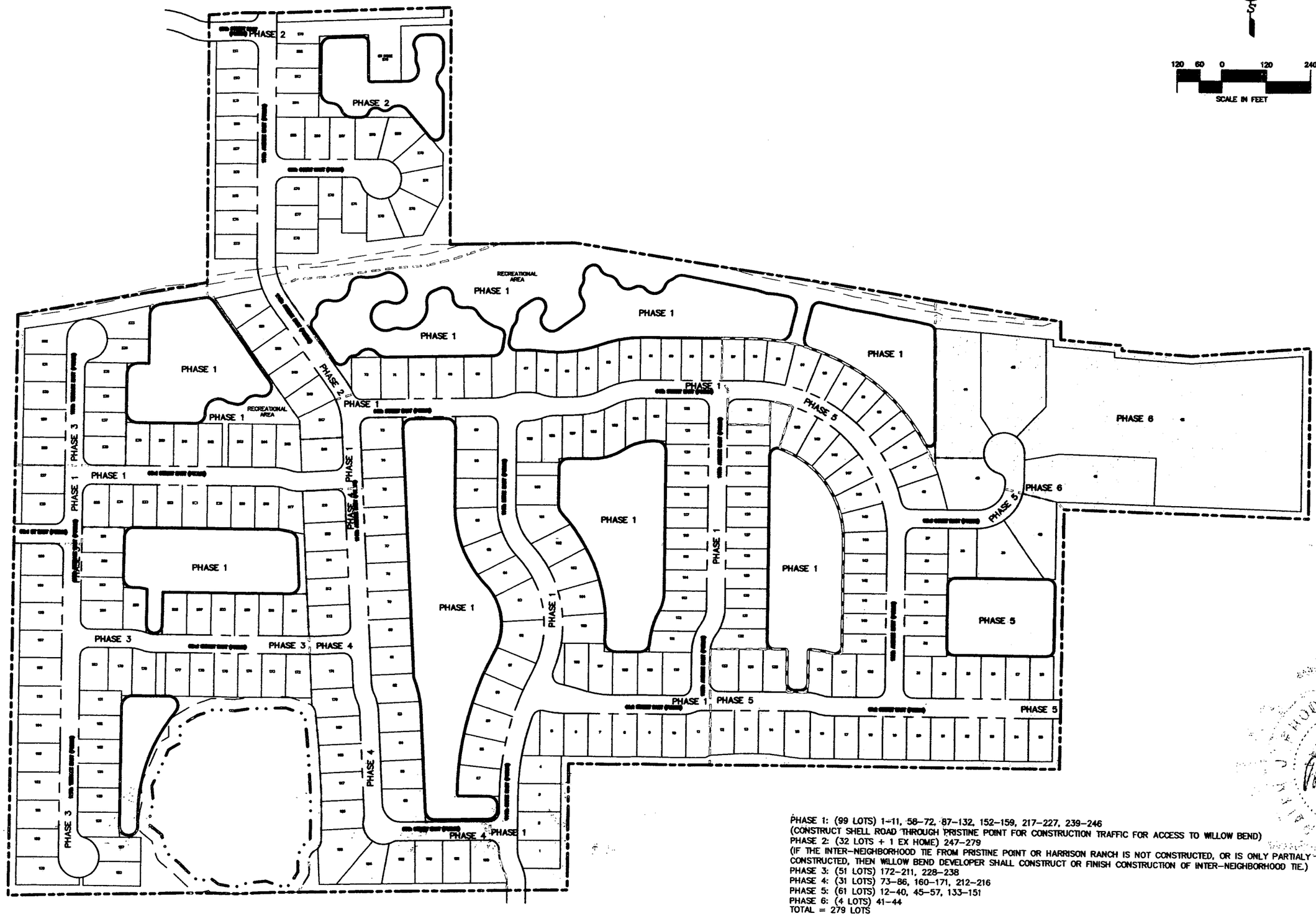
Seal:

Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: 041404c
Project Number: 04105
Date: Nov., 2007
Scale: 1" = 100'
Drawn By:
Checked By: RJR

Drawing No. 8

W:\Projects\WhiteOak\0043-WillowBend\constr\041404c57.dwg, 11/24/2008 11:03:42 AM



120 60 0 120 240

SCALE IN FEET

PHASE 1: (99 LOTS) 1-11, 58-72, 87-132, 152-159, 217-227, 239-246
(CONSTRUCT SHELL ROAD THROUGH PRISTINE POINT FOR CONSTRUCTION TRAFFIC FOR ACCESS TO WILLOW BEND)
PHASE 2: (32 LOTS + 1 EX HOME) 247-279
(IF THE INTER-NEIGHBORHOOD TIE FROM PRISTINE POINT OR HARRISON RANCH IS NOT CONSTRUCTED, OR IS ONLY PARTIALY CONSTRUCTED, THEN WILLOW BEND DEVELOPER SHALL CONSTRUCT OR FINISH CONSTRUCTION OF INTER-NEIGHBORHOOD TIE.)
PHASE 3: (51 LOTS) 172-211, 228-238
PHASE 4: (31 LOTS) 73-86, 160-171, 212-216
PHASE 5: (61 LOTS) 12-40, 45-57, 133-151
PHASE 6: (4 LOTS) 41-44
TOTAL = 279 LOTS

Rob Rhodes Engineering Inc.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

Project Name: WILLOW BEND

Project Title: PHASING PLAN

Revised By:	Description	Date

Revision Block

Seal

Ralph J. Rhodes
Fl. Registration #31881

Drawing Name: 041404c

Project Number: 04105

Date: Nov., 2007

Scale: 1" = 120'

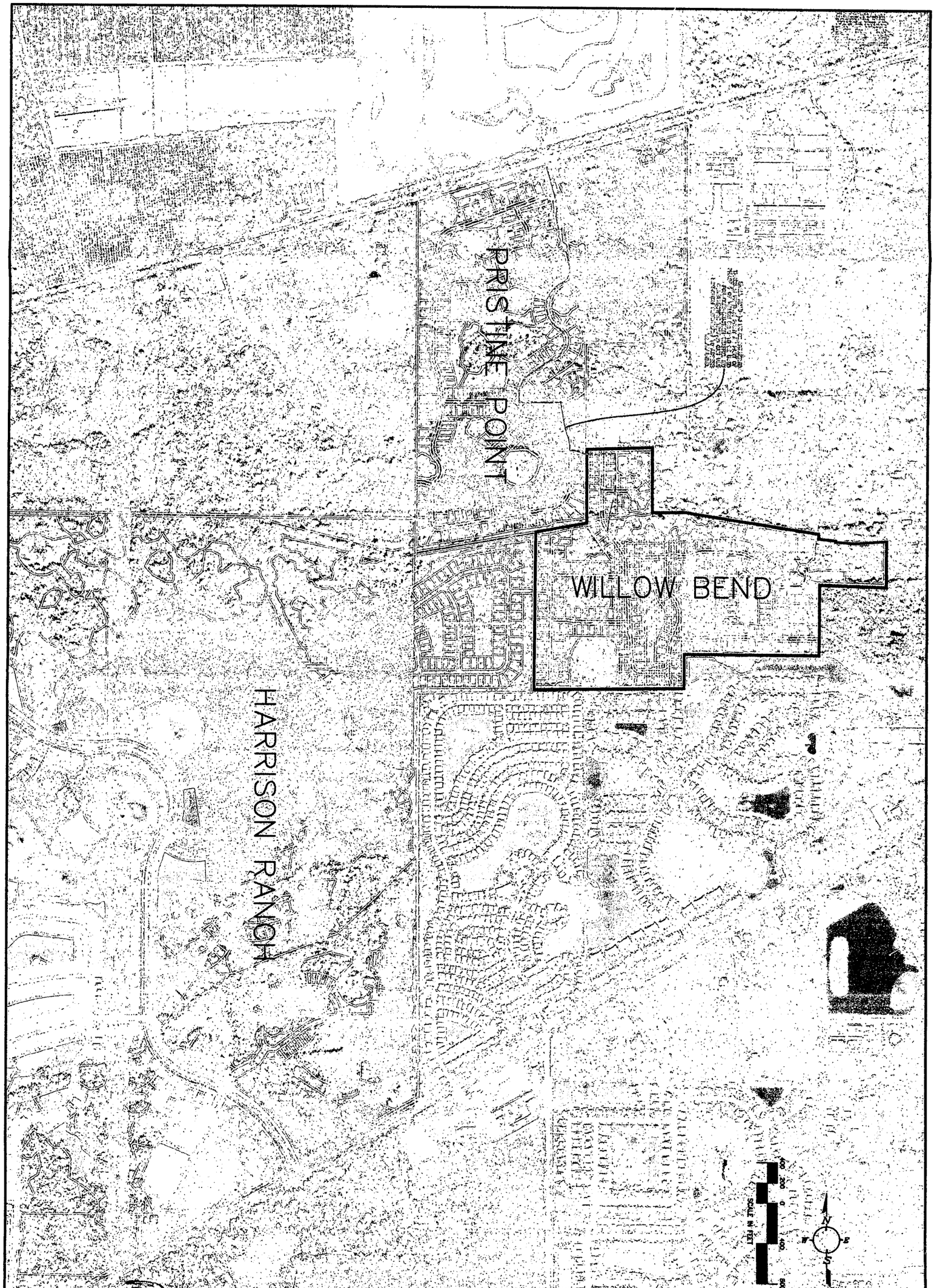
Drawn By: acc

Checked By: RJR

Drawing No.

9

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Drawing No. 10

Drawn By: MJF
Date: May 2005
Scale: 1" = 400'
Project Number: 0413.15
Drawing Name: 041404c
Ralph J. Rhodes Fl. Registration #31861
Seal:

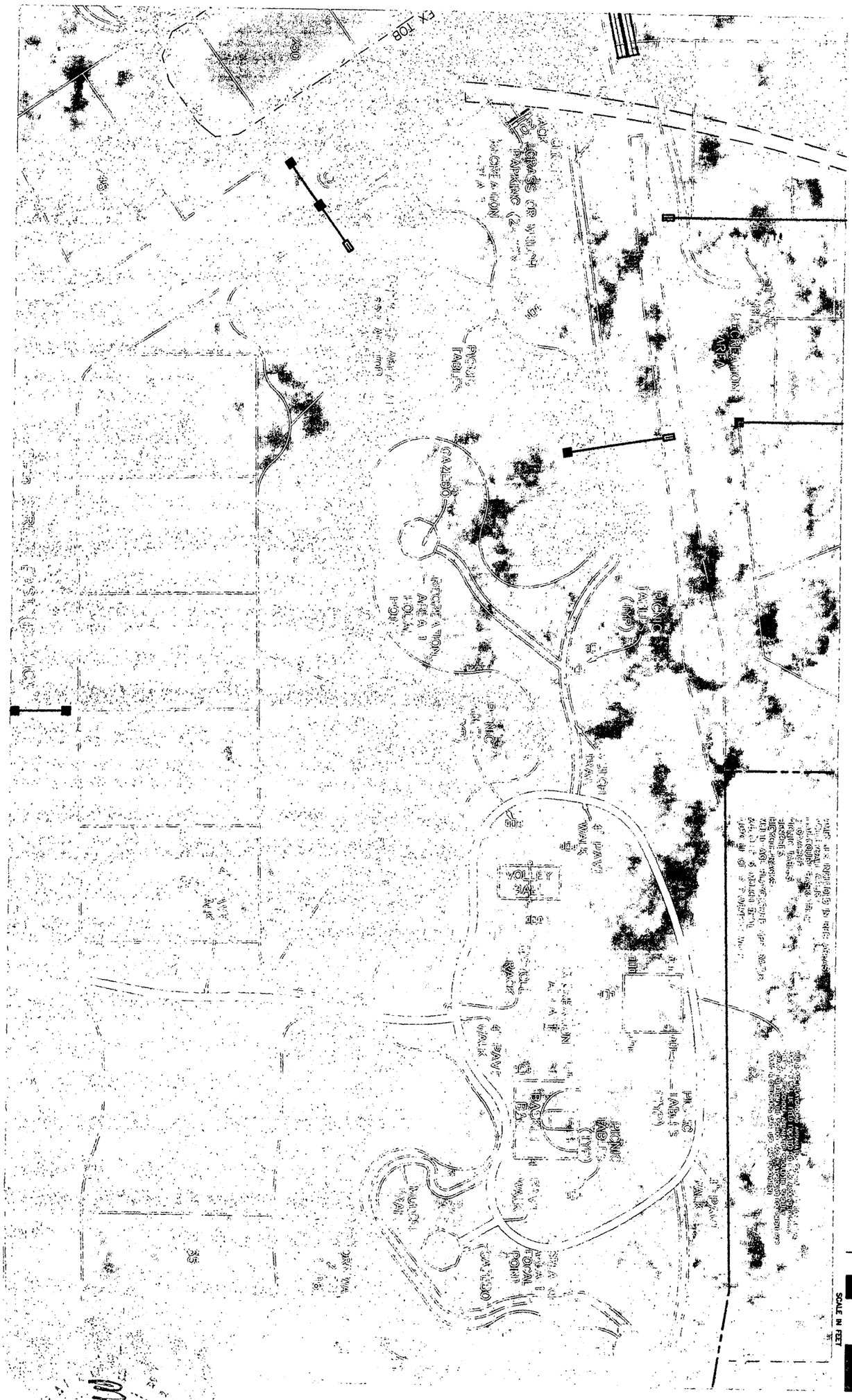
Revision Block			
10/31/07	plan layout, lot sizes, rec area; comments		wcc
03/03/06	addtl land area		wcc
Date	Description		Revised By:

Project Name: WILLOW BEND

Project Title: AERIAL WITH SITE OVERLAY

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

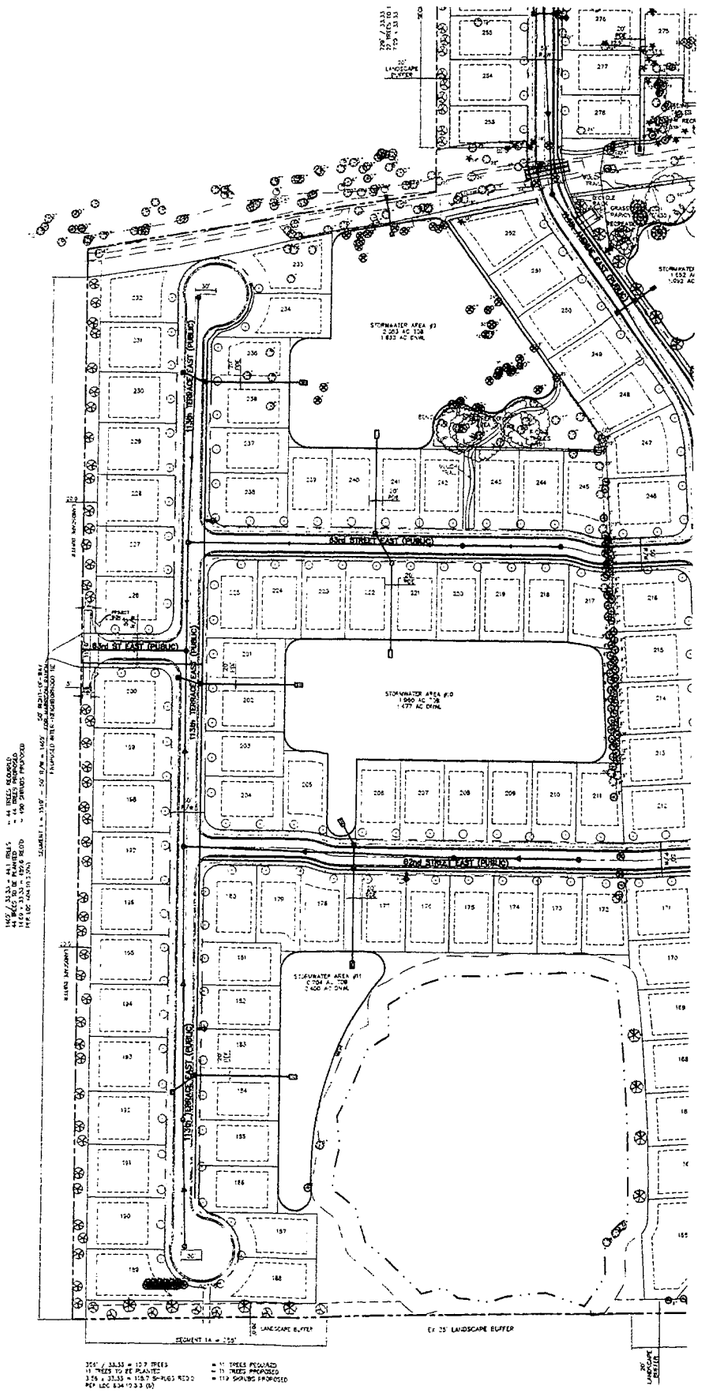
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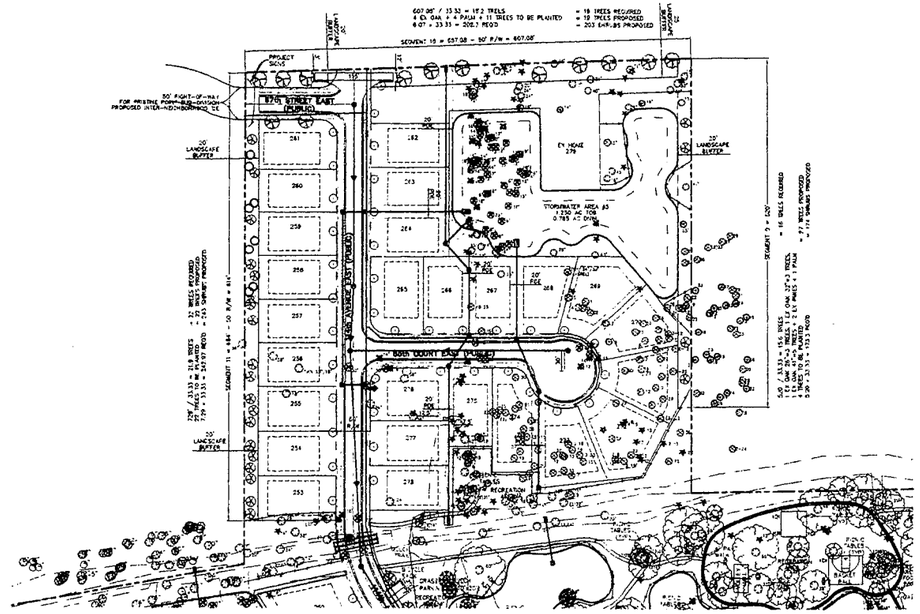


Drawing No. 11	Seal: Ralph J. Rhodes FL Registration #31861	Revision Block: Date / Description / Revised By:	Project Name: WILLOW BEND
Drawn By: LA	Drawing Name: 041404c		Project Title: RECREATION AREA EXHIBIT
Checked By: RJR	Project Number: 0414.05		
Date: Dec. 2007	Scale: 1" = 30'		

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

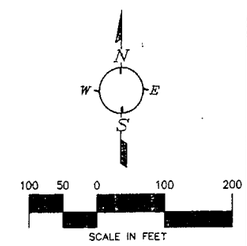
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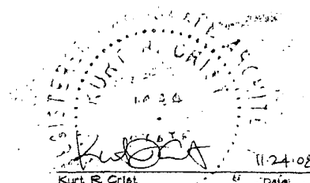
PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
QVB	Quercus virginiana	Live Oak Tree	10'-12'h x 4'spr., 2 1/2"cal.
QVC	Quercus virginiana	Live Oak Tree	3"cal
QVD	Quercus virginiana	Live Oak Tree	5"cal.
QVE	Quercus virginiana	Live Oak Tree	7"cal.
SPB	Sabal palmetto	Cabbage Palm	10'-18'oa. Hurricane Cut, 36"trbl.
VS	Viburnum suspensum	Sandankwa Viburnum	24"h. 3 gal (3'o.c.)
VO	Viburnum odoratissimum	Sweet Viburnum	24"h. 3 gal (3'o.c.)
MC	Myrica cerifera	Wax Myrtle	24"h. 3 gal. (3'o.c.)



PROPOSED LEGEND

- Red Maple Tree 2 1/2" Cal.
- Live Oak Tree 7" Caliper
- Live Oak Tree 5" Caliper
- Live Oak Tree 3" Caliper
- Live Oak Tree 2 1/2" Caliper
- Cabbage Palm
- Proposed Chain Link Fence (Tree Protection)
- Proposed Silt Fence Barrier (Tree Protection)



Kurt R. Crist — Date

Kurt R. Crist - Landscape Architect, Inc.
FL REG. LA # 0009444
3360 Barn Creek Loop
Sarasota, Florida 34240
(941) 378-3636
Fax (941) 378-8282
email: krclandscape@mpc.com

No.	Revision	Date

WILLOW BEND

MANATEE COUNTEE, FLORIDA

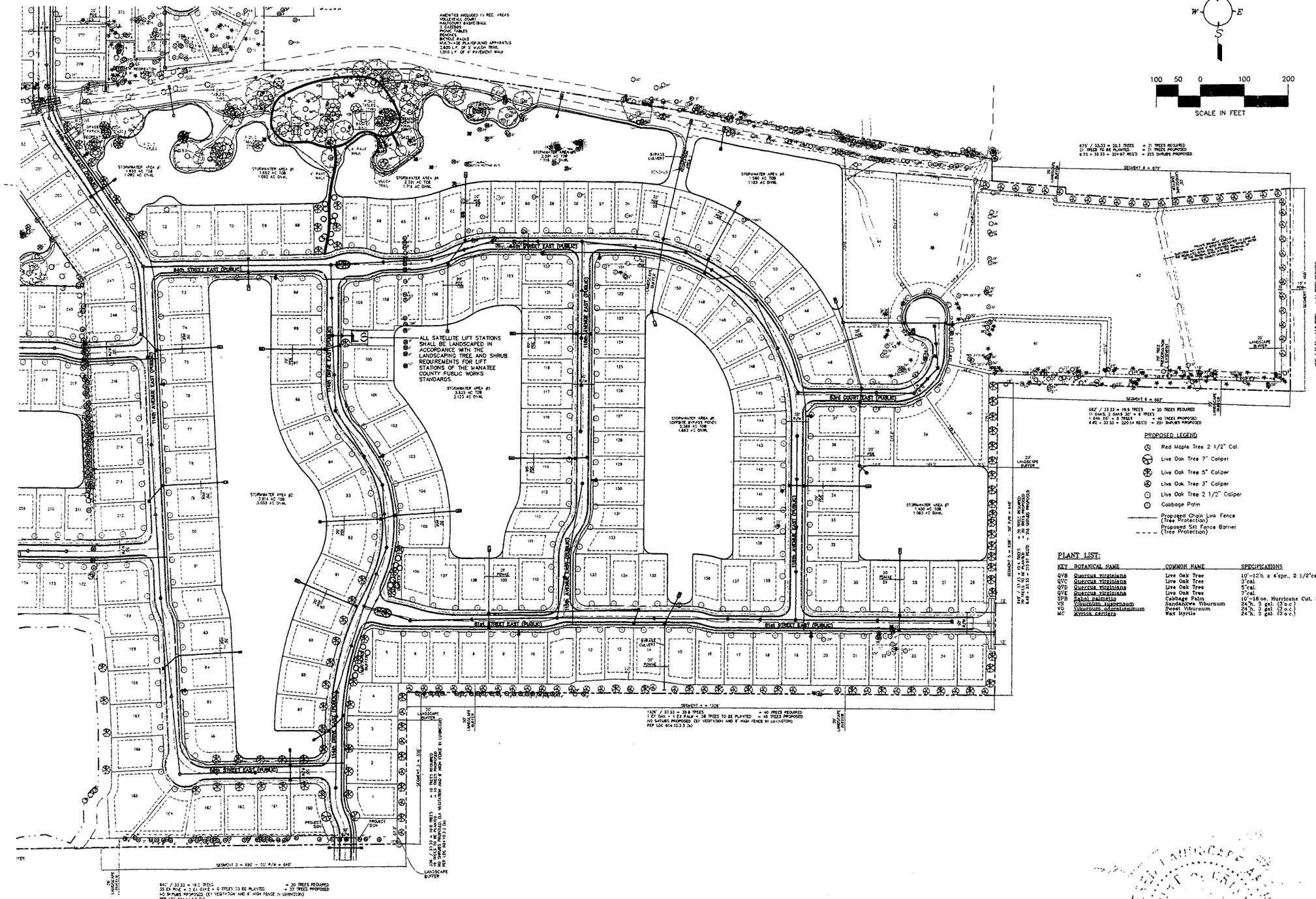
LANDSCAPE PLAN

Designed	krc
Drawn	wcc
Scale	1" = 100'
Date	Nov 2008
Sheet	04213-81a

LA 1 of 3

Project #04103

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PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
QVB	Quercus virginiana	Live Oak Tree	10'-12'h. x 4'spr., 2 1/2"cal.
QVC	Quercus virginiana	Live Oak Tree	3"cal.
QVD	Quercus virginiana	Live Oak Tree	5"cal.
QVE	Quercus virginiana	Live Oak Tree	7"cal.
SPB	Sabal palmetto	Cabbage Palm	10'-16'oa, Hurricane Cut, 36"rtbl.
VS	Viburnum suspensum	Sandankwe Viburnum	24"h. 3 gal. (3 o.c.)
VO	Viburnum odoratissimum	Sweet Viburnum	24"h. 3 gal. (3 o.c.)
MC	Myrica cerifera	Wax Myrtle	24"h. 3 gal. (3 o.c.)

11-24-05
Kurt R. Crist Date

Kurt R. Crist - Landscape Architect, Inc.
FL. REG. LA # 0001444
2350 Fern Creek Loop
Sarasota, Florida 34240
Office (941) 378-3690
Fax (941) 378-3690
email krclandscapes@aol.com

No	Revision	Date

WILLOW BEND
MANATEE COUNTEE, FLORIDA

LANDSCAPE PLAN

Designed	krc
Drawn	bcc
Scale	1" = 100'
Date	Nov. 2005
Sheet	04213-81a

LA2 of 3

Project #04105

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GENERAL NOTES:

GENERAL - Work consists of furnishing all labor, equipment and materials necessary to produce a complete and functional irrigation system that will supply 100% coverage of the landscaped areas within the limits of work which is to include areas as shown and drawn on the plan. The irrigation contractor is to visit the site and become familiar with all conditions prior to commencement of work and is responsible for locating all existing utilities and lighting conduit and is responsible for any damages or repairs incurred. All minor items implied, usually included, or required for the complete construction of the irrigation system shall be installed whether shown in the drawing / specifications or not. All equipment shall be installed per the manufacturer's recommendations. As-build drawings for the owners use shall be provided by the irrigation contractor after completion of work. Test and demonstrate to the owner / landscape architect the operations of the system. Instruct the owner's designated personnel in the operations of the system including adjustment of sprinklers, controller, valves and manufacturer's manuals

WATER SOURCE - An above ground centrifical pump to draw from a lake or a well with a submersible pump are to be utilized for irrigation. The irrigation water source is to supply water at 40 - 50 PSI. For the lake water source a Y-filter (80-100 Mesh) is to be provided and installed by the irrigation contractor. The irrigation contractor is responsible for compliance with any requirements or codes, with local and state authorities, and is to be responsible for all licenses, permits, and fees pertaining to this irrigation system.

AUTOMATIC ELECTRIC CONTROLLER - RAINBIRD ESP-LX exterior controller is to be located per plan. 110 Power for the controller is to be provided and connected (hard wired) BY OTHERS. All exposed wires are to be in conduit to the controller. A Minicilic II rain sensing / shut-off device is to be provided and installed by the irrigation contractor

PIPING - All piping shall be class 160 PVC 1120-1220. All pipe will be buried a minimum of 12" below finished grade. Where piping runs underneath plants, piping should be buried a minimum of 18" below finished grade. All mainline and lateral piping adjacent to sidewalk, curb or building is to be located a maximum of 12" from pavement / foundation unless noted otherwise. A minimum of 18" of flexible PVC is to be used on all pop-up type heads (spray & rotors). All shrub risers are to be on rigid 1/2" PVC and painted flat black. Shrub risers are to be set at 12" off walls (if specified). All fittings are to be schedule 40 PVC. Piping as shown on the plan is for graphic presentation for the effect and function of the system. The irrigation contractor is to coordinate all heads as to landscape requirements. All pipe is to be installed according to the chart below for a maximum of 5 FPS.

PIPE SIZE	MAXIMUM FLOW
1/2"	6 GPM
3/4"	12 GPM
1"	18 GPM
1 1/4"	28 GPM
1 1/2"	38 GPM
2"	56 GPM

SLEEVES - All sleeves are to be installed 2x the size of the pipe(s) to be installed in the sleeve. All sleeves are to be schedule 40 PVC and installed with a minimum coverage of 18" from the top of pipe to final grade. For all areas, sleeves are to extend a minimum of 16" from back of curb or edge of pavement. Sleeves are the responsibility of the irrigation contractor. All piping is to be installed in a separate sleeve from wiring as noted on plan.

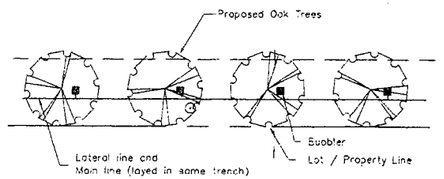
ELECTRIC ZONE VALVES - HARDIE Ultraflow 700-1.5, 24 volt AC, 1 1/2" valves. All valves are to be installed in 10" valve boxes with lids. All wiring is to be 14 gauge common and zone. Pen-lite or equivalent connectors are to be used at all splices and placed in 6" splice boxes. All wiring is to be bunched and taped (if specified) on common wire in a light group and installed directly beneath the mainline. Any or all wire not directly under the mainline is to be placed in two inch (2") conduit and marked on the as-built drawing.

HEADS - All sprinkler heads are to be set a minimum of 4" from the edge of sidewalk or curb to the closest edge of head. All heads are to be aimed and adjusted for one hundred percent (100%) head to head coverage of the landscaped areas with minimal or no water on walks, pavement or structure. All spray heads to be RAINBIRD 6" or RAINBIRD 12" pop-up type with the top of the head installed flush with the top of sidewalk, pavement or curb. All heads installed against the building are to be located a minimum of 12" off the face of the building to eliminate back spray. All shrub risers are to be set at 6" above installed plant heights (if specified). All heads are to be bottom fed to allow for adjustment of head height and location. It may be necessary to move or add heads due to possible construction variations. Only RAINBIRD nozzles will be accepted, no other equal.

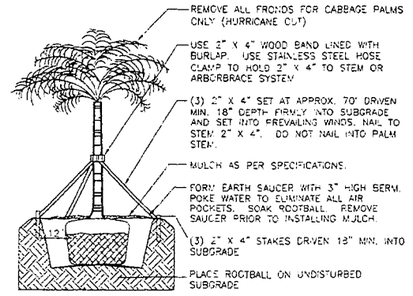
Drip tubing is to be installed per plan (maximum 300 length from water source)

THRUST BLOCKS - To be installed by the irrigation contractor at every angled connection on the mainline.

GUARANTEE - All workmanship to be of the highest quality and standard. All work and materials are to be guaranteed for one (1) full year from the documented date of acceptance by the owner / representative. The irrigation contractor is to maintain this system for ninety (90) days from the date of acceptance (cleaning and replacement of valves and heads except from theft, vandalism, or accident). Any alternates, changes, or substitutions will require the written approval of the landscape architect. Plants dying or damaged due to the lack of water as a result of irrigation problems from improper installation (ie. bad joint connection, nozzle / head unscrewed, etc.) will be the total responsibility of the irrigation contractor for replacement



PERIMETER BUFFER
TYPICAL HEAD / LINE LAYOUT
SCALE: 1"=30'



PALM TREE PLANTING DETAIL
SCALE: NOT TO SCALE

GENERAL NOTES:

A minimum of 2 days and a maximum of 5 days prior to the commencement of any work, Sunshine State One Call shall be notified @ 1 800 432-4770 per Florida Statute 553.851.

The general / site contractor shall be responsible for construction grade preparation, including grading for berms if required, and site drainage unless otherwise specified. Drainage preparation and clean topsoil backfill shall be provided and installed by the general / site contractor to establish construction grades.

The site is to be received by the landscape contractor with finished grades at plus or minus one-tenth of one foot and clear of debris and weed growth. Finished grades in areas abutting curbs, walks, or pavement to be provided flush by the general / site contractor or others. The landscape contractor is responsible for fine grading by hand which consists of smooth, even grades. The landscape contractor is to cut all grades down to minus two inches (-2") below all walks, curbs, pavement, in planters or other abutments in order to contain sod or mulch as specified.

All plants to be Florida grade #1 or better. Workmanship should be of the highest nursery standards

All plants are to be planted from flush to one inch (1") above finished grade of soil. All trees are to be planted two inches (2") below finished grade to create a shallow basin to hold water and mulch. DO NOT install any soil ring mounds around plants or tree for water. DO NOT backfill any soil over the top of the rootball of any plant or tree.

Apply fertilizer at the rate of 8 pounds per 1000 square feet of lawn or as recommended by the manufacturer for turf areas a minimum of two weeks after sod installation. All plants / trees / palms are to be fertilized with a granular type fertilizer at time of planting. All fertilizer to be installed in an even ring / circle outside the edge of the rootball or at the edge of the dripline. Do Not broadcast fertilizer on plants. Follow the application rate: 1 gallon plants 2-4 fluid ounces of granular fertilizer, 3 gallon plants 4-8 fluid ounces, 10-15 gallon plants 8 fluid ounces (1 pound), 30 gallon plants 2 pounds, trees 1 pound per caliper inch, palms 3-4 pounds on small palms, 5-6 pounds on palms 15'os, 8-10 pounds on palms over 15'os

All areas within the property boundaries which require sod are to be sodded with Argentine Bahia solid sod, unless otherwise specified, free from pests and weeds, layed in staggered rows with no gaps. The contractor is to substantiate all sod quantities before final installation.

Use only Grade "A" cypress bark mulch, 3" deep in all plant bed areas. All trees are to have a mulched bed a minimum of three feet (3') in diameter and three inches (3") deep.

All trees are to be guaranteed for six (6) months and all plants are to be guaranteed for ninety (90) days from the date of final acceptance of the job by the owner / representative. Vandalism, theft, abuse, lack of proper maintenance, watering, or abnormal acts of God are not included

LANDSCAPE REQUIREMENTS:

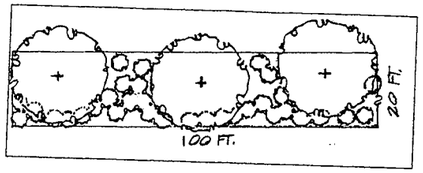
PERIMETER BUFFER REQUIREMENT (20'wide)

3 Canopy Trees per 100 lf of Buffer
(3" Caliper, 12'H x 5' spr minimum)

33 Shrubs per 100 lf of Buffer
(30"H at time of planting)

Note:
Perimeter Buffer includes oak trees, pine trees and cabbage palms.
Also includes Viburnum odoratissimum, Viburnum suspensum and Myrica cerifera.
Additionally, some areas will be left in native habitat.
Shrubs and trees will be planted informally as shown in 604.10.3.6 of the LDC.

Example from LDC:

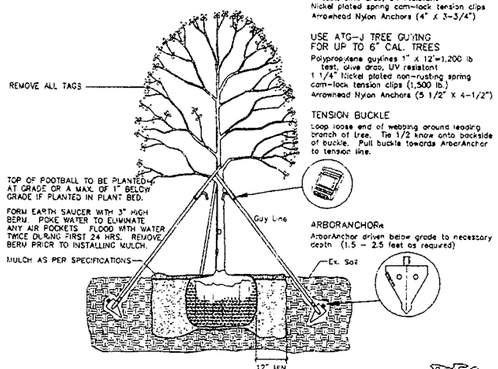


INTERIOR / ROADWAY

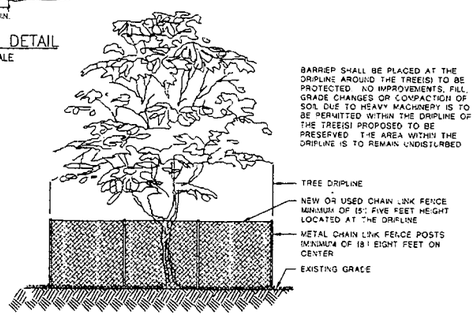
1 Canopy Tree required per 50 linear feet.
410 QVB Oak Tree 10'-12'h x 4'spr, 2 1/2"cal
49 QVO Live Oak Tree 5"cal.
24 QVE Live Oak Tree 7"cal.
TOTAL = 483 Street Trees

TREE PROTECTION DETAL:

1. Minimum amount of tree radius to be protected.
   A. 100% of the dripline. Filed adjusted barricades to protect 100% of canopy.
   B. If the proposed development will encroach within the proposed protection area, then effective pruning or other protective measures may be necessary to ensure that the tree survives. Prior approval from NRD Staff is required.
2. Minimum construction: Chain link fence (new or used) or silt fence shall be utilized at the location shown on the approved Tree Protection Plan
3. Contractor shall maintain the barriers until all paving, construction and heavy equipment is out of the area.
4. Trees located greater than 15' outside limits of clearing and not located on single family lots as marked by silt screen or hay bales do not required tree barricades.
5. No debris, fill materials or construction activity shall occur within confines of barriers.
6. Trees on single family lots do not require barricades.
7. Protect designated trees scheduled to remain against.
   - Unnecessary cutting, breaking or skinning of roots.
   - Skinning or bruising of bark.
   - Smothering of trees by stockpiling construction or excavation materials within dripline.
   - Excess foot and all vehicular traffic are prohibited
   - Parking vehicles within dripline.
8. Provide water to trees as required to maintain their vigor
9. When necessary to cut roots over 1 1/2" diameter on trees which are to remain, cut must be a clean cut. Coat cut faces of roots with an emulsified asphalt or other acceptable coating formulated for use on damaged plant tissue. Temporarily cover exposed roots with wet burlap to prevent drying and cover with earth as soon as possible.
10. No grade changes are to be made within the barricades without prior approval of owner or his designated representative and NRD Staff.
11. Repair or replace trees indicated to remain which are damaged in the construction operations, in a manner acceptable to the owner. Employ a qualified tree surgeon to repair major damages to trees and shrubs promptly to prevent progressive deterioration caused by damage. Prior approval from NRD Staff is required.



TREE PLANTING DETAIL
SCALE: NOT TO SCALE



TREE PROTECTION DETAIL

(PRIOR TO CONSTRUCTION ACTIVITIES) NTS

TOTAL TREES PRESERVED AND PLANTED ON SITE (INCLUDING PALMS) / TOTAL TREES REMOVED	
TREES PRESERVED	532
REPLACEMENT TREES	271
STREET (NON-REPLACEMENT) TREES UNDER 3"	370
TOTAL TREES PRESERVED AND PLANTED	1173
TOTAL TREES REMOVED	170

TREES PRESERVED IN LANDSCAPE BUFFERS, TREE PRESERVATION AND RECREATION AREAS				
TREE TYPE	4"-15"	16"-30"	31"-OVER	
OAK, LIVE	202	68	72	
PINES	97	0	0	
TOTAL PRESERVED	299	68	72	
GRAND TOTAL TREES PRESERVED				439
CABBAGE PALMS PRESERVED				78
GRAND TOTAL TREES + CABBAGE PALMS PRESERVED				517

TREE REMOVAL / REPLACEMENT INVENTORY

Trees to be removed from overall site Common Areas, Roads and SWF's *	4"-15" (1:1)	16"-30" (2:1)	31"-Over (3:1)
Oaks: Live	62	41	4
Oaks: Laurel	0	1	1
Pines	29	2	0
Total Trees Removed	91	44	5
Total Required Replacement Trees Using Multiplier Required by LDC	91	88	15

Total Required Replacement Trees = 194
Total Proposed Replacement Trees = 241
Total Number of Palms Removed = 30
Total Proposed Replacement Palms = 30

Replacement Tree Sizes:

138	3" Caliper
88	5" Caliper
15	7" Caliper
30	Replacement Palms

* Includes trees that will be saved and are anticipated to survive but may not meet all requirements of the County forester in regards to Canopy Protection, etc.

NOTE: NOT ALL INITIAL INFRASTRUCTURE DESIGN FOR THIS PROJECT IS COMPLETE. TREES TO BE SAVED MAY BE ADJUSTED DUE TO ENGINEERING CONSTRAINTS. IF ANY ADDITIONAL TREES NEED TO BE REMOVED, REPLACEMENT TREES WILL BE ADDED, MEETING THE REQUIREMENTS OF THE LDC.

INVENTORY OF TREES ON LOTS

NOTE: Although no replacement trees are required for trees that are removed from lots, staff requested how many trees will be removed on lots. Below is a breakdown of trees located within the building setbacks of all lots that could potentially be removed to construct a home. This does not mean all of these will be removed. Additionally all tree on lots outside of setbacks are included in the break down below.

Tree Type	4"-15"			16"-30"			31"-Over		
	IN	OUT	SAVED	IN	OUT	SAVED	IN	OUT	SAVED
Oaks: Live	31	33	16	35	21	27	6	5	5
Pines	13	27	1	0	1	0	0	0	0
Others	0	5	5						
Total	44	50	7	35	17	22	6	4	4
Palms	22	43	51						

IN = INSIDE SETBACK BUILDING BOX
OUT = OUTSIDE SETBACK BUILDING BOX
SAVED = OUTSIDE SETBACK BUILDING BOX BUT WILL HAVE VERY HIGH PROBABILITY OF SURVIVAL DUE TO LOT SIZE (LOT2 41, 42 AND 279)

ADDITIONAL NOTES:

Street trees will be installed in accordance with sec. 715.3.4 of the LDC and will be field adjusted to avoid conflicts with driveways, utilities, and signage. Palm trees may not be utilized to meet this requirement unless they are grouped with a minimum of two (2) used for each canopy tree. A maximum of twenty-five (25) percent of all proposed residential street trees may be Palm trees.

Trees and shrubs shall not be place within the middle two-thirds (2/3) of any drainage swale or within three (3) feet measured horizontally from the centerline of the drainage swale whichever is greater. Swales must allow the positive flow of water without any obstruction.

Required street trees located in individual lots will be installed prior to certificate of occupancy issuance. Irrigation of these trees is the responsibility of the individual lot owner.

Required street trees located in common, open space areas will be installed or bonded before final plan approval.

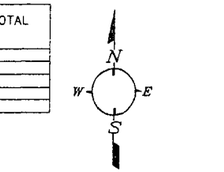
Landscape buffers shall utilize existing vegetation. Where needed, additional plant material will be installed where existing buffer vegetation does not meet sec. 715 of the LDC.

TREE SEGMENT AREAS				
LOCATION	TREES REQ'D	EXISTING TREES	TREES TO BE PLANTED	TREES PROPOSED
SEGMENT 1	44	0	44 (3") LIVE OAKS	44
SEGMENT 1A	11	0	11 (3") LIVE OAKS	11
SEGMENT 2	20	35 PINE + 2 OAKS	0	37
SEGMENT 3	10	0	10 (3") LIVE OAKS	10
SEGMENT 4	40	1 OAK + 1 PALM	38 (3") LIVE OAKS	40
SEGMENT 5	20	0	20 (5")-LIVE OAKS	20
SEGMENT 6	20	16 OAKS + 16 PALMS	0	40
SEGMENT 7	14	3 OAKS + 5 PALMS	12 (3") LIVE OAKS	20
SEGMENT 8	21	0	21 (3") LIVE OAKS	21
SEGMENT 9	14	2 PINE + 10 OAKS	4 (3") LIVE OAKS	27
SEGMENT 10	13	4 OAKS + 4 PALMS	11 (7") LIVE OAKS	19
SEGMENT 11	22	0	22 (5") LIVE OAKS	22
TOTAL	255	37 PINE + 47 OAKS + 25 PALMS	163 (3") + 20 (5") + 11 (7") LIVE OAKS	311

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
QVB	Quercus virginiana	Live Oak Tree	10'-12'h x 4'spr., 2 1/2"cal.
QVC	Quercus virginiana	Live Oak Tree	3"cal.
QVD	Quercus virginiana	Live Oak Tree	5"cal.
QVE	Quercus virginiana	Live Oak Tree	7"cal.
SPB	Sabal palmetto	Cabbage Palm	10'-18'os, Hurricane Cut, 36"rtbl
VS	Viburnum suspensum	Sandankwa Viburnum	24"h, 3 gal. (3'o.c.)
VO	Viburnum odoratissimum	Sweet Viburnum	24"h, 3 gal. (3'o.c.)
MC	Myrica cerifera	Wax Myrtle	24"h, 3 gal. (3'o.c.)

11.24.08
Kurt R. Crist — Date
By: KRC LA, INC.



PROPOSED LEGEND
- Red Maple Tree 2 1/2" Cal.
- Live Oak Tree 7" Caliper
- Live Oak Tree 5" Caliper
- Live Oak Tree 3" Caliper
- Live Oak Tree 2 1/2" Caliper
- Cabbage Palm
- Proposed Chain Link Fence (Tree Protection)
- Proposed Silt Fence Barrier (Tree Protection)

Kurt R. Crist - Landscape Architect, Inc.
FL REG. LA # 0668444
23940 Barn Creek Loop
Bonita Springs, Florida 34135
Phone: (941) 498-8080
Fax: (941) 318-8080
email: krclainc@peoplepc.com

No. | Revision | Date

WILLOW BEND
MANATEE COUNTEE, FLORIDA

LANDSCAPE PLAN

Designed	krc
Drawn	wcc
Scale	1" = 100'
Date	Nov. 2008
Sheet	04013-Bla

LA3
3 of 3
Project #04105



Willow Bend

Parrish

PDR-04-18/04-S-45

B&B Suncoast Land Development, Inc.
White Oak Development, Ltd., Agent

Willow Bend

The Team

- Land Development Consultant - David McNabb & Marcus Helmuth
  Agent for B&B
  White Oak Development, Ltd Over 32 years in Sarasota-Manatee Counties developing over 10,000 residential home sites
- Land Use Attorney- William W. Merrill, III
  Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.
- Engineer - Ralph Rhodes, PE, PSM
  RJ Rhodes Engineering, Inc.
- Environmental Consultant- Alexander Hoffner, Sr. Scientist
  ECO Consulting, Inc.
- Landscape Architect- Kurt Crist, LA
  Kurt R. Crist Landscape Architect, Inc.
- Traffic Engineer- Adam Gibson, PE & Robert Agrusa, PE
  Kimley-Horn & Associates, Inc.



Willow Bend

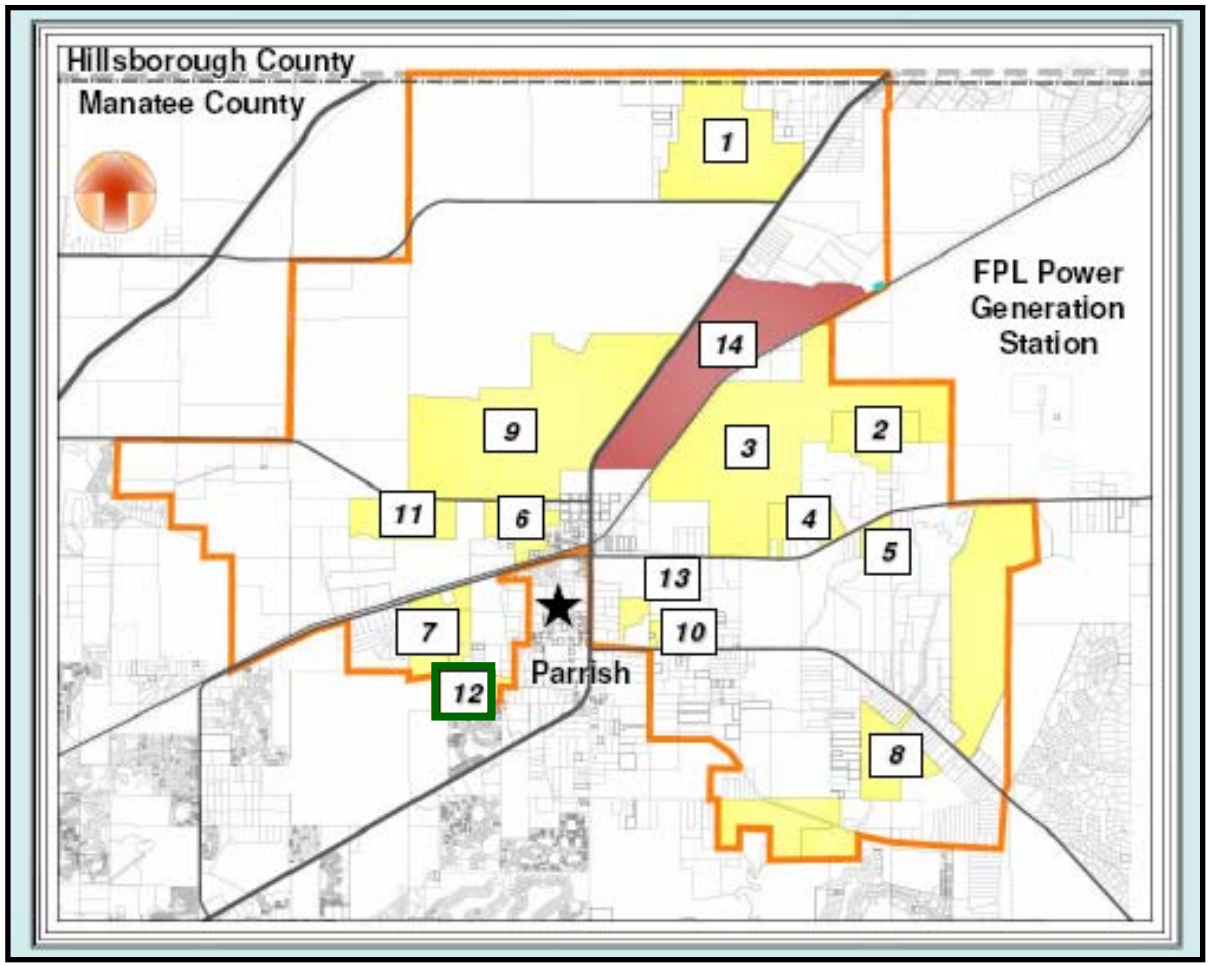
North Parrish Group

Our Mission

A conceptual master plan for the greater Parrish community demonstrating regional sustainability and establishing and implementing a framework for proceeding with individual development projects.

Willow Bend

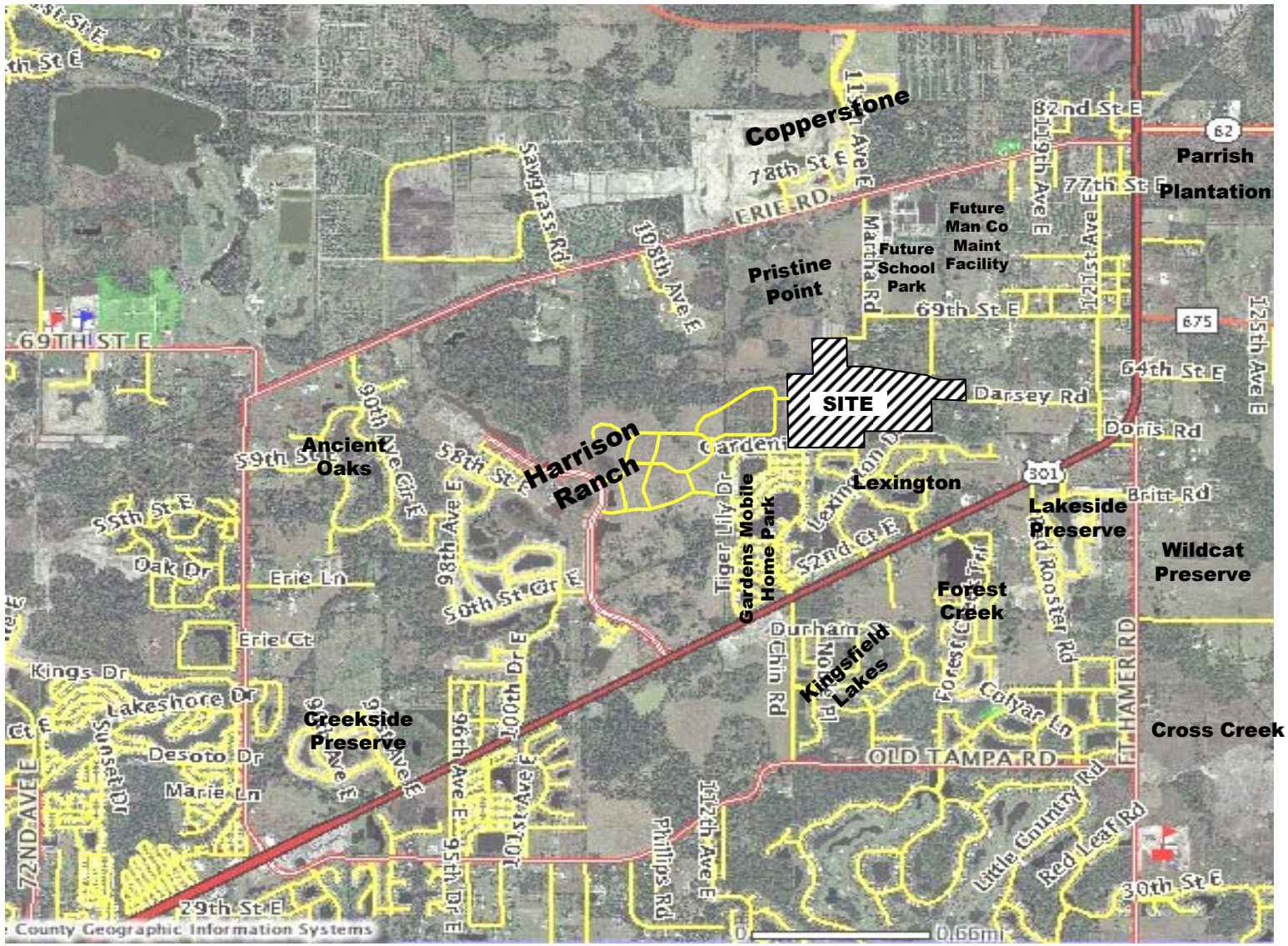
North Parrish Group Participants



1. ARBOR PARK
2. CANTERBURY MANOR
3. CONE RANCH
4. GOVERNORS PRESERVE
5. MANNING PROPERTY
6. MORGAN'S GLEN
7. PRISTINE POINTE
8. RIVER MIST
9. SALTSMAN
10. SILVER POPE
11. SUMMER WOODS
12. WILLOW BEND
13. PARRISH PLANTATION
14. PARRISH TOWN CENTER LLC

Willow Bend

Location Map

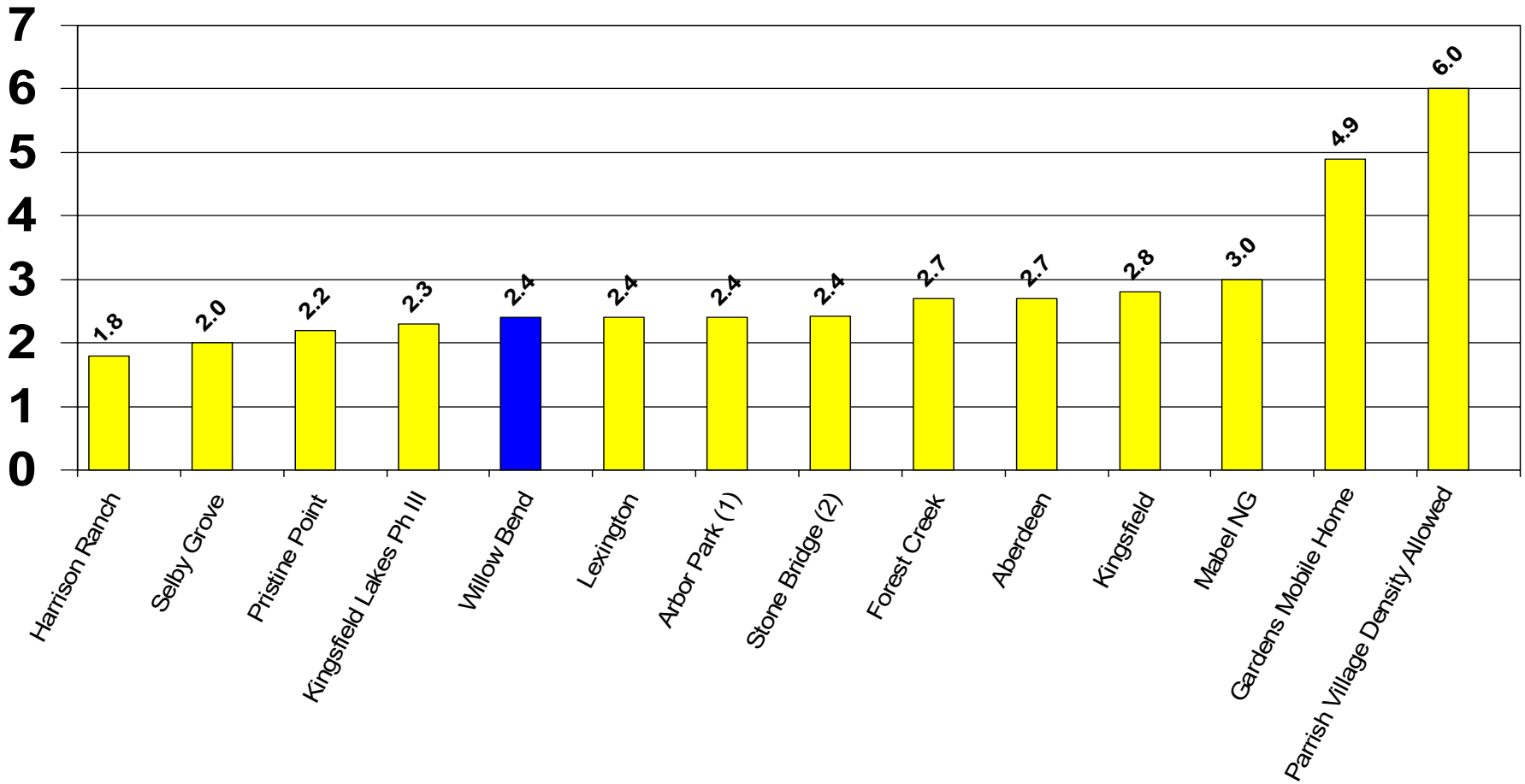


Location Map



Willow Bend

Project Density Comparison



(1) In addition, 120,000 sq ft of retail office, 15,000 sq ft of retail and 8,000 sq ft of restaurant
(2) Assumes 20 acre school site removed, 2.23 if school site included

Willow Bend

Site Plan



Willow Bend

Project Attributes

- Open Space 25% required, 34.59% provided
- Trees !! Over 1,100 trees will be preserved/planted (71 of those are 31+” trees)
- Almost 6 Acres of Recreation Area/Tree Preservation Area with multiple recreational opportunities
- No wetland impacts
- Will provide inter-neighborhood connectivity including access to new school & possible park on Martha Rd
- Drainage Improvements - Cleaning out existing ditches, providing drainage maintenance easements, increasing undersized pipes to improve drainage for the surrounding property including Lexington subdivision
- Design Sensitive to adjacent properties including large buffers
- Density, lot size compatible with adjacent properties
- Response to neighborhood meeting comments



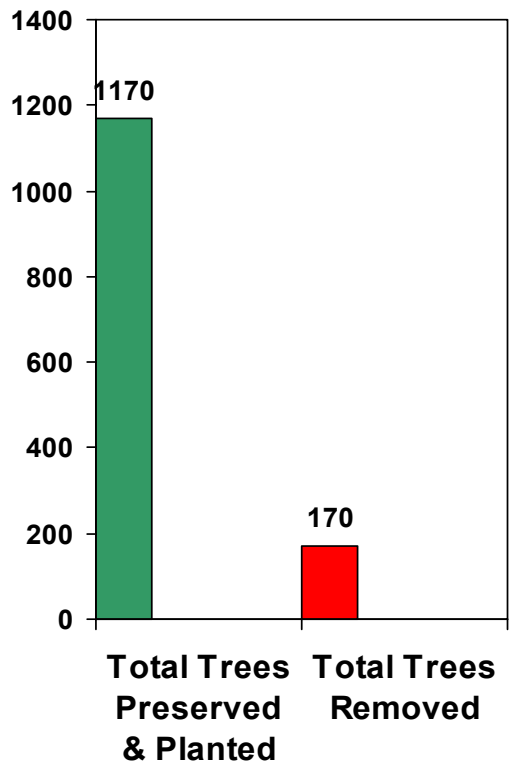
Willow Bend

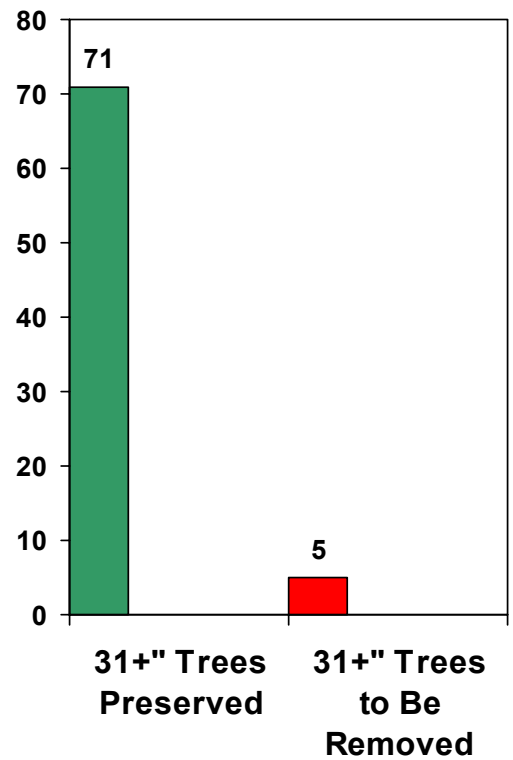
Open Space

- Required: 25% (28.7 Acres)
- Proposed: 34.59% (39.71 Acres)

Trees

Total Trees Preserved & Planted	1,170
Total Trees Removed from Common Areas, Roads and SWF's	170
31+" Trees Preserved in Landscape Buffers, Tree Preservation and Recreation Areas	71
31+" Trees to be Removed from Common Areas, Roads and SWF's	5





Willow Bend

5.96 Acre Recreation/Tree Preservation Area



Willow Bend

5.96 Acre Recreation/Tree Preservation Area









Willow Bend

Recreational Opportunities

2 Gazebos





Willow Bend

Recreational Opportunities

Picnic Tables throughout Recreation/Tree Preservation Area



Willow Bend

Recreational Opportunities

- Multi-Age Playground Apparatus
- Volleyball Court
- ½ Court Basketball

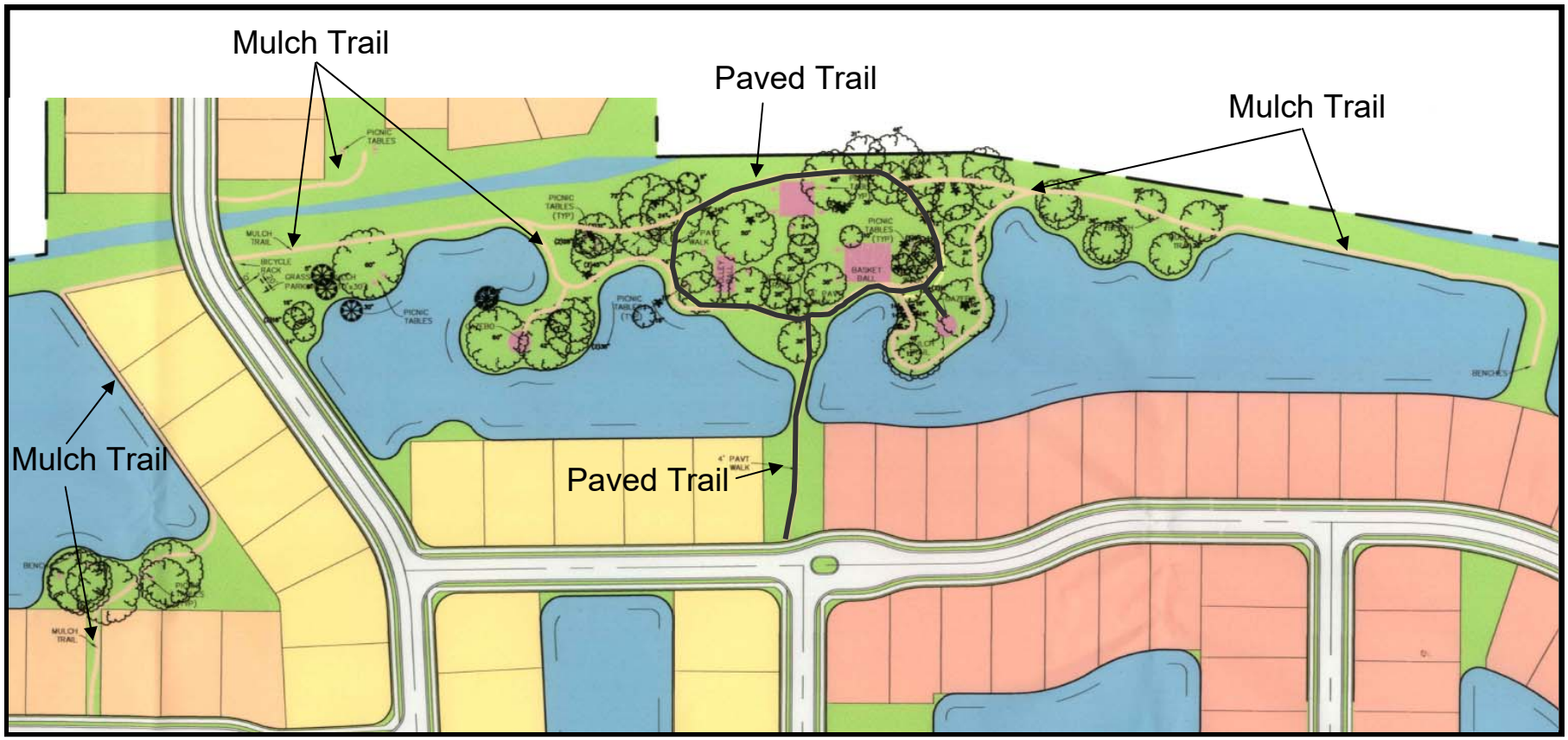


Willow Bend

Recreational Opportunities

Trails

2,620	LF Mulch Trail
1,010	LF Paved Trail
3,630	LF Total Trails



Willow Bend

Wetlands

- No Wetland Impacts
- Wetland Buffer Enhancement

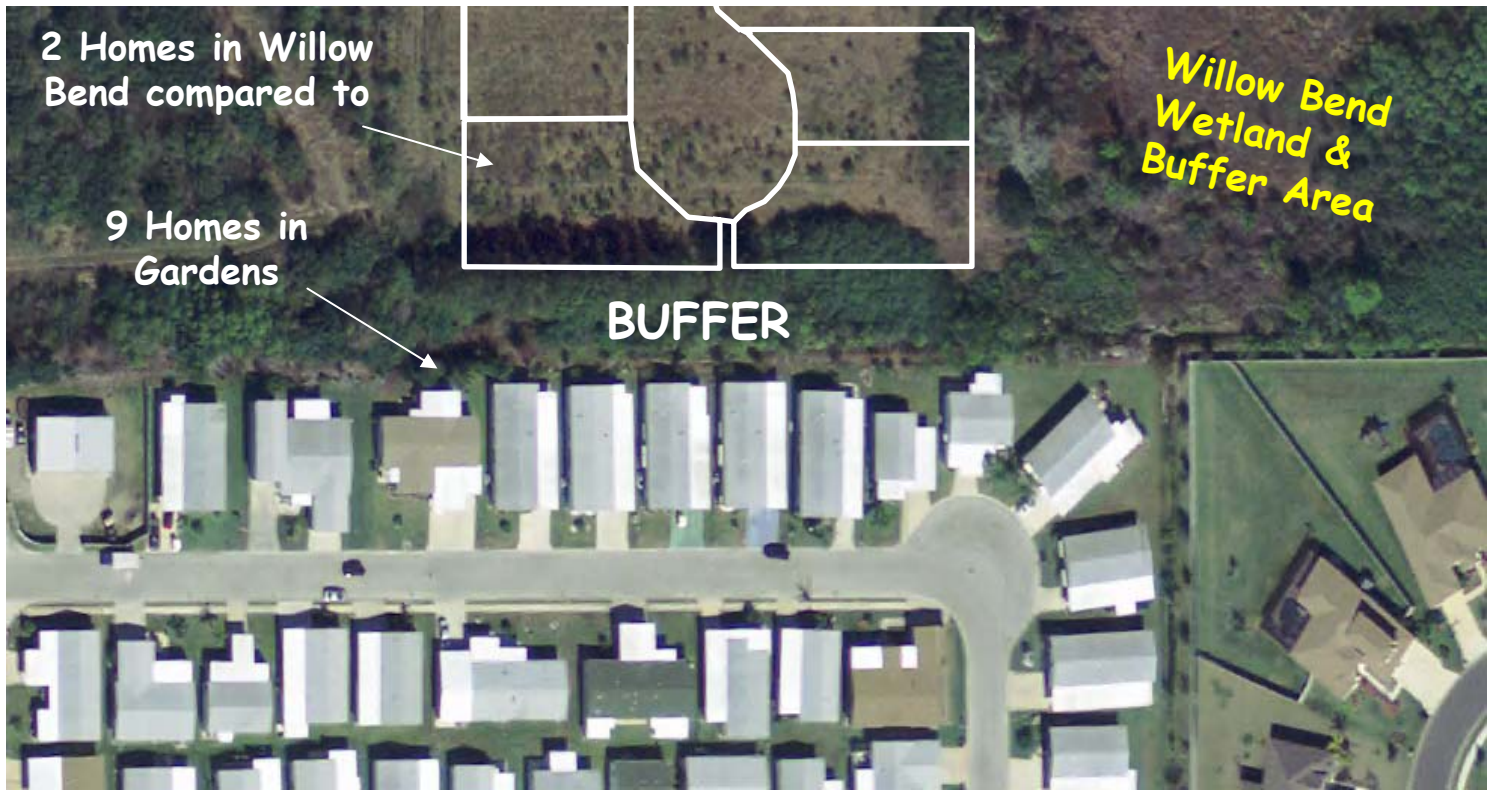
Willow Bend

Design Sensitive to Adjacent Properties

THE GARDENS

Mobile Home Park

- Buffer ranges from 20’ to 520’
- 2 homes in Willow Bend abutting the Gardens, 9 homes in the Gardens abutting Willow Bend



Willow Bend

Design Sensitive to Adjacent Properties
LEXINGTON

West Side:

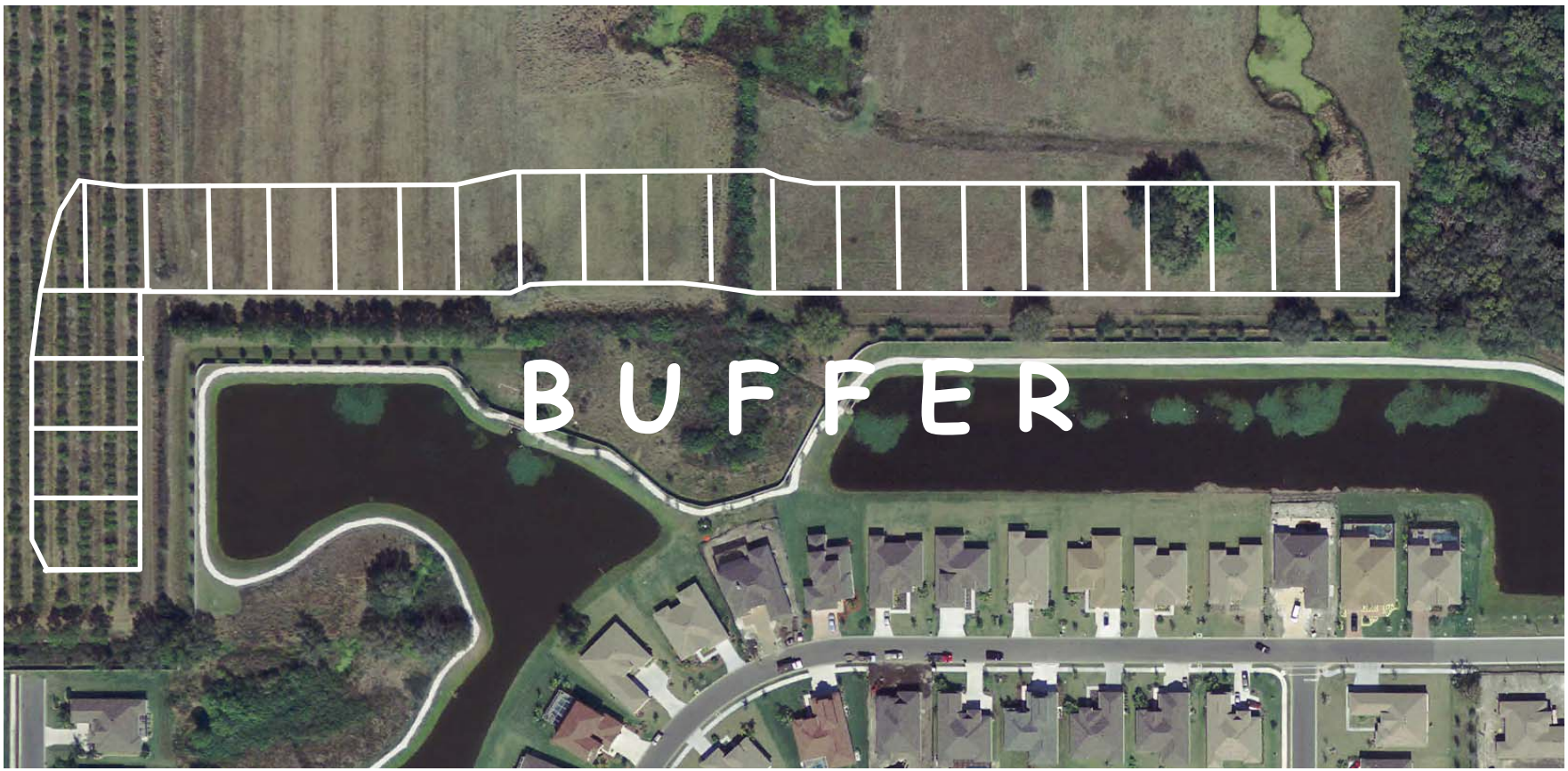
- Buffer ranges from 55’ to 555’ with existing solid PVC fence and dense native vegetation
- 7 homes in Willow Bend abutting Lexington and 9 homes in Lexington abutting Willow Bend



Willow Bend

Design Sensitive to Adjacent Properties
LEXINGTON

East Side: Buffer ranges from 200’ to 400’ with existing continuous solid PVC fence and natural vegetation



Willow Bend

Design Sensitive to Adjacent Properties
East Side



- Very large lots (.5 Acre to 5.58 Acres) to help transition to larger lots to the East
- Buffers with existing vegetation, Wade Canal and lake
- Tree preservation easement along southern most 20’ of Lot 42

Willow Bend

Response to Neighborhood Meeting Comments

- Second Means of Access
- Construction Traffic

  Shell road to be constructed through Pristine Point as part of Phase 1 of Willow Bend to be used for construction traffic. No construction traffic can use Lexington Subdivision to access Willow Bend.
- Connectivity

  5 inter-neighborhood ties ↔





Willow Bend

Manatee County Carrying Capacity Study

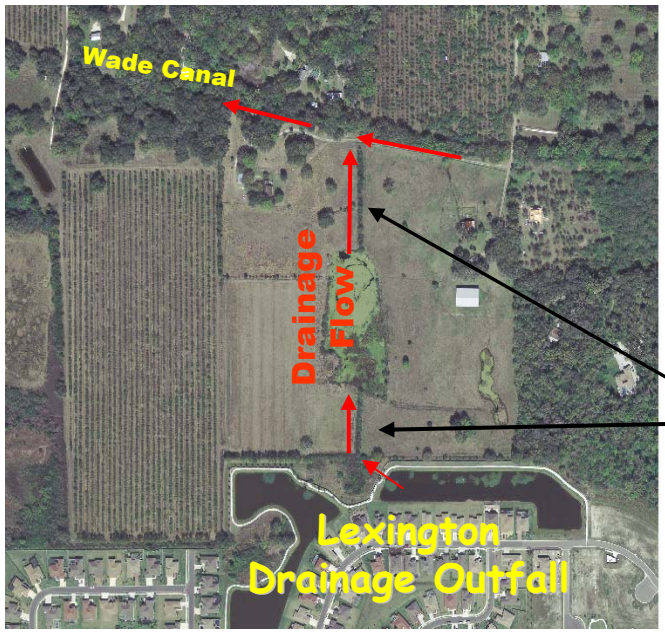
Prepared by: Renaissance Planning Group

- "However, the County should look toward requiring new developments in the North and East TAA to interconnect the local street system as a way to disperse traffic demand across a finer grained network."
- "Requiring developers to make connections to adjacent or surrounding developments allows the users to have more travel options than just Thoroughfare Plan network."
- "In addition, the County is working on street connectivity performance standards for adoption as part of its land development code. This process would amend the land development regulations to promote interconnections between properties, cross- and shared-access, creation of local street interconnections..."

Willow Bend

Response to Neighborhood Meeting Comments
Drainage Improvements

Existing Conditions:







Unmaintained Drainage Ditches/Pond with no Drainage or Maintenance Easements

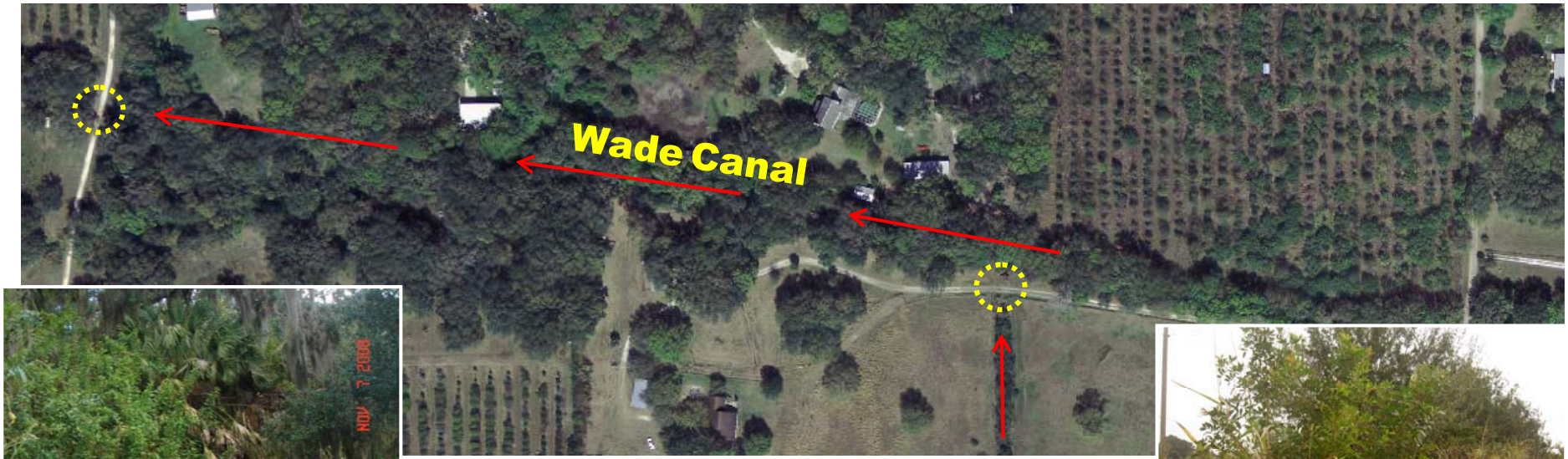






Willow Bend

Response to Neighborhood Meeting Comments
Drainage Improvements







Existing Undersized and Unmaintained Pipe Crossings





Post Development Conditions:

- Existing undersized/unmaintained pipes to be replaced by properly sized pipes approved by Manatee County Stormwater Division
- New bypass culvert and reconstructed bypass pond will be completed by Willow Bend development
- Public drainage and maintenance access easements will be granted by Willow Bend development
- All Exotic vegetation within Wade Canal will be removed

Willow Bend

CONCLUSION

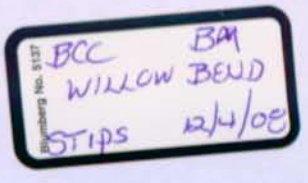
- Extraordinary Open Space, Tree Preservation and Planting, and Recreational Amenities
- Compatible Density
- Compatible Lot Sizes
- Large Buffers
- Connectivity (5 ties)
- Drainage Improvements

Delete Current B.3.

~~B.3. The construction access and second access, through a separate parcel to the north as shown on Exhibit B, shall be stabilized and maintained for travel by the applicant until such time as the road is fully constructed to County standards.~~

Add new B.3.
Once 90% of the certificates of occupancy for homes in Willow Bend subdivision have been issued, Willow Bend HOA shall contribute 42% of the actual cost to repair (one time) the existing decorative pavers at the entrance portion of Lexington Drive at US 301 and 116th Avenue East at US 301 and at the intersection of 57th Street East, 57th Circle East and Lexington Drive.

Revised B.4.
B.4. The Construction Access and ~~or~~ second means of access through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan ~~described in Exhibit B~~, shall be 20 feet wide of stabilized shell or other material and maintained by the applicant for travel until such time as a second means of access to the Willow Bend Subdivision has been constructed to County Standards, in any event, for a period not to exceed 7 years after approval of the First Construction Drawings for Willow Bend. The design for construction of this second means of access through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan ~~as shown on Exhibit B~~ shall be approved by Public works, Fire and EMS. However, if a second means of access to Willow Bend subdivision has not been constructed to County standards prior to issuance of the certificate of occupancy for the 101st home in Willow Bend subdivision, then the second means of access through a separate property to the north as generally shown on sheet 10 of the preliminary site plan shall be paved 20 feet wide with ¾" asphalt (not to County standards).



Revised Stipulations

B.3. Once 90% of the certificates of occupancy for homes in Willow Bend subdivision have been issued, Willow Bend HOA shall contribute 42% of the actual cost to repair (one time) the existing decorative pavers at the entrance portion of Lexington Drive at US 301 and 116th Avenue East at US 301 and at the intersection of 57th Street East, 57th Circle East and Lexington Drive.

B.4. The Construction Access and second means of access through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan , shall be 20 feet wide of stabilized shell or other material and maintained by the applicant for travel until such time as a second means of access to the Willow Bend Subdivision has been constructed to County Standards, in any event, for a period not to exceed 7 years after approval of the First Construction Drawings for Willow Bend. The design for construction of this second means of access through a separate property to the north as generally shown on Sheet 10 of the preliminary site plan shall be approved by Public works, Fire and EMS. However, if a second means of access to Willow Bend subdivision has not been constructed to County standards prior to issuance of the certificate of occupancy for the 101st home in Willow Bend subdivision, then the second means of access through a separate property to the north as generally shown on sheet 10 of the preliminary site plan shall be paved 20 feet wide with ¾" asphalt (not to County standards).

B.5. The roadway connection to Lexington shall be blocked with a fence, gate or other similar barrier as approved by Public Works, EMS and Fire, until such time as all infrastructure for Phase I of the project is certified complete. After this time, signs shall be placed directing construction traffic to project's Erie Road access.

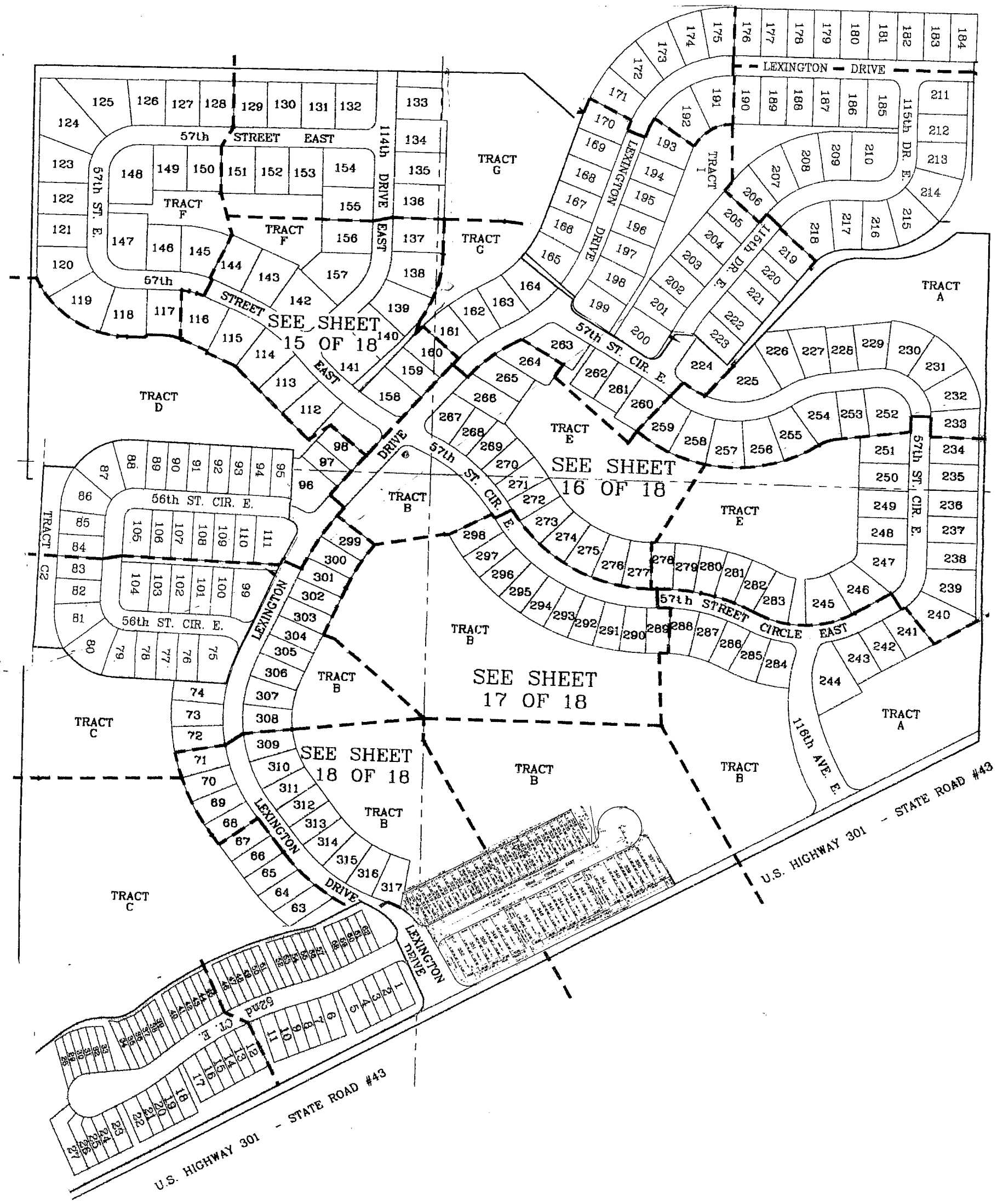
B.6. The declaration of covenants and restrictions for the project shall include a provision that prohibits construction vehicles from accessing the project via 114th Drive East, and the right for the Willow Bend HOA to enforce this prohibition and provide for remedies, including but not limited to imposing fines against any lot owner whose contractor(s) or subcontractor(s) violate this provision while constructing a house for such lot owner. One warning will be issued for the 1st violation by a lot owner, his contractors or subcontractors, the 2nd violation by a lot owner, his contractors or subcontractors, will be a $25 fine, the 3rd violation by a lot owner, his contractors or subcontractors, will be a $50 fine. After that, each violation by a lot owner, his contractors or subcontractors, will be a $100 fine.

B.7. The applicant shall post a sign in ~~the open space tract adjacent to~~ the Lexington subdivision (~~south of Lot 1 of Willow Bend~~) that states that no construction vehicles may enter Willow Bend through the Lexington subdivision or they will be fined per the deed restrictions. The sign will also state the following, "Lexington residents, please report any violations to the Willow Bend HOA manager at (phone #) or by emailing (email address)".

(SUBJECT TO LEXINGTON HOA APPROVAL OF LOCATION)

Rezone file
Willow Bend

LEXINGTON



BCC BM
WILLOW BEND
S/P 12/4/08

Willow Bend Residential Site

PDR-04-18 (Z) (P)/04-S-45 (P)/20050314

TRANSPORTATION OVERVIEW

Kimley-Horn and Associates, Inc.

WHITE OAK DEVELOPMENT, LTD.
Land Development Consulting

MANATEE COUNTY FLORIDA

Site Location



Transportation Overview

- Project site is currently vacant.
- Project site is located within the Parrish Overlay District.
- Slideshow addresses traffic concurrency level of service for roadways & intersections and project mitigation.

Existing Thoroughfares & Number of Lanes



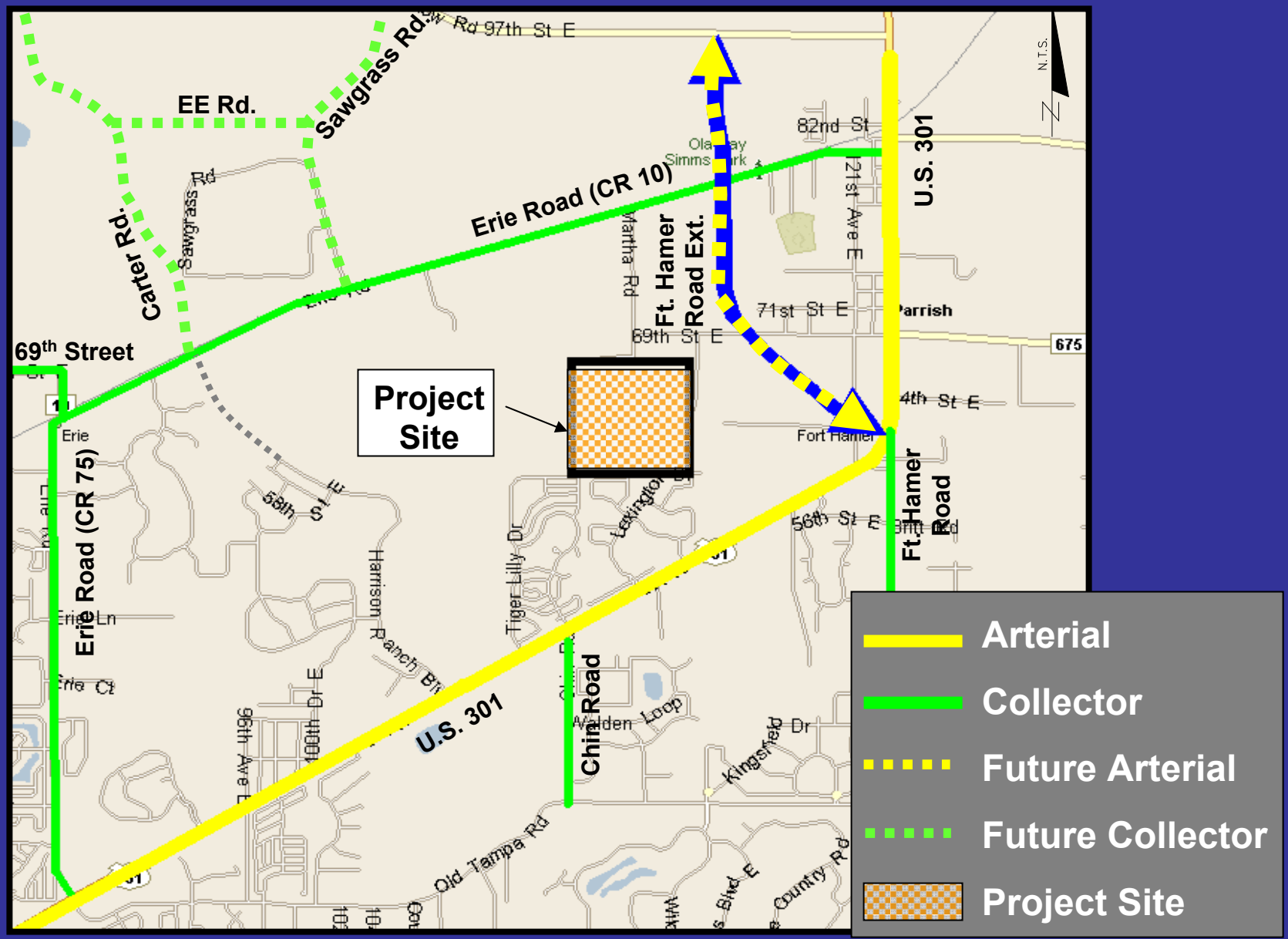
N.T.S.

Principal Arterial

Urban Collector

SITE – Willow Bend

Future Thoroughfare Plan



Thoroughfare Lanes & ROW

ROADWAY	EXISTING FUNCTION. CLASS.	FUTURE FUNCTION CLASS.	FUTURE R-O-W WIDTH	FUTURE LANES (#)
U.S. 301 (from Chin Road to Ft. Hamer Road)	Principal Arterial (divided)	Arterial	150’	6
Erie Road (CR 10) (From Erie Road to U.S. 301)	Urban Collector (undivided)	Collector	120’	4
Erie Road (CR 75) (from Erie Road to U.S. 301)	Urban Collector (undivided)	Collector	120’	4

Thoroughfare Lanes & ROW Cont'd

ROADWAY	EXISTING FUNCTION. CLASS.	FUTURE FUNCTION CLASS.	FUTURE R-O-W WIDTH	FUTURE LANES (#)
Chin Road (from U.S. 301 to Old Tampa Road)	Urban Collector	Collector	84'	2
Ft. Hamer Road (from U.S. 301 to Golf Course Road)	Urban Collector	Arterial	150'	4

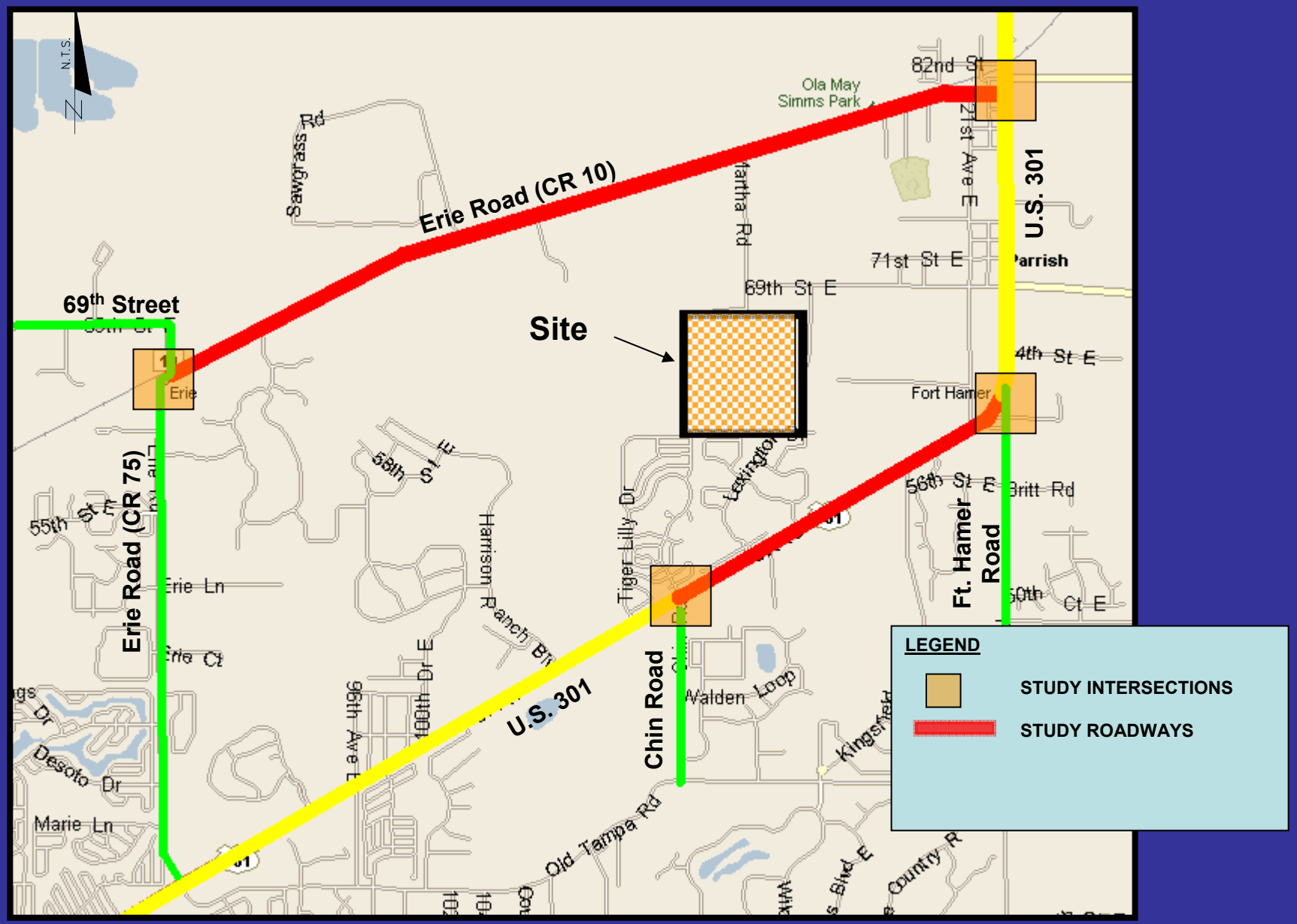
Transportation Analysis Overview

- **Proposed Land Use:**
  - Single Family Detached (279 Dwelling Units)
- **Traffic Analysis:**
  - Reflects a study area based on 5% of two-way p.m. peak-hour service volumes

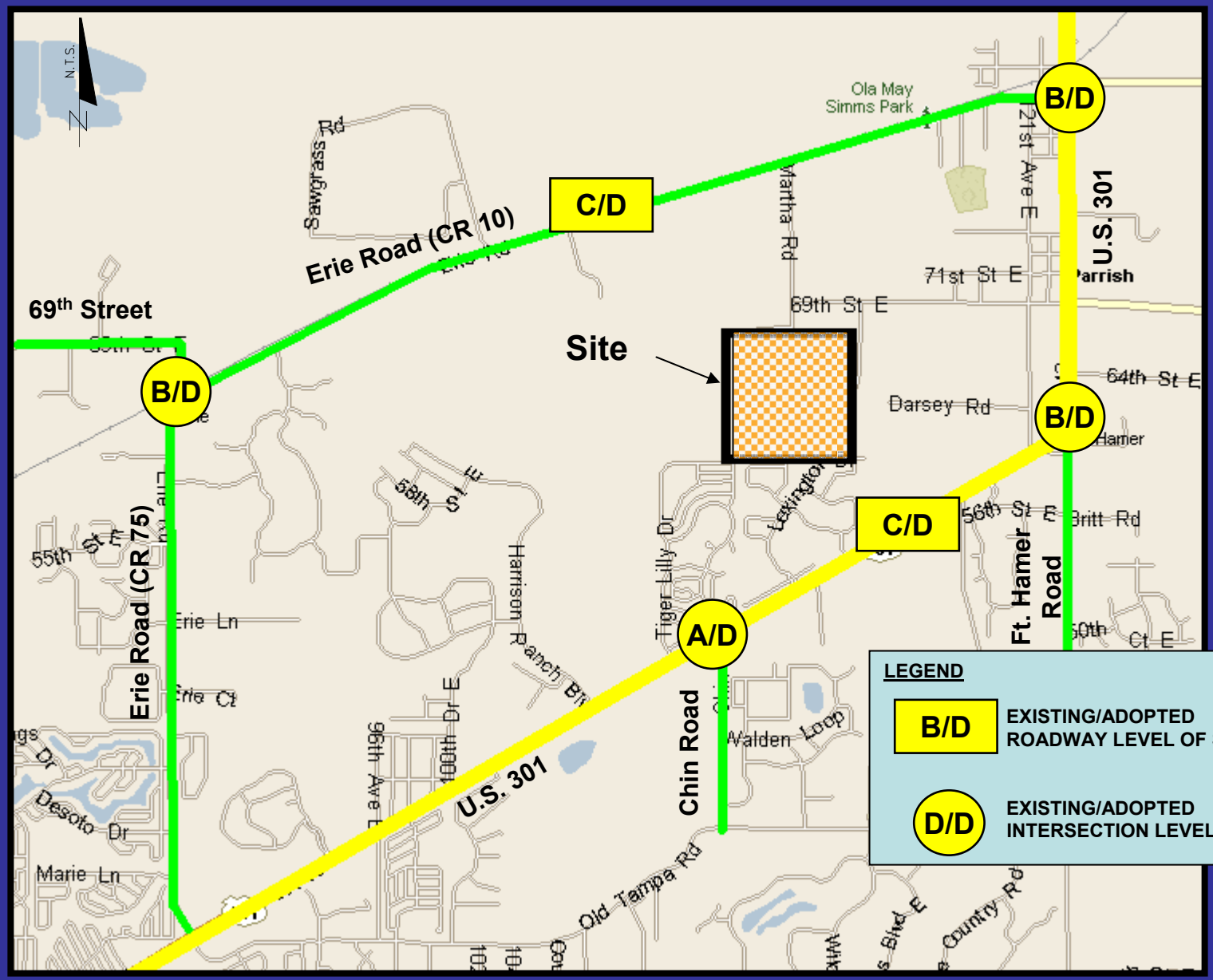
Transportation Analysis Overview

- **Proposed Access Locations:**
  - **Lexington/Meadowpond**
  - **Pristine Pointe**
  - **Harrison Ranch**

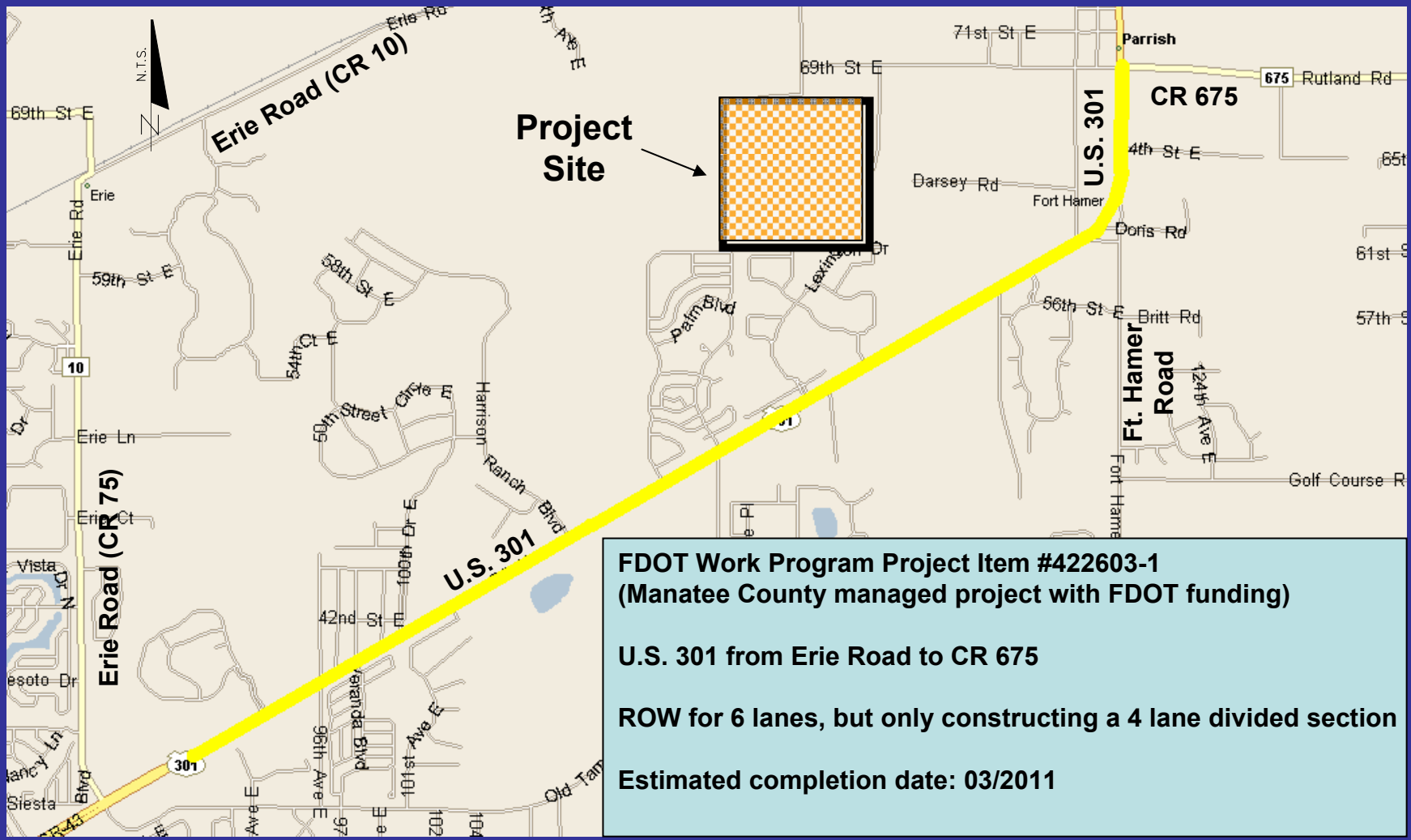
Traffic Study Area



Existing Traffic Conditions



U.S. 301 Widening Improvement Information



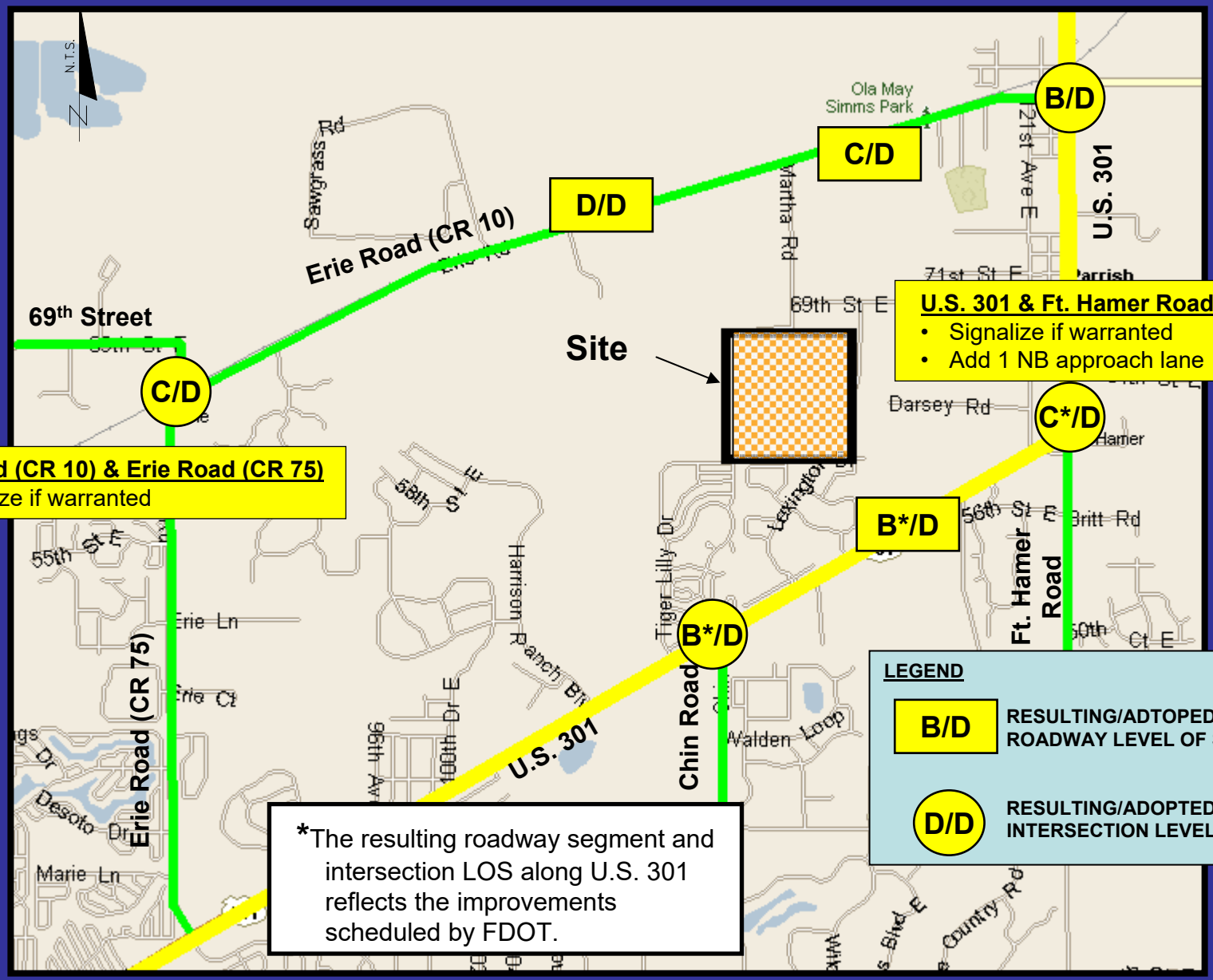
FDOT Work Program Project Item #422603-1
(Manatee County managed project with FDOT funding)

U.S. 301 from Erie Road to CR 675

ROW for 6 lanes, but only constructing a 4 lane divided section

Estimated completion date: 03/2011

Future Traffic Conditions



Transportation Analysis Results

- The resulting improvements will mitigate project impacts on the surrounding public roadway network.
- Project proposes to meet transportation concurrency requirements through either a pipeline agreement, LDA, or “pay and go.”
- Contribution is based on project’s share of improvements identified at the intersections of Erie Road (CR 10) & Erie Road (CR 75) and U.S. 301 & Ft. Hamer Road.

Transportation Concurrency Table Summary

Estimated Road Impact Fee	**279 dwelling units @ $7,013/dwelling unit**	**$ 1,956,627**
R-O-W	**No Right-of-Way Impact fee credits**	**N/A**
Intersection Improvements	**Erie Road (CR 10) & Erie Road (CR 75)** • Signalize when warranted (by Final Plat approval of Phase II) **U.S. 301 & Ft. Hamer Road** • Signalize when warranted (by Final Plat approval of Phase II) • Construct a second NB approach lane (prior to 112th dwelling unit certificate of occupancy for Phase II)	**$ 20,280** **(Estimated proportionate share contribution)**

WILLOW BEND

B & B Suncoast Land Development

PDR-04-18(Z) (P)

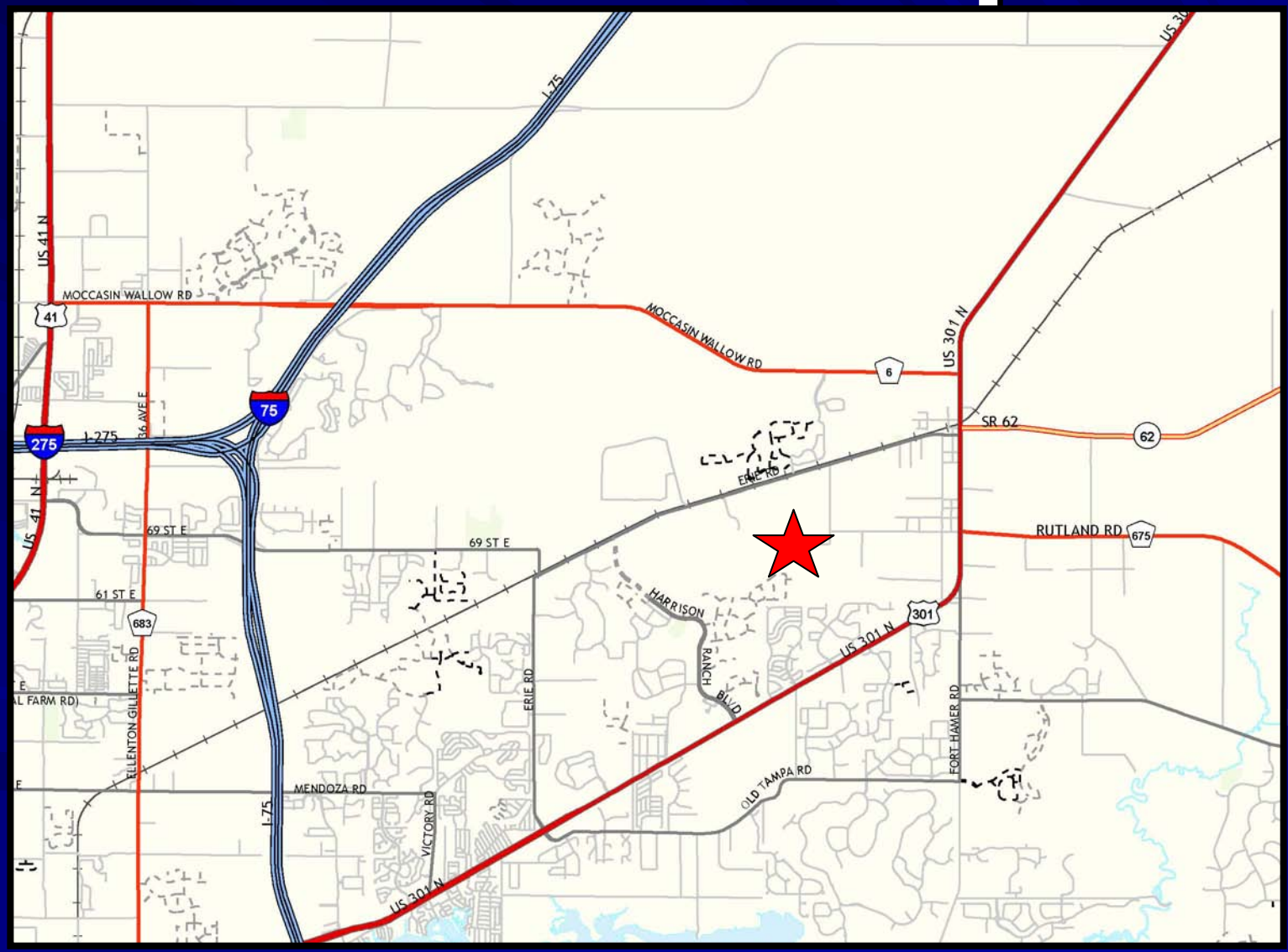
Board of County Commissioners

December 4, 2008

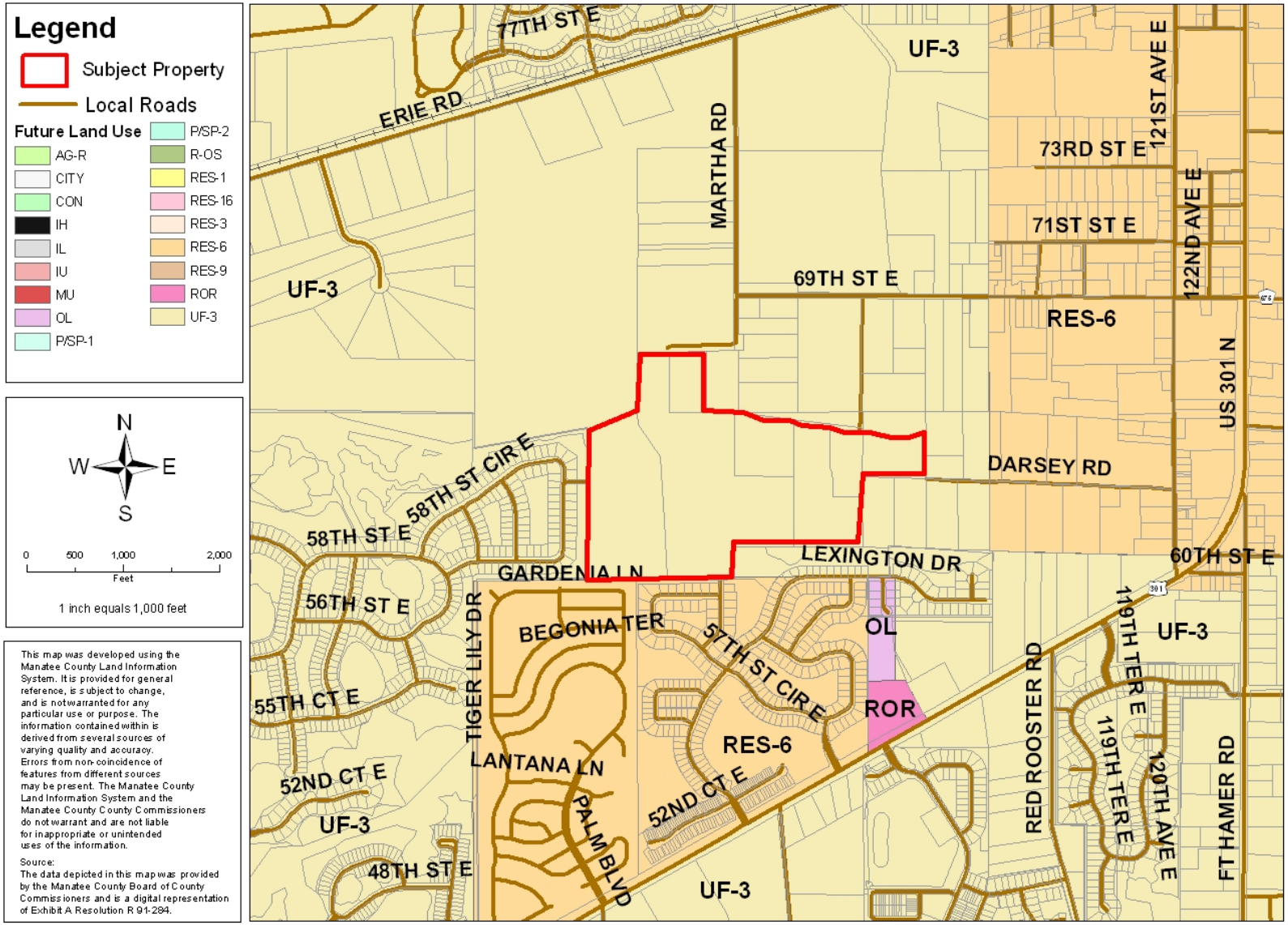
Presented by:

Erika Barrett, Planner

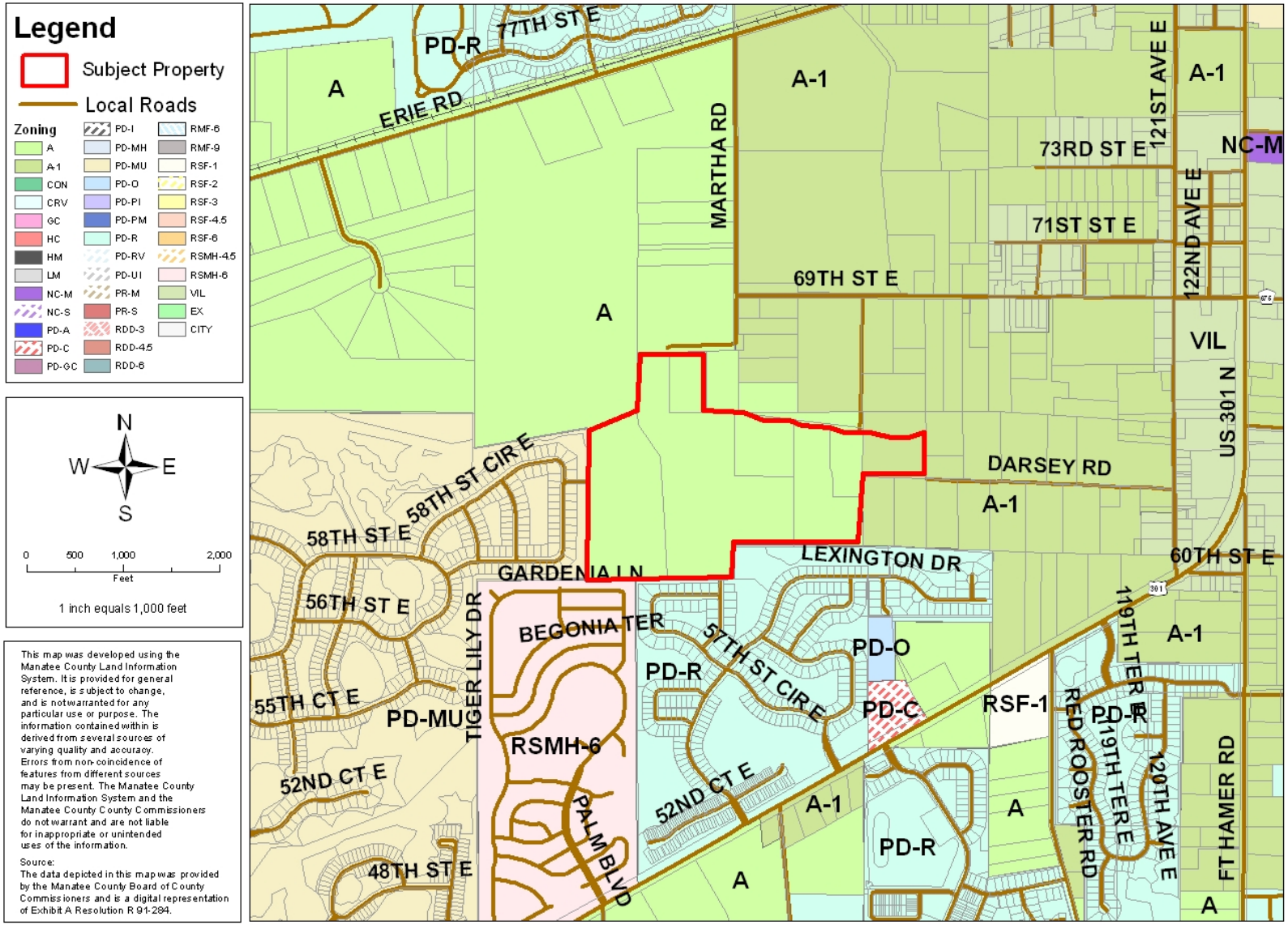
Location Map



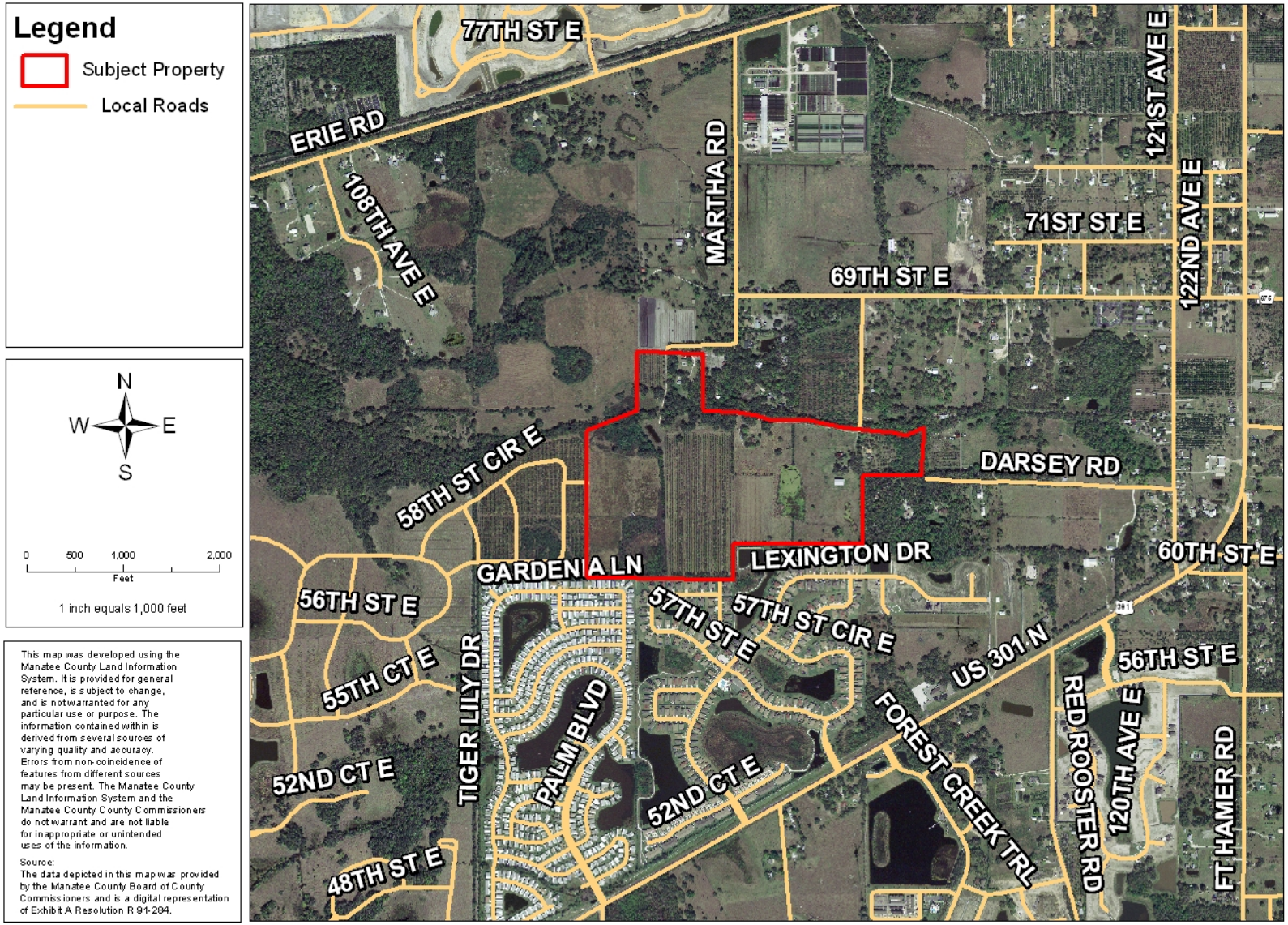
PDR-04-18(Z)(P) - WILLOW BEND



PDR-04-18(Z)(P) - WILLOW BEND



PDR-04-18(Z)(P) - WILLOW BEND



This map was developed using the Manatee County Land Information System. It is provided for general reference, is subject to change, and is not warranted for any particular use or purpose. The information contained within is derived from several sources of varying quality and accuracy. Errors from non-coincidence of features from different sources may be present. The Manatee County Land Information System and the Manatee County County Commissioners do not warrant and are not liable for inappropriate or unintended uses of the information.

Source:
The data depicted in this map was provided by the Manatee County Board of County Commissioners and is a digital representation of Exhibit A Resolution R 91-284.

Project Description

- Rezone from A & A-1 to PDR
- Preliminary Site Plan for 279 single-family detached lots

Project Description

- Acres: ±114.81
- Overlay: North Central Overlay
- Density: 2.43 gross – 2.69 net
- Open Space: ± 39.71 acres – 34.59%
- Flood Zone: X and AE
- Wetlands: ±3.97 (39.71%)
  - Wetland impacts: none

Project Description

- Access: 5 interneighborhood tie access points -
  - 1 to Harrison Ranch
  - 1 to proposed Pristine Point
  - 1 to Lexington
  - 1 to north
  - 1 to east

Project Description

- Recreational Acreage: ±5.96
- Recreational Amenities:
  - Trails, volley ball court, basketball court, picnic tables, gazebo's, and open play areas
- Lot Widths:
  - 55' width – 71 lots
  - 65' width – 114 lots
  - 75' width – 87 lots
  - 100' width – 7 lots

Setbacks

- Front: 25’ (front loaded garage)
- Front: 20’ (side loaded garage)
- Side: 7.5
- Rear: 15’
- Wetland: 15’
- Waterfront: 30’

Positive Aspects

- PDR zoning better conforms to the UF-3 FLUC than existing A zoning, and allows the BOCC to stipulate development to ensure compatibility.
- Open space provided is 34.59% instead of minimum 25%.
- Recreational amenities including trails, volley ball court, basketball court, picnic tables, gazebo's, and open play areas

Negative Aspects & Mitigating Factors

- Proposed lot sizes are significantly smaller than surrounding agricultural parcels to the east
- Other nearby approved subdivisions have comparable densities and lot sizes

Negative Aspects & Mitigating Factors

- Adjacent A zoning permits agricultural uses potentially incompatible with single-family homes
- Staff recommends a stipulation to preserve trees on the east end property to provide a more significant buffer

Negative Aspects & Mitigating Factors

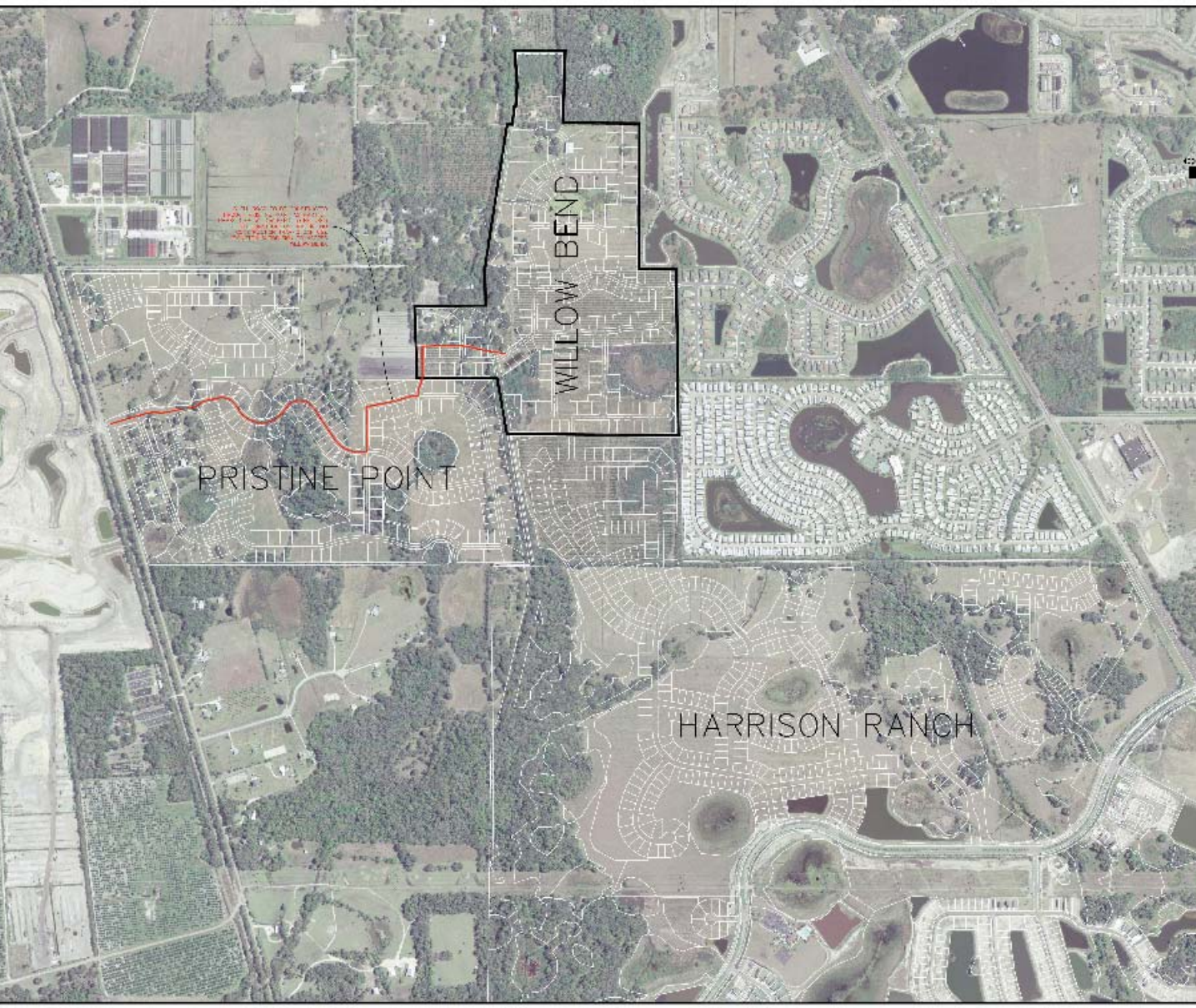
- 279 lots are proposed with only one existing means of access through Lexington Subdivision
- Applicant proposes to provide a construction/second means of access to the north through adjacent parcel to Erie Road – specific approval request.

Stipulations

- Address changes proposed by applicant

Site Specific Design Issues

- Specific Approval request – will be changed to address temporary roadway not meeting county standards


WILLOW BEND
PRISTINE POINT
HARRISON RANCH

Outstanding Issues

Citizens Comments

- Neighborhood Meeting 8/25/05

- Phone calls from adjacent property owners concerned about increased density, increased traffic in area, and tree preservation along southeast property line.

Outstanding Issues

Citizens Comments

- E-mails from Lexington residents concerned about single access through Lexington and construction traffic (copies attached to update memo).

Staff Recommendation

- Approval with recommended stipulations

WILLOW BEND

B & B Suncoast Land Development

PDR-04-18(Z) (P)

Board of County Commisioners

December 4, 2008

Presented by:

Erika Barrett, Planner

Yvonne Tryon/MCG
12/04/2008 09:24 AM

To bobbi.roy@mymanatee.org, debbie.bassett@mymanatee.org
cc
bcc
Subject Fw: Suncoast Land Development-Willow Bend(DTS#20050314)

---- Forwarded by Yvonne Tryon/MCG on 12/04/2008 09:24 AM ----

"M Bujnowski" <mnmbuj@comcast.net>

12/03/2008 07:59 PM

To <lary.bustle@mymanatee.org>, <gwen.brown@mymanatee.org>, <john.chappie@mymanatee.org>, <john.getman@mymanatee.org>, <donna.hayes@mymanatee.org>, <carol.whitmore@mymanatee.org>, <joe.mcclash@mymanatee.org>
cc <mnmbuj@comcast.net>
Subject Suncoast Land Development-Willow Bend(DTS#20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish on Highway 301. I am writing this note to express my opposition to the Willow Bend subdivision zoning application as identified in the Subject above. By granting access to this site via the Lexington development will create serious safety issues to our neighborhood.

I respectfully request that the Board deny the application or at least mandate that a different access point be utilized to gain access to the site.

Thank you for your attention,
Michael J. Bujnowski
11430 56th Street Circle

Blumberg No. 5137
BCC EB
WILLOW BEND
12/4/08
LJRS

RECEIVED
DEC 0 2 2008
Board of County Commissioners
Manatee County

P.D. atty

P.D.

Date: 11/29/08

Oswald Antonelli
11426 52nd Ct. E
Parrish FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B
SUNCOAST LAND DEVELOPMENT / WILLOW BEND
(DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

1. Willow Bend subdivision will substantially increase traffic through the Lexington neighborhood.
2. Vehicles traveling to Willow Bend will pass adjacent to the Lexington community playground and pool. The increase in traffic will endanger the children using these amenities.
3. The Increase in traffic will result in additional auto accidents and transient crime.
4. The increase in traffic will negatively impact property values.
5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, _____
Lexington Homeowner

RECEIVED
DEC 0 2 2008
Board of County Commissioners
Manatee County

P.D. atty

P.D.

Date: 11-28-08

William R. Nimz
5719 114th Dr. E.
Parrish, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B
SUNCOAST LAND DEVELOPMENT / WILLOW BEND
(DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

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5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, William R Nimz

Lexington Homeowner

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DEC 0 2 2008
Board of County Commissioners
Manatee County

Lee P.D. atty

Date: 11/30/08

Ann
11583 57th St. Cir. E.
Parrish, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

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5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, Linda Ann

Lexington Homeowner

RECEIVED
DEC 0 2 2008
Board of County Commissioners
Manatee County

P.D. atty

Date: 11/27/2008

Richard A. Beauchemin
11478 52nd Court East
Parrish, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

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For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, Richard A. Beauchemin / Kirsten Beauchemin
Lexington Homeowner

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DEC 0 2 2008
Board of County Commissioner
Manatee County

P.O. atty

P. O.

November 31, 2008

Re: Willow Bend Subdivision Zoning Application
Manatee Zoning Ordnance No. PDR04-18(Z) (P) Suncoast land Development

Dear Commissioner Brown:

I am a home owner in the Lexington subdivision located in Parrish, Florida on Highway 301 and am opposed to the to the Willow Bend Subdivision application referenced above

As I understand it there are 5 proposed accesses to Willow Bend. One is from Erie Road (a major road) and the other four (4) are through adjacent developments. The current proposal calls for the Erie road access to be used as a construction entrance with the development entrance to be through Lexington. The opening of any other entrances seem far in the distance or non-existent.

The Lexington entrance was never meant to be a prime entrance for Willow Bend and this thought be confirmed by the many negatives associated with such a action, including an increase in traffic past two major school bus stops. While cost effective for the developer it treats the residents of Lexington unfairly and deviates from the original concept of development in that area. The concept was that the access to Willow Bend through other developments were to be only inter neighbor connectors, not major entrances.

It is clear that Suncoast Land Development needs to develop other main entrances that do not go through adjacent developments. For those entrances going through existing developments they need to be opened in a successive manner related to number of homes built in Willow Bend, not based on a time frame. The thought is that when Willow Bend is built out, all connection entrances through other developments would be open.

Sincerely,

David B. Morford

David B. Morford
11519 57th Street Cir. E.
Parrish, FL 34219

RECEIVED
DEC 0 2 2008
Board of County Commissioners
Manatee County

P.D. atty

P.D.

Larry Mahrer

From: "Larry Mahrer" <rablar@tampabay.rr.com>
To: <lary.bustle@mymanatee.org>; <gwen.nrown@mymanatee.org>; <john.chappie@mymanatee.org>; <john.getman@mymanatee.org>; <donna.hayes@mymanatee.org>; <carol.whitmore@mymanatee.org>; <joe.mcclasj@mymnatee.org>
Sent: Monday, December 01, 2008 12:00 PM
Subject: Willow Bend Subdivision Zoning

To the members of the
Board of County Commissioners:

I am writing to each of you regarding Manatee Zoning Ordinance No. PDR04-18(Z0 (P) - B & B Suncoast land development.

I attending the County Planning Commission meeting when this was discussed and, as a representative of the Lexington Community, spoke against it. I am the President of the Lexington Villas Homeowners Association. In that capacity, I attended the Master HOA meeting when a vote of all those present strongly opposed those portions of the ordinance which made our community, Lexington, the ONLY entrance to the new subdivision.

Yes, there are others suggested - but ONLY OUR entrance already exists - and none of the others are even in the planning stage. At least one, through another community, has been officially delayed 7 years.

I simply do not understand why OUR community has to provide the ONLY access to another one. If the developers want to go forward with their plans, let them do so by providing access for those who they hope will purchase the homes, by acquiring land on which to put that access. THEY bought a site completely surrounded by other land with no access - now WE have to provide it?
That certainly and simply is not fair to us.

We bought our homes and developed a community which is on the verge of being destroyed by becoming the access to another development. Our roads will handle the traffic for construction - right past our pool, basketball court and picnic area - and for the new owners of homes in that development. Our home values, which have gone down significantly because of the housing mess, will go even lower. The safety of our children will be compromised as they move through the community to catch or leave school buses or as they play in the area.

We do not oppose the development in general, but a case could be made for that opposition. We DO OPPOSE having our community being their ONLY access. Let them provide their own! I am certain that they want to earn a profit on their investment. Good! I have no issue with that. My concern is that they want to MAXIMIZE that profit at the expense of other home owners.

Please send this ordinance back to the County Planning Commission with instructions to have that Commission require that Willow Bend Subdivision provide access for ALL construction traffic as well as for those who plan to live there.

Thanks you for reading this email and for giving it your most careful consideration.

Rabbi Larry Mahrer
11505 - 52nd Court East
Lexington Community
Parrish, FL 34219
941-776-9947
rablar@tampabay.rr.com
President, Lexington Villas HOA

RECEIVED
DEC 0 2 2008
Board of County Commissioners
Manatee County

all P.D. atty

P.O.

Date: 11/30/08

11474 56th St. Cir. E
Parrish, FL 34219

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

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4. The increase in traffic will negatively impact property values.
5. The added traffic will endanger the safety of children throughout the community.

For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, M Christenson

Lexington Homeowner

RECEIVED
DEC 0 2 2008
Board of County Commissioners
Manatee County

P.D. atty

P. D.

Date: 12-1-08

Joyce A. Ballard
11427 57th St
Bradenton, Fla 34211

Board of County Commissioners
P.O. Box 1000
Bradenton, Florida 34206

Re: Manatee County Zoning Ordinance PDR-04-18(Z) – B & B SUNCOAST LAND DEVELOPMENT / WILLOW BEND (DTS #20050314)

Dear County Commissioners,

I am a homeowner and resident of the Lexington subdivision located in Parrish, Florida on Highway 301. I am writing this letter to voice my opposition to the Willow Bend subdivision zoning application as more specifically identified above. If the Willow Bend subdivision is approved as requested, the only means of access for the foreseeable future will be through the Lexington where I live. We already have 352 homes that rely on Lexington's roads for access. The additional 279 units planned for Willow Bend will have a devastating negative impact on me and my community in the following ways:

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For the above reasons, I respectfully request that the Board of County Commissioners deny the Willow Bend zoning application or approve the application with the condition that Willow Bend add a separate main entrance from Martha Road or some other current access means in addition to the inter neighborhood connector with Lexington.

Signed Sincerely, Joyce A. Ballard
Lexington Homeowner

33

IF YOU WISH TO ADDRESS THE BOARD DURING A PUBLIC HEARING ON TODAY'S AGENDA, PLEASE COMPLETE THIS FORM. THANK YOU.

Individuals wishing to speak on any Public Hearing matter must indicate so by filling out this form and returning it to the Clerk prior to the beginning of the Public Hearing.

PLEASE PRINT

Name Clinton Paris

Address 10014 Water Works Lane
Riverview, Fl. 33578

Representing Lexington Homeowner Association

Public Hearing matter on which you want to speak:
33 Willow Bend

Please check one for each #:

1. Are you in favor: ☐ *
opposed: ☒

2A. Speaking as an individual? Yes ☐

OR

2B. If you are speaking as an official representative of a group: **

Name of Group: Lexington Homeowners Association

**** You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.**

3. Do you have a visual presentation or other evidence to be submitted to the Board?

Yes ☐ No ☒

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

Yes ☒ No ☐

*** Designation in favor or opposed is required solely for determination of the order of appearance. The number of people for or against a matter is not considered by the Board with regard to whether to approve or deny the matter.**

33

IF YOU WISH TO ADDRESS THE BOARD DURING A PUBLIC HEARING ON TODAY'S AGENDA, PLEASE COMPLETE THIS FORM. THANK YOU.

Individuals wishing to speak on any Public Hearing matter must indicate so by filling out this form and returning it to the Clerk prior to the beginning of the Public Hearing.

PLEASE PRINT

Name JAMES R. KOZLNYK

Address 11476 57TH ST. E.

PARRISH FL 34219

Representing LEFN GTON HOA

Public Hearing matter on which you want to speak: 33 Willow Bend

Please check one for each #:

1. Are you in favor: ☐ *
   opposed: ☑

2A. Speaking as an individual? Yes ☐

OR

2B. If you are speaking as an official representative of a group: **

Name of Group:

** **You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.**

3. Do you have a visual presentation or other evidence to be submitted to the Board?

   Yes ☐ No ☑

4. Do you wish to be notified of any subsequen dispute resolution proceedings?

   Yes ☐ No ☑

* **Designation in favor or opposed is required solel for determination of the order of appearance. Th number of people for or against a matter is n considered by the Board with regard to whether t approve or deny the matter.**

Did not Speak #33

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Individuals wishing to speak on any Public Hearing matter must indicate so by filling out this form and returning it to the Clerk prior to the beginning of the Public Hearing.

PLEASE PRINT

Name Dale M. Graf

Address 11592 57th Circle E.
Parrish.

Representing Lexington

Public Hearing matter on which you want to speak:

Please check one for each #:

1. Are you in favor: ☐ *
   opposed: ☒

2A. Speaking as an individual? Yes ☐

OR

2B. If you are speaking as an official representative of a group: **

Name of Group: Lexington HOA

** **You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.**

3. Do you have a visual presentation or other evidence to be submitted to the Board?

   Yes ☐ No ☐

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

   Yes ☐ No ☐

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Did not Speak #33

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PLEASE PRINT

Name DIANNE FRINCKE

Address 11575 57TH ST. CIR. E.
PARRISH 34219

Representing LEXINGTON SUB.

Public Hearing matter on which you want to speak:
WILLOW BEND

Please check one for each #:

1. Are you in favor: ☐ *
opposed: ☑

2A. Speaking as an individual? Yes ☑

OR

2B. If you are speaking as an official representative of a group: **

Name of Group:

_____

_____

**** You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.**

3. Do you have a visual presentation or other evidence to be submitted to the Board?

Yes ☐ No ☑

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

Yes ☐ No ☑

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Did not Speak

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PLEASE PRINT

Name ANNE K BROWN

Address 11410 57th St E.
Parrish, FL

Representing Self

Public Hearing matter on which you want to speak: #33
Lexington / Willow Bend

Please check one for each #:

1. Are you in favor: ☐ *
   opposed: ☐

2A. Speaking as an individual? Yes ☐

OR

2B. If you are speaking as an official representative of a group: **

Name of Group:

**** You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.**

3. Do you have a visual presentation or other evidence to be submitted to the Board?

   Yes ☐ No ☒

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

   Yes ☑ No ☐

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Did not speak #33

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Individuals wishing to speak on any Public Hearing matter must indicate so by filling out this form and returning it to the Clerk prior to the beginning of the Public Hearing.

PLEASE PRINT

Name Debbie Brogden

Address 11471 52nd Ct. E
Parrish, FL

Representing self

Public Hearing matter on which you want to speak:
#33 Willow Bend

Please check one for each #:

1. Are you in favor: ☐ *
   opposed: ☑

2A. Speaking as an individual? Yes ☑

OR

2B. If you are speaking as an official representative of a group: **

Name of Group:

**** You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.**

3. Do you have a visual presentation or other evidence to be submitted to the Board?

   Yes ☐ No ☒

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

   Yes ☒ No ☐

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Did not Speak

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Individuals wishing to speak on any Public Hearing matter must indicate so by filling out this form and returning it to the Clerk prior to the beginning of the Public Hearing.

PLEASE PRINT

Name Linda N. Jennings

Address 11590 57th St Cir East
Parrish, FL 34219

Representing self

Public Hearing matter on which you want to speak:
Willow Bend Subdivision #33

Please check one for each #:

1. Are you in favor: ☐ *
   opposed: ☒

2A. Speaking as an individual? Yes ☒

OR

2B. If you are speaking as an official representative of a group: **

Name of Group:

** **You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.**

3. Do you have a visual presentation or other evidence to be submitted to the Board?

   Yes ☐ No ☐

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

   Yes ☐ No ☐

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Did not Speak #33

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Individuals wishing to speak on any Public Hearing matter must indicate so by filling out this form and returning it to the Clerk prior to the beginning of the Public Hearing.

PLEASE PRINT

Name David Staples

Address 11594 57th St Cir E

Parrish FL 34219

Representing Lexington

Public Hearing matter on which you want to speak:

Willow Bend #33

Please check one for each #:

1. Are you in favor: ☐ *
   opposed: ☒

2A. Speaking as an individual? Yes ☒

OR

2B. If you are speaking as an official representative of a group: ** ~~Lexington~~

Name of Group:

** **You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.**

3. Do you have a visual presentation or other evidence to be submitted to the Board?

   Yes ☒ No ☐

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

   Yes ☒ No ☐

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W:\Projects\WhiteOak\0043-WillowBend\comm\041404c55.dwg, 10/22/2008 11:37:02 AM



Drawing No. 10

Scale: 1" = 400'

Date: May 2005

Drawn By: [illegible]

Checked By: RJR

Project Number: 04104

Drawing Name: 04104c

Ralph J. Rhodes Fl. Registration # 31661

Seal:

Revision Block

Date	Description	Revised By:
10/31/07	plan layout, lot sizes, rec area; comments	wcc
03/03/08	addt land area	wcc

Project Name: WILLOW BEND

Project Title: AERIAL WITH SITE OVERLAY

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
323 Interstate Blvd. (941) 371-9420
Sarasota, Fl. 34240 fax (941) 371-9520

BARBAS CREMER

Land Use and Environmental Law

Jacob T. Cremer, Esq.
P: (813) 419-3914
jcremer@barbascremer.com
2002 W. Cleveland St. Suite 203
Tampa, Florida 33606

February 19, 2026

CJ Mills, Planner II
Manatee County Government
Development Services
9000 Town Center Pkwy, 1st Floor
Lakewood Ranch, FL 34202

Re: Manatee County Application
PDR-24-29(P); WILLOW BEND PHASE V
CWES XV LLC; PLN2409-0023

Dear Manatee County Planning Staff & BOCC Agenda Coordination,

Pursuant to Code Section 312.8.A.5, please accept this continuance request for the above referenced application from its currently scheduled Board of County Commissioner hearing date of March 5, 2026 to June 4, 2026. We are requesting the additional time to continue to work on plan revisions and respective engineering calculations based on feedback received from the Planning Commission Meeting on December 11, 2025, and the Neighborhood Community Meeting held on January 7, 2026. We are seeking the extra time to allow for any potential necessary coordination with other permitting agencies. Thank you for your consideration.

Sincerely,

Jacob T. Cremer, Esq.