

P.C. 06/10/04

PDR-03-52(Z)(P) – Riggs National Property Company, LLC / Woodhaven

Request:(1) Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from A-1 (Suburban Agriculture, 1 dwelling unit per acre) to PDR (Planned Development Commercial); providing an effective date; and (2) Approval of a Preliminary Site Plan to allow 143 lots for single-family detached residences. Located south of Erie Road at northeast corner of Martha Road and 69th Street East (±47.69 acres).

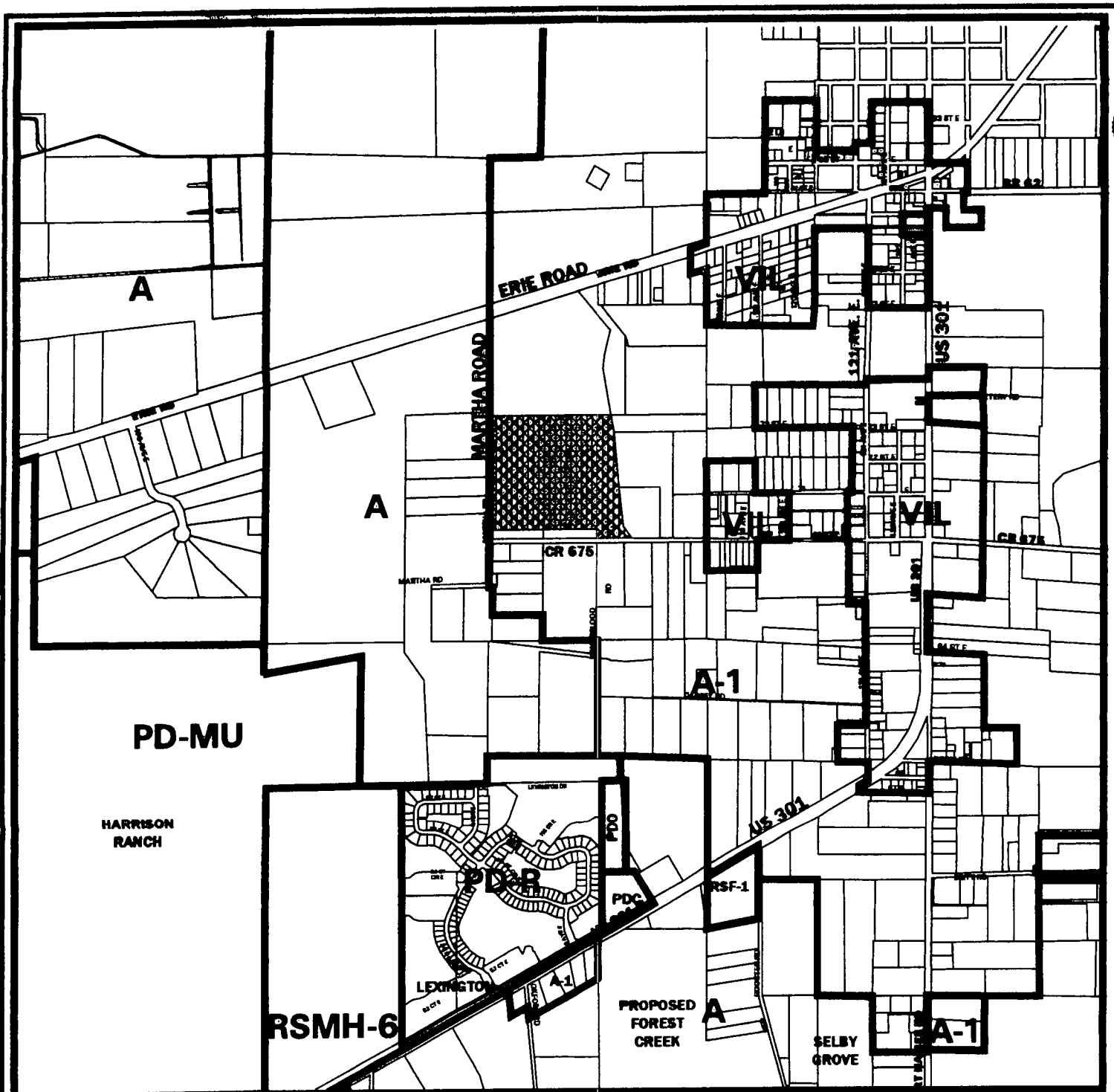
App Received: 12/05/03

P.C.: 06/10/04

B.O.C.C.: 06/22/04

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 recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-03-52(Z)(G); and APPROVAL of a General Development Plan with Stipulations #1 through #23; GRANTING Special Approval for a project exceeding one (1) dwelling unit per acre in the UF-3 Future Land Use Category; as recommended by staff.

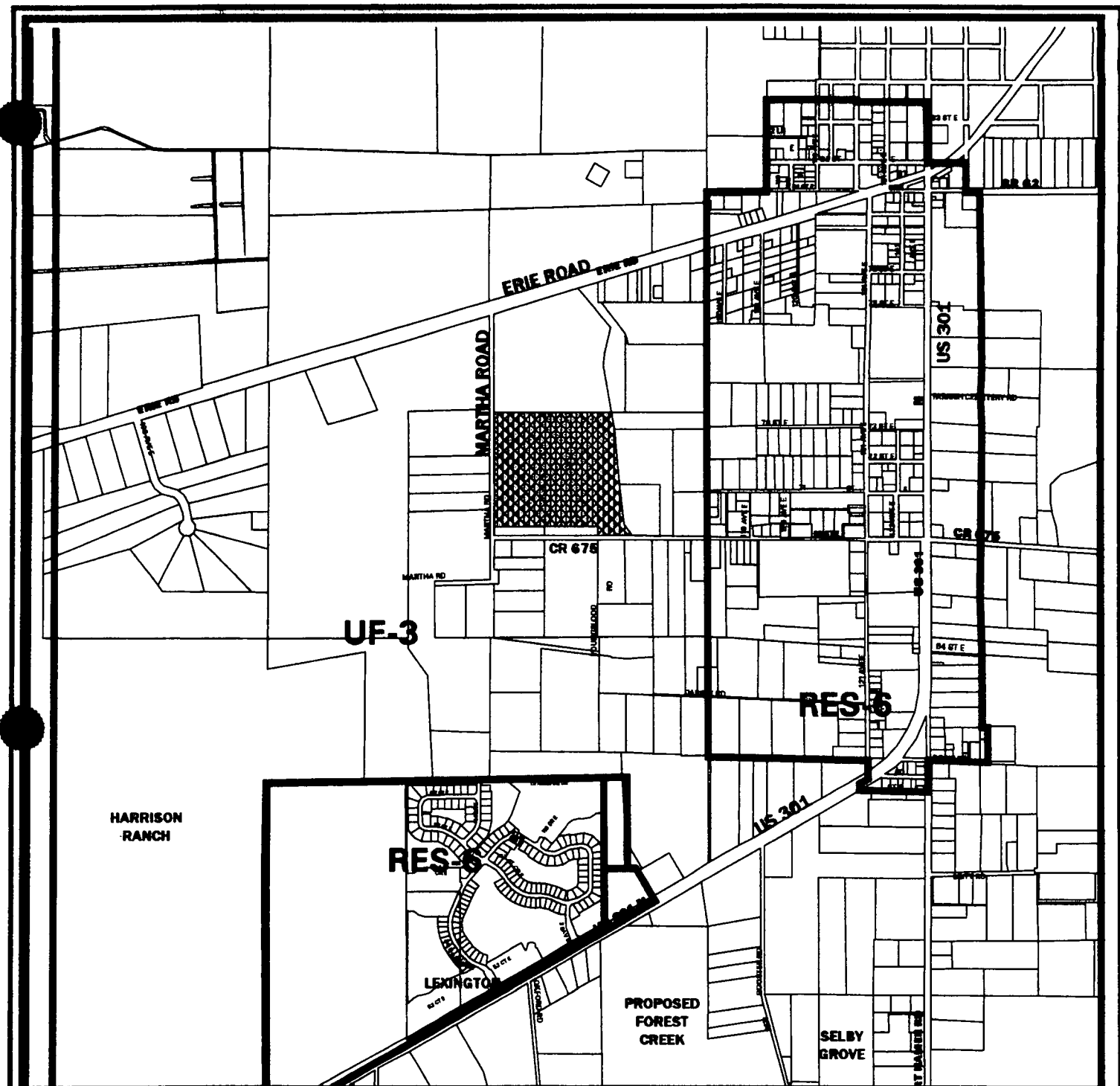


Project Number: PDR-03-52(Z)(P)
 Proposed Use: SINGLE FAMILY SUBDIVISION
 Proposed Zoning: PDR
 Existing Zoning: A-1
 Existing FLUC: UF-3
 Flood Zone: X
 Floodway: NO
 Acreage: 47.69
 Drainage Basin: FROG CREEK
 Commissioner: Amy Stein
 Map Prepared: December 16, 2003
 Requested By: RIGGS NATIONAL PROPERTY COMPANY, LLC
 Section: 30 Township: 33 Range: 19

Tax I.D.: 46781005

Manatee County Zoning Staff Report Map 1 inch = 1630'

Overlays:
 ST, AI, HA, WR, RV: NONE
 Watershed: NONE
 Coastal Hazard: Not Available
 Special Areas: NONE
 State? NO
 Coastal High Hazard Line



Project Number: PDR-03-52(Z)(P) Tax I.D.: 46781005
 Proposed Use: SINGLE FAMILY SUBDIVISION
 Proposed FLUC: N/A
 Existing Zoning: A-1
 Existing FLUC: UF-3
 Flood Zone: X
 Floodway: NO
 Acreage: 47.69
 Drainage Basin: FROG CREEK
 Commissioner: Amy Stein
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 Section: 30 Township: 33 Range: 19

**Manatee County
 Future Land Use
 Staff Report Map**
 1 inch = 1630'
 Overlays:
 ST, AI, HA, WR, RV: NONE
 Watershed: NONE
 Coastal Hazard: NO
 Special Areas: NONE
 State? NO
 Coastal High Hazard Line

CASE SUMMARY

CASE NO.: PDR-03-52(Z)(P)

PROJECT: Woodhaven Subdivision

APPLICANT: Riggs National Property Company, LLC

REQUEST: Rezone from A-1 to PDR and approval of a Preliminary Site Plan to allow 143 lots for single-family detached residences

STAFF

RECOMMENDS: APPROVAL with Significant Issues

REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

The request is for a rezone from A-1 to PDR and approval of a Preliminary Site Plan to allow 143 lots for single-family detached residences. The site is at the northeast corner of Martha Road and 69th Street East on ±47.69 acres.

- To the NORTH is a wholesale nursery zoned A-1 (Suburban Agriculture).
- To the SOUTH are single-family homes and vacant land zoned A-1.
- To the EAST is a single-family home and vacant land zoned A-1.
- To the WEST are single-family homes and vacant land zoned A (General Agriculture).

SUMMARY: (EB)

The request is to rezone from A-1 to PDR (Planned Development Residential) and approve a Preliminary Site Plan for 143 single-family detached residences on ±47.69 acres. The site is located on the northeast corner of Martha Road and 69th Street East.

The density proposed is 3 dwelling units per acre. The FLUC is UF-3 (Urban Fringe, 3 dwelling units per acre. Special Approval is required because the gross density exceeds 1.0 dwelling units per acre.

The site is currently vacant. Adjacent lands are zoned A (with single-family residences on parcels of five acres or more) and A-1. Some agricultural uses permitted in the A and A-1 zoning districts may be incompatible with the density of development in this project.

The Parrish area is experiencing significant growth. The U.S. 301 corridor going northeast towards Parrish is rapidly transitioning from rural and agricultural uses to more suburban-oriented uses, with significant residential development (including approved but not yet constructed projects) on both sides of US 301 N. The trend in the area appears to be toward low to moderate density residential development.

This project is accessed from Martha Road. The approach to this project is either through the Village of Parrish and then west on Erie Road or coming in from the west along Erie Road, towards the Village of Parrish. There is no single-family development along this segment of Erie Road, either approved or constructed, which approaches the proposed density of this project. There are some small lots further east, within the Village District; however, the Village District has an underlying RES-6 Future Land Use Category.

The existing A-1 zoning requires the following density, minimum lot size, and setbacks:

Maximum Density:	1 dwelling unit per acre
Minimum Lot Width:	100'
Minimum Lot size:	1 acre or 43,560 sq. ft.
Minimum Front Yard:	50'
Minimum Side Yard:	10'
Minimum Rear Yard:	25'

The applicant is proposing the following density, minimum lot size, and setbacks:

Maximum Density:	3 dwelling units per acre
Minimum Lot Width:	52'
Minimum Lot size:	6,240 sq. ft. (52' x 120')
Minimum Front Yard:	20'
Minimum Side Yard:	6'
Minimum Rear Yard:	20'

The project has frontage and access on Martha Road and 69th Street East. The existing pavement widths of both roadways are below minimum standards. The pavement on Martha Road is 20' wide and 18' wide on 69th Street East. The minimum pavement width for a new local street is 24'.

There is a ditch which has been identified as a wetland along the eastern boundary. This site is pasture land with significant tree cover along the ditch. It appears most of the trees are within the area designated as a wetland buffer. None of these trees are to be removed.

The design provides approximately 17 acres, or 35% open space, which includes 8.29 acres of retention ponds/lakes, 1.50 acres of wetlands and wetland buffers, a 0.83 acre recreation area, and the remaining 6 acres in roadway and perimeter buffers.

Significant issues with the Preliminary Site Plan include density, lot sizes, setbacks, sidewalks, inadequate buffers and plantings, and lack of open views along the internal roadways.

Staff recommends stipulations to address these significant issues. These stipulations would cause the entire project to be redesigned. If approved with all staff recommended stipulations, staff recommends approval of the rezone and a General Development Plan, rather than the Preliminary Site Plan approval requested by the applicant.

POSITIVE ASPECTS OF THE APPLICATION

- Two means of access are proposed for this subdivision; one from Martha Road and one from 69th Street East.**
- An interneighborhood tie is shown to the north.**
- This site is a pasture. All the trees along the ditch along the eastern property line will be preserved to provide a mature buffer.**

NEGATIVE ASPECTS OF APPLICATION

- The development may present potential incompatibilities with adjacent land uses. There are active agricultural uses to the north.**
- The existing roadways which provide access to this site are below minimum standards.**
- The lot sizes and widths may not be compatible with surrounding larger parcels.**
- The proposed setbacks are much smaller than surrounding A or A-1 zoning requires.**

- **Perimeter buffers are not adequate for residential development adjacent to agricultural uses or single-family homes within the A Zoning District.**
- **The proposed design provides very few views or vistas within the development.**
- **No exterior sidewalks along either Martha Road or 69th Street East are proposed.**

MITIGATING FACTORS

- **Staff recommends a stipulation reducing the proposed density.**
- **Staff recommends a stipulation requiring wider roadway and perimeter landscape buffers with enhanced landscaping.**
- **Staff recommends stipulations increasing the minimum lot widths and setbacks.**
- **Staff recommends a stipulation requiring sidewalks along Martha Road and 69th Street East.**

STIPULATIONS RECOMMENDED BY STAFF:

- 1. The overall density of this project shall be limited to no more than 2.0 dwelling units per acre.**
- 2. The minimum lot width along Martha Road and the southern perimeter of project shall be 70 feet, with a minimum lot size of 8,400 square feet (70' x 120').**
- 3. The minimum setbacks for this project shall be; front yard – 25', side yard – 7.5', rear yard – 20'.**
- 4. The pedestrian easement to the east shall be extended across the ditch to the property line.**
- 5. A 25' wide roadway buffer containing 4 canopy trees (10 ft. tall, 4 ft. spread, and placed 25 ft. on center), 10 understory trees, and 66 shrubs per 100 feet (planted in two rows minimum) shall be placed along Martha Road and the frontage on 69th Street East. The buffer shall reach 85% opacity to a height of six (6) feet within 2 years of planting.**
- 6. The north perimeter screening buffer shall remain at 50' wide as shown on the site plan. The east and south perimeter screening buffers shall be a minimum of 25 feet wide. All perimeter buffers shall be planted with two rows of canopy trees (2 ½ " caliper, 12' in height, with a 4' spread) off-set 25' on-center, with a hedge, and shall provide 85% opacity to a height of ten (10) feet within three years from the date of each Final Subdivision Plat approval. Existing vegetation fulfilling the requirements of this stipulation may be used to satisfy this requirement. A minimum of 3 different species of canopy or understory trees shall be planted in the required screening buffers.**
- 7. If a fence is utilized for any of the screening buffers, all required landscaping shall be planted on the exterior side of the fence.**
- 8. The site plan shall be redesigned to provide a recreation area at least one-acre in size.**
- 9. All recreational areas shall include commercial grade park benches.**
- 10. Applicant shall redesign the project to provide views or vistas of at least 50% of the proposed lakes/retention ponds for this project.**
- 11. Prior to development related clearing activities, all applicable County approvals must be obtained through the Planning**

Department. If burning of trees or branches is required for land clearing, a burn permit must first be obtained from the Environmental Management Department. No burn permits will be issued until Final Site Plan and Construction Plans are approved.

- 12. Unless otherwise approved by Environmental Management Department, native or drought tolerant landscaping materials shall be utilized in common areas. In addition, the developer shall encourage individual homeowners to participate in the Florida Yards and Neighborhood Program by disseminating program information to individual lot owners.**
- 13. The developer shall submit a "Well Management Plan" prior to Final Site Plan approval. A copy of any applicable Water Use Permits (WUP) shall be included in the "Well Management Plan."**
- 14. Prior to Final Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (i.e. historical cattle dipping vats, underground/aboveground storage tanks, or buried drums), by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.**
- 15. The lowest quality of water available shall be used for irrigation purposes. In-ground irrigation systems using Manatee County public potable water supply shall be prohibited, including those on individual lots.**
- 16. A Drainage Easement and 25' wide Drainage Maintenance Access Easement shall be dedicated to Manatee County and be shown on the Final Site Plans and Final Subdivision Plats for the existing drainage ditch within the project boundaries. The Maintenance Access Easement shall be located along the western top-of-bank of the drainage ditch.**
- 17. The developer shall include in the Notice to Buyers that Manatee County has no obligation relative to the drainage ditch to maintain, change, improve, clean, repair erosion, or restore natural changes in the course of the drainage ditch.**
- 18. 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 Buffalo Canal. Modeling shall be used to determine pre and post-development flows.**

- 19. The final drainage design shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and site run-off.**
- 20. The Notice to Buyers and Final Site Plan shall include language informing prospective home buyers of the presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.**
- 21. A non-ingress egress easement shall be recorded along all lots along Martha Road prior to or in conjunction with approval of the Final Subdivision Plat.**
- 22. The design and shielding of any on-site lighting for the common areas shall comply with Section 709.2.2 of the Land Development Code. In addition, pole and building mounted lights shall be limited to 15' in height and directed to the interior of the development using horizontal cut-off fixtures. Use of decorative street lights or house lights may be permitted. A lighting plan, showing the detail of the proposed lighting shall be submitted for review and approval by the Planning Department with the Final Site Plan.**
- 23. Sidewalks are shown on the site plan along the property frontages on 69th Street East and Martha Road. Applicant shall construct additional sidewalks, extending beyond the limits of the property along the east side of Martha Road from Erie Road to 69th Street East, and along the north side of 69th Street East from the eastern boundary to the intersection of 69th Street East and Martha Road, provided adequate right-of-way is available to accommodate construction of these sidewalks.**
- 24. This development will be required to tie in to the wastewater system to the north along Erie Road. A force main, size to be determined, is proposed along Erie Road. If this force main is not constructed prior to this development, then this development will be required to construct the force main, and the County will participate in oversizing the force main to accommodate future development.**
- 25. The detailed traffic analysis that was submitted for this project will be approved with the following conditions:**
 - a) Construct an eastbound left-turn lane at the intersection of 121st Avenue East and US 301.**

- b) Provide the appropriate turning radii at the ingress/egress points on the site and the affected intersections. Utilize AASHTO design guidelines for the appropriate design vehicle. Also provide the appropriate intersection sight distances per AASHTO guidelines (pay particular attention to the intersection of 121st Street East and US 301).**
- c) The improvements above should be depicted on the final site plan and construction drawings.**
- d) All improvements on US 301 will require FDOT approval.**

DETAILED CASE REVIEW

PRIMARY REVIEWERS

Erika Barrett(PD)	Compatibility, Timing, Health, Safety and Welfare, Consistency with LDC and Comp Plan, Historic Resource Impacts, Site Design
Richard Hurter (PD)	Impacts to Infrastructure (Public Utilities & Facilities)
Michel Tenney (PD)	Impacts to Infrastructure (Transportation, Concurrency)
Bill O'Shea (EMD)	Environmental Resource Impacts

DETAILED STAFF REVIEW OF THE FACTORS FOR CONSIDERATION OF REZONING PURSUANT TO SECTION 504 OF THE LAND DEVELOPMENT CODE

1. COMPATIBILITY

The trend along the U.S. 301 corridor near this area appears to be away from general and suburban agriculture and towards suburban residential development. There is a mix of smaller lots (within the Village zoning district), large lot residential, and large agricultural tracts along Erie Rd. A rezone to PDR can be found to be appropriate for orderly development in this area in accordance with Policy: 2.2.1.11.1.

The site is adjacent to A-1 zoning to the north, east, and south, and A zoning to the west, across Martha Road. There is a large wholesale nursery along the entire north property line. 5-acre parcels border the site to the east, south, and west. Many of these parcels are vacant. There are 7 adjacent homes; one to the west across Martha Road, one contiguous to the south, with 3 more to the south across 69th Street East, and one to the east across the ditch.

Staff does have concerns that the immediate area around the rezone site consists of single-family homes on large parcels. Planned Development zoning allows approval with stipulations to ensure compatibility with surrounding zoning and land uses and to address any specific issues related to development compatibility.

2. TIMING, TRENDS, CHANGES TO EXISTING CONDITIONS

In the last several years, a number of residential projects have been approved along Erie Road and US 301 North, including:

Erie Ranches (94-S-27) approved in 1995 for 11 five-acre lots. This subdivision fronts on Erie Road, \pm one-half mile west of the subject site. The gross density is 0.2 dwelling units per acre.

Harrison Ranch (PDMU-01-04) approved in 2002 for a mix of residential, commercial, public use, and residential support uses on 940.15 acres. The project is on the north side of U.S. 301, approximately 1/3 mile west of Chin Road, and extending northward to Erie Road. Gross density is 1.76 dwelling units per acre.

Lexington (fka-Meadow Pond) (PDR-01-06) approved in 2001 for 255 single-family detached residences and 97 single-family attached residences at a density of 2.42 dwelling units per acre (145.11 acres) with a minimum lot size of 6,600 sq. ft. (55' x 120').

Selby Grove (PDR-03-25(Z)(G)) approved in 2004 for 174 single-family lots at a density of 1.96 dwelling units per acre on 88.8 acres. The project will be located at the southeast corner of Red Rooster Road and US 301 N. The minimum lot width is 60', and the minimum lot size is 6,600 sq. ft.

Meadow Walk (PDR-02-11) on the south side of US 301 N, directly east of Veranda Springs Manufactured Home Park. Approved in 2001 for 153 single-family detached units and 69 single-family attached units on \pm 82.99 acres. Density is 2.68 dwelling units per acre.

Mabel NG (PDR/PDC-00-02) located south of U.S. 301 and Chin Road. Approved in 2000 for 105,000 sq. ft. of commercial space, 79 multi-family units at a density of 3.0 d.u. per acre, and 268 single-family detached residences at a density of 1.9 d.u. per acre. The multi-family and commercial portions of this project expired without being built.

Approved developments along Old Tampa Road include:

Kingsfield (PDR-94-11) at the northwest corner of Old Tampa Road and Fort Hamer. Approved for 466 single-family detached lots at 2.75 dwelling units per acre with a minimum lot of 7,360 sq. ft. (64' x 115').

Kingsfield Lakes (PDR/PDC-00-02) at the northeast corner of Chin Road and Old Tampa Road. Approved for 237 single-family detached lots at a gross density of 1.71 dwelling units per acre with a minimum lot size of 7,475 sq. ft. (65' x 115').

Chin Subdivision (aka Kingsfield Lakes, Phase III) (PDR-02-37) south of US HWY 301 N, on the east side of Chin Road at 4600 Chin Road. Approved for 103 single-family lots at a gross density of 2.3 dwelling units per acre with a minimum lot width of 65'.

River Woods (PDR-89-01) located on the south of Old Tampa Road, directly west of River Wilderness. Approved for 259 single-family detached units at a gross density of 2.0 with a minimum lot size of 10,000 sq. ft.

Other properties in the immediate vicinity have older established single-family residences on larger lots (one acre or more in A-1 zoning and five acres or more in A zoning). The U.S. 301 corridor and the area along Erie Road is transitioning from general and suburban agricultural uses (pastures and grove) to low and moderate density residential development. Therefore, the timing of this request appears to be appropriate given development trends in the area.

3. IMPACTS TO INFRASTRUCTURE

This development will be required to tie into the wastewater system to the north along Erie Road. A force main, size to be determined, is proposed along Erie Road. If this force main is not constructed prior to this development, then this development will be required to construct the force main, and the County will participate in oversizing the force main for future development.

This project impacts both Erie Road and US 301 which are operating within the adopted letter grade and require a detailed analysis. The detailed analysis submitted by the applicant has demonstrated a requirement for the following improvements in order to maintain the adopted level of service:

1. Construct an eastbound left-turn lane at the intersection of 121st Avenue East and US 301.
2. Provide the appropriate turning radii at the ingress/egress point to the side and the affected intersections. Utilize AASHTO design guidelines for the appropriate design vehicle. Also, provide the appropriate intersection sight distances per AASHTO guidelines (pay particular attention to the intersection of 121st Avenue East and US 301).

3. The improvements above should be depicted on the final site and construction plans.
4. All improvements on US 301 will require FDOT approval.

Applications for Certificate of Level of Service Compliance for sanitary sewer, solid waste, transit, traffic and parks have been reviewed and are pending approval of a Preliminary Site Plan.

The proposed rezone will not conflict with existing or planned public improvements. Rezoning to PDR will not adversely impact population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, or other public facilities and services are adversely affected. Impacts are evaluated with the Certificate of Level of Service (CLOS) application and a traffic study to ensure that capacity is not exceeded on the affected roadways.

4. GENERAL HEALTH, SAFETY & WELFARE CONCERNS

The proposed rezone will not adversely affect the health, safety, and welfare of the neighborhood or the County as a whole.

5. ENVIRONMENTAL & HISTORIC RESOURCE IMPACTS

The proposed rezoning should not adversely impact historic resources or have an adverse environmental impact on the vicinity. No known historic features of significance exist on this site nor is this an area of high sensitivity for archaeological resources. There are no historic structures on the parcel, as shown on the boundary survey. Given that all development proposals are subject to the requirements of the 2020 Manatee County Comprehensive Plan and Manatee County Land Development Code, potential environmental impacts will be evaluated at the time of any future development application. There are wetlands under the jurisdiction of SWFWMD and DEP located on this site.

This project site falls in Zone X per FIRM panels 120153 0215C and 120153 0220C, revised 7/15/92.

6. CONSISTENCY WITH THE COMPREHENSIVE PLAN

This site is located in the UF-3 Future Land Use Category. PDR zoning districts are compatible with the UF-3 Future Land Use Category.

The proposed rezone must be in strict compliance with the Manatee County Comprehensive Plan. The following policies were given special consideration in preparing this staff report and are important policies to review and consider when evaluating the proposal:

Policy 2.1.2.5 Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.

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)

Implementation Mechanism(s):

- (a) Planning Department review of all plan amendments and development proposals for consistency with this policy.
- (b) Placement of conditions, as necessary on development orders to ensure policy compliance.

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.

Policy 2.6.1.2 Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in

conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses.

Policy 2.6.2.1 Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.

Implementation Mechanism(s):

- a) Planning Department review of proposed rezones and appropriate site plans submitted for new residential development adjacent to existing agricultural operations or to AG/R Future Land Use Category for consistency with this policy and with policy 2.6.1.1.
- b) Planning Department review of residential support uses for consistency with policy 2.6.1.2 (See policy 2.13.2.1).

DETAILED STAFF REVIEW OF THE PRELIMINARY SITE PLAN STANDARDS:

The SITE PLAN has addressed the Preliminary Site Plan standards of the Land Development Code, Section 603.4, as follows:

1. SITE DESIGN

The site plan shows 143 lots for single-family detached residences in one phase. The gross density is 3 dwelling units per acre in UF-3 FLUC.

This project has two access points as designed; one each on Martha Road and 69th Street East (both local paved roads), an inter-neighborhood tie to accommodate future development to the north, and a pedestrian connection to the east.

There is an existing ditch identified as a wetland along the eastern boundary of the project. There is a significant tree cover along this ditch. It appears the majority of these trees fall within the required wetland buffer. None of these trees are to be removed.

All streets will be public and the applicant proposes a 5' sidewalk on one side of internal streets. No sidewalks are proposed along either Martha Road or 69th Street East. Staff has recommended stipulations requiring sidewalks along both of these roadways. Applicant will be dedicating additional right-of-way along both Martha Road and 69th Street East.

The minimum proposed lot size is 6,240 sq. ft. (52' x 120'). Minimum proposed lot width is 52'.

PROPOSED SETBACKS	
Front	20'
Side	6'
Rear	15'

Staff does not support these setbacks or lot sizes due to issues of timing, density, and compatibility. Staff recommends stipulations which reduce the density of the project, require larger lots along the west and south perimeters, and increase the minimum setbacks.

The site plan shows private recreational facilities on site. These facilities include a gazebo, tot lot, and multi-use court on 0.83 acres. Staff recommends a stipulation which requires a minimum one (1) acre recreation area. Shade trees are shown to be planted by the developer in the recreation area.

The proposed design provides very few views or vistas within the development. Staff recommends a stipulation which will require redesign of the project to provide views or vistas of at least 50% of the proposed lakes/retention ponds proposed for this project. Views within a development help to mitigate the smaller lot sizes in the interior of a project.

This project is required to provide a minimum 25% open space (11.92 acres). The design shows 35.6% open space (17.02 acres) as follows:

Wetlands & Wetland Buffer Area	1.50 acres
Recreational Facilities	0.82 acres
Lakes	8.29 acres
Uplands (Buffers)	6.41 acres

20' wide roadway buffers are shown along Martha Road and 69th Street East, with the minimum plantings required by Code (2 canopy trees and 33 shrubs per 100 feet). Staff recommends stipulations which increase the width of the roadway buffers, increase the planting requirements, and add minimum opacity requirements.

2. COMPATIBILITY

Some agricultural uses permitted in the A and A-1 zoning may be incompatible with the density of single-family residential development proposed. Potential incompatibilities with the development adjacent to agricultural are mostly odor and noise.

The surrounding area is rural in character in many respects with established residences on acre or more on parcels zoned A-1, and parcels five acres or more zoned A. Proposed setbacks are much smaller than surrounding A-1 or A zoning requires. These differences can be mitigated with wider buffers, enhanced screening, and wider lot widths at the perimeter.

The applicant proposes a density of 3 units per acre, with a minimum lot size of 6,240 square feet for all lots. This is the maximum density allowed within the UF-3 (Urban Fringe – 3 dwelling units per acre) Future Land Use Category. The UF-3 category allows a development density of one dwelling unit per acre, and requires any density exceeding one unit per acre to obtain Special Approval. The lot sizes proposed are much smaller than the nearest approved development (Erie Ranches) or recent trends for lot sizes and widths in the Parrish area. Staff recommends stipulations which reduce the density, increase the minimum lot widths of the lots along the west and south property lines, and increase the minimum setbacks.

The applicant proposes a 20' roadway buffer along Martha Road, a 15' greenbelt (included within a 50' buffer) along the north property line adjacent to agriculture, and a 20' roadway buffer along 69th Street. No plantings are proposed along the east property line, adjacent to the existing ditch, because this ditch is delineated a wetland with the required 30' wetland buffer. There are significant mature trees along the edge of this ditch, which appear to be within the required 30' wetland buffer. Staff recommends stipulations which increase the width of the buffers, increase the plantings, and add minimum opacity requirements.

3. PUBLIC UTILITIES/FACILITIES

As designated on the Manatee County Right-of-Way Needs Map in this location, 69th Street East and Martha Road are local rural streets and require a right-of-way of 84 feet (42' half-width right-of-way). Therefore, dedication of that portion of the project lying within the 42' half-width maintained line is required for future roadway expansion. The site plan indicates 22 feet to be dedicated on 69th Street East and 12 feet to be dedicated on Martha Road. These dimensions meet the above minimums and are acceptable as shown.

Applicant is advised that all required setbacks shall begin at the new dedicated right-of-way line. No drainage facilities, structures, parking, or landscaping shall be located within the required right-of-way.

SWFWMD water and wastewater permits are required for this project. Sanitary sewer service is not readily available for this subdivision. This development will be required to tie in to the wastewater system to the north along Erie Road. A force main, size to be determined, is proposed along Erie Road. If this force main is not constructed prior to this development, then this development will be required to construct the force main.

4. PRESERVATION/CONSERVATION

The site is currently utilized as grazing land.

There is an existing well on this site. Staff recommends a stipulation requiring a Well Management Plan for the proper abandonment or rehabilitation of the existing well prior to commencement of construction activities.

Prior to Final Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (e.g., historical cattle dipping vats, underground/aboveground storage tanks, or buried drums), by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.

The site has 0.49 acres (0.01%) of wetlands. There is an existing ditch along the east property line which has been identified as wetland acreage. A 30' wide wetland buffer is provided adjacent to this wetland. There are no wetland impacts associated with this proposal.

PDR zoning requires a minimum of 25% open space. The applicant is providing 35% open space (17.02 acres). 48% of this open space provided is classified as upland open space (8.23 acres).

The proposed development does not appear to adversely impact historic resources and there are no known historic resources on this site.

The proposed development lies in Zone X per FIRM Panels 120153 0215C and 120153 0220C, revised 7/15/92.

There are no floodplain management requirements.

5. CONCURRENCY

This project impacts both Erie Road and US 301 which are operating within the adopted letter grade and require a detailed analysis. The detailed analysis submitted by the applicant has demonstrated a requirement for the following improvements in order to maintain the adopted level of service:

1. Construct an eastbound left-turn lane at the intersection of 121st Avenue East and US 301.
2. Provide the appropriate turning radii at the ingress/egress point to the side and the affected intersections. Utilize AASHTO design guidelines for the appropriate design vehicle. Also, provide the appropriate intersection sight distances per AASHTO guidelines (pay particular attention to the intersection of 121st Avenue East and US 301).
3. The improvements above should be depicted on the final site and construction plans.
4. All improvements on US 301 will require FDOT approval.

Drainage design intent is indicated on the Preliminary Site Plan. Final engineering drainage design must be approved prior to Final Site Plan approval.

Prior to Final Site Plan approval, the Engineer of Record/Architect must provide documentation to prove that concurrency has been met relative to fire flow per Section 9.6.1.4 of the Comprehensive Plan.

Applications for Certificate of Level of Service Compliance for sanitary sewer, solid waste, transit, and parks have been reviewed and are pending approval of a Preliminary Site Plan.

Per the Manatee County Comprehensive Plan Policy 2.4.1.2, concurrency for potable water may only be applied for at the time of Final Site Plan or Construction Drawings.

6. CONSISTENCY WITH COMPREHENSIVE PLAN

The Comprehensive Plan designates this site UF-3. The proposed development must be in strict compliance with the Manatee County Comprehensive Plan. The following policies were given consideration in preparing this staff report:

Policy 2.1.2.5 Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.

Policy 2.1.2.6 Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.

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)

Implementation Mechanism(s):

- (a) Planning Department review of all plan amendments and development proposals for consistency with this policy.
- (b) Placement of conditions, as necessary on development orders to ensure policy compliance.

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]**

Implementation Mechanism(s):

- (a) **Maintain setback, screening, buffering, and other appropriate mitigation techniques in land development regulations.**
- (b) **Planning Department review of development approvals to ensure policy compliance.**

Policy 2.6.1.2 Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses.

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.

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 2.6.5.5 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)

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]

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 3.3.2.2 Require the preservation of native upland habitat during land development activities through one or all of 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.**

Implementation Mechanism(s):

- a) By 2003, revise the land development regulations consistent with this policy.**
- b) Identification of native vegetative communities on site development plans and landscape plans. [See policy 3.3.2.1]**
- c) Environmental Management and Planning Departments review of all proposed site development plans to ensure consistency with this policy.**

ATTACHMENTS:

- 1. Comments From Reviewing Agencies**
- 2. Zoning Disclosure Affidavit**
- 3. Copy of Newspaper Advertising**

PARRISH FIRE DISTRICT

12132 U.S. 301 N. - P.O. BOX 185 - PARRISH, FL 34219

Phone (941) 721-2093 - SunCom 516-0552 - Fax (941) 721-2095
pfcdf@aol.com

PLANNING

JAN 19 2004

DEPARTMENT

January 7, 2004

Erika Barrett, Planner
Manatee County Planning & Zoning
PO Box 1000
Bradenton, FL 34206

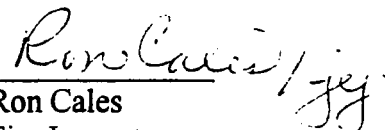
Re: Woodhaven Subdivision
PDR-03-52(Z)(P)

Dear Ms. Barrett:

This office has no objection to the General Development Plan/Preliminary Site Plan based upon the response from Betsy Benac, AICP of WilsonMiller, Inc., referencing this office's concern of fire hydrant placement. This office will verify suitable fire hydrant placement on the site plan.

If you have any questions, please give me a call.

Very truly yours,


Ron Cales
Fire Inspector


MANATEE COUNTY PLANNING DEPARTMENT
GROWTH MANAGEMENT SECTION COMMENTS
(941) 749-3070

DATE: APRIL 9, 2004

PROJECT NAME: WOOD HAVEN SUB
PDR-03-52(Z)(P)
143 SINGLE FAMILY LOTS

ADDRESS: MARTHA RD AND 69TH ST EAST NCT

PLANNER: ERIKA BARRETT

ENGINEER: RICHARD HURTER (X)6828
TRANSPORTATION
ENGINEER: MICHEL TENNEY (x)6862
CONCURRENCY:  MICKI RYAN (X)6904/SUSAN BARFIELD (x)3842

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

CONCURRENCY/TRANSPORTATION RELATED COMMENTS:

- I. This submittal may proceed when the comments listed below and the comments issued by the other reviewing agencies are satisfactorily addressed.

N/A

- 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.

At this time, U.S. 301 (between Erie Road and SR 62) is deficient and operating below the adopted level of service "D". However, the applicant has submitted a detailed traffic analysis to address the impacts of this project (see Section III below for comments).

At this time, Erie Road (between Erie Road and Parrish) has adequate capacity and is operating at or above the adopted level of service "D".

Pursuant to the "Concurrency Transportation Link Sheet" for this segment of Erie Road, the generalized tables reflect a pm peak hour base/existing count of 165 trips with 52 trips currently reserved. To maintain the required Level of Service Standard of "D", the total existing and reserved trips cannot exceed 1300 pm peak hour trips.

Additional on-site and/or off-site improvements may be required as the property is developed.

III. **General Information**

Applications for Certificate of Level of Service Compliance for traffic, sanitary sewer, solid waste, transit, and parks have been reviewed and are pending preliminary site plan approval.

The detailed traffic analysis that was submitted for the Wood Haven residential development (143 single-family homes) is approved with the following stipulations:

1. Construct an eastbound left-turn lane at the intersection of 121st Avenue East and US 301.
2. Provide the appropriate turning radii at the ingress/egress points to the site and the affected intersections. Utilize AASHTO design guidelines for the appropriate design vehicle. Also, provide the appropriate intersection sight distances per AASHTO guidelines (pay particular attention to the intersection of 121st Avenue East and US 301).

3. The improvements above should be depicted on the final site and construction plans.
4. All improvements on US 301 will require FDOT approval.

Per the Manatee County Comprehensive Plan policy 2.4.1.2, concurrency for potable water may only be applied for at the time of Final Site Plan or Construction Drawings.

Drainage design intent shall be indicated on the preliminary site plan. Final engineering drainage design must be approved prior to final site plan approval.

Prior to final site plan approval, the Engineer of Record/Architect must provide documentation to prove that concurrency has been met relative to fire flow per Section 9.6.1.4 of the Comprehensive Plan.

All traffic control signage and pavement markings, if warranted, shall conform to FDOT and MUTCD standards.

If there are any questions pertaining to concurrency and/or transportation, please contact Micki Ryan at 749-3070 extension 6904.

RIGHT-OF-WAY RELATED COMMENTS:

- I. **This submittal may proceed when the comments listed below and the comments issued by the other reviewing agencies are satisfactorily addressed.**

N/A

- 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

As designated on the Manatee County Right-of-Way Needs Map in this location, 69th Street East and Martha Road are local rural streets and require a right-of-way of 84 feet (42' half-width right-of-way). Therefore, dedication of that portion of the project lying with the 42 foot half maintained line is required for future roadway expansion. **The site plan indicates 22 feet to be dedicated on 69TH Street East and 12 feet on Martha Road. These dimensions meet the above minimums and are acceptable as shown.**

Dedication documents for this right-of-way shall be approved by the Transportation Department before any Certificate of Occupancy will be issued. Please contact Malvina Glenn, Right-of-Way Agent, Land Acquisition Section at 708-7400 extension 7236 for procedural requirements.

Applicant is advised that all required set-backs shall begin at the new dedicated right-of-way line. No drainage facilities, structures, parking or landscaping shall be located within the required right-of-way.

If there are any questions pertaining to the right-of-way comments, please contact Micki Ryan at 749-3070 extension 6904.

cc: Concurrency File #PDR-03-52(Z)(P)
Public Works and Transportation Concurrency Group
(Linda Petersen, Wayne Roberts, Sia Mollanazar)



MEMORANDUM

DATE: April 15, 2004

TO: Erika Barrett, Planner
Planning Department

FROM: William C. O'Shea, Environmental Planning Manager
Environmental Management Department

SUBJECT: Development Review Comments
Ball Pan American Plant Co./Woodhaven Subdivision PDR-03-52(Z)(P)

The Environmental Management Department offers the following revised comments for the above referenced request for rezone with Preliminary Site Plan:

Prior to Final Site Plan approval, a Well Management Plan for the proper abandonment or rehabilitation of existing wells shall be submitted to the EMD for review and approval.

If you have any questions or comments, please call me at extension 5980.

WCO:hs

cc: project file

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

DATE: January 22, 2004
PROJECT NAME: Wood Haven Subdivision #PDR-03-52(Z)(P)
ADDRESS: 7010 Martha Road
PLANNER: Erika Barrett
GROWTH MGMT: Richard Hurter (X) 6822

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

UTILITIES/ACCESS/DRAINAGE RELATED COMMENTS:

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

Growth Management – Richard Hurter, P.E., Dev. Rev. Engr. Ext. 6822

Please acknowledge your understanding of the following comment:

Since your plans indicate a park, recreational area and associated parking you must submit to the Manatee County Zoning Department (Mike Harrison, Ext. 6853) a Final Site Plan review for their acceptance and shall not be considered as part of this review.

No further comments.

Utility Engineering - Linda Petersen, Senior Engineering Technician, Ext. 5038

This development will be required to tie into the wastewater system to the north along Erie Road. A force main, size to be determined, is proposed to go along Erie Road. If this force main is not constructed prior to this development, then this development will be required to participate in the construction of the force main.

Stormwater Management - Thomas Gerstenberger, Engineer I, Ext. 7228

Final engineering drainage design must be approved prior to final site plan approval, including the following:

- 1.) 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 Buffalo Canal. Modeling shall be used to determine pre- and post-development flows.

- 2.) The final drainage design shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and site runoff.
- 3.) A Drainage Easement and twenty-five (25) feet Drainage Maintenance-Access Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats for the existing drainage ditch within the project boundaries. The Maintenance-Access Easement shall be located along the western top-of-bank of the drainage ditch. In addition, the developer shall include in the notice to buyers that Manatee County has no obligation relative to the drainage ditch to maintain, change, improve, clean, repair erosion, or restore natural changes in the course of the drainage ditch.

H. Wayne Roberts, P.E., Engineering Division Manager

No comments received.

Cc: VIA EMAIL

H. Wayne Roberts, P.E., MCTD – 26th Ave. E.
Sia Mollanazar, P.E., MCTD – 66th St. W.
Reginald Boucher, P.E., MCPMD -66th St. W.

MANATEE COUNTY GOVERNMENT

MEMORANDUM

DATE: January 7, 2004

TO: Mark Mayer, Senior Development Review Specialist, Planning Department

FROM: Thomas Gerstenberger, Engineer I, Stormwater Management Division

SUBJECT: Woodhaven Subdivision (PDR-03-52(Z) (P))
(7010 Martha Road)(North County)

Please be advised that we have reviewed the Preliminary Site Plan dated December 31, 2003. We are recommending the following stipulations:

Final engineering drainage design must be approved prior to final site plan approval, including the following:

- 1.) 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 Buffalo Canal. Modeling shall be used to determine pre- and post-development flows.
- 2.) The final drainage design shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and site runoff.
- 3.) A Drainage Easement and a twenty-five (25) feet Drainage Maintenance-Access Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats for the existing drainage ditch within the project boundaries. The Maintenance-Access Easement shall be located along the western top-of-bank of the drainage ditch. In addition, the developer shall include in the notice to buyers that Manatee County has no obligation relative to the drainage ditch to maintain, change, improve, clean, repair erosion, or restore natural changes in the course of the drainage ditch.

cc: Sia Mollanazar, P.E., Stormwater Division Manager
John A. Norrie, Stormwater Management Coordinator
Erika Barrett, Case Planner, Planning Department

DRC REVIEW COMMENTS

DATE: March 5, 2004

PROJECT NAME: WOODHAVEN SUBDIVISION

PLANNING NUMBER: PDR-03-52(Z)(P)

PLANNER: Erika Barrett

REVIEW ENGINEER: Hurter

COMMENTS:

Distribution (Dan High, Ext. 5268)

No comment at this time.

Utility Engineering (Reginald Boucher, Ext. 5039)

FDEP water and wastewater permits are required for this project; therefore, Project Management Engineering Division will need to review the construction plans. Sanitary sewer service is not readily available for this subdivision.

Solid Waste (Ed Earthley, Ext. 4969)

Per County Ordinance 85-11, all residential units will have individual can pickup for garbage and recycling pickup by waste hauler.

Survey (Tony Williams , Ext. 5063)

No comment.

Inspections (Mike Archer, Ext. 7309)

No comment.

MANATEE COUNTY GOVERNMENT
INTEROFFICE MEMORANDUM

DATE: January 5, 2004

TO: Erika Barrett, Planning Department

FROM: Sandy Tudor, Floodplain Investigator, CFM

SUBJECT: Ball Pan American Plant Co./Woodhaven Subdivision, PDR-03-52(Z)(P)

1. Project site lies in Zone X per FIRM Panel 120153 0215C and 120153 0220C, revised 7/15/92.
2. There are no floodplain management requirements for the Building Dept.

MANATEE COUNTY GOVERNMENT

MEMORANDUM

DATE: March 18, 2004
TO: Erika Barrett, Richard Hurter -- Planning Dept.
FROM: Mike Sosadeeter, Parks Planner, Parks and Recreation Department
SUBJECT: Development Review Committee comments on the following projects

Planning Department					
Development Review Committee (Parks & Recreation)					
Case Number	Case Name & Description	Date Reviewed	Date Due	Review Comments	Planners
PDR-03-52 (Z)(P)	Ball Pan American Plant Co.; Woodhaven Subdivision	3/17/2004	3/22/2004	No objections. Parks & Recreation Comments: Same comments as in January. A shaded Tot Lot (playground) area would be a good addition to the park. Access to the lakes via a fishing pier or equivalent would enhance recreation opportunities.	Erika Barrett Richard Hurter

ZONING DISCLOSURE AFFIDAVIT

File Number _____
File Name _____

Manatee County Land Development Code 90-01 as amended under Ordinance 91-29 requires that all applications for Zoning amendments shall include public disclosure of applicants and their percentage of interest.

The property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage owned by each.

The property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

The property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

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. This is in addition to the list of owners.

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 States or another country.

NAME, ADDRESS AND OFFICER

PERCENTAGE STOCK, INTEREST OR OWNERSHIP

Check if owner (X) or contract purchase ()

Riggs National Co., LLC

Mgrm. Pat Neal – 50%

8210 Lakewood Ranch Blvd.

Mgrm. Frank Cassata - 50%

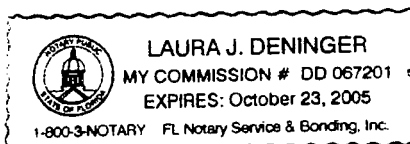
Bradenton, Florida 34202

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature [Signature]
(Applicant) Pat Neal
Authorized

STATE OF FLORIDA
COUNTY OF manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 19th day of march, 2004, by Patrick Neal, who is personally known to me or who has produced _____ as identification.



My Commission Expires: 10/23/05

Commission Number: DD 067201

[Signature]
Notary Signature
Laura J. Deninger
Print or Type Name of Notary

N/A
Title or Rank

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, June 10, 2004, at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-98-05(P)(R2) - RMC SOUTH FLORIDA, INC./LENA ROAD BATCH PLANT

Approval of a Revised Zoning Ordinance and General Development Plan to Preliminary Site Plan standards to allow a heavy manufacturing use and to add a new Subdivision 14 to permit a concrete batch plant on Lot 7 (previously known as Lot 15) which consists of a 440 square foot office building, three 75' tall silos, and a 780 square foot storage shed. Lot 7 is located at 3507 81st Court East in the Lena Business Park (+/-61.96 acres).

Z-03-17 - STANLEY JAY REZONE

Approval of a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from RSF-6 (Residential Single-Family - 6 dwelling units per acre) to NC-M (Neighborhood Commercial-Medium); and providing an effective date. Located at 2635 9th Street East in Bradenton (+/-0.7 acres).

IF APPROVED, the Neighborhood Commercial-Medium zoning district allows a variety of commercial uses such as retail sales/neighborhood convenience, general retail sales, eating establishments, banks, offices, dry cleaners, commercial parking, or tree farms. The current zoning allows single-family residential development at 6 dwelling units per acre.

PDR-03-30(Z)(P) - EDWARD A. MARIANI, EDWARD L. VEHLING AND WENDY L. VEHLING/GAMBLE CREEK ESTATES

Approval of: (1) a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from A (General

Bradenton Herald

Agriculture, 1 dwelling unit per five acres) to PDR (Planned Development Residential); providing an effective date; and (2) a Preliminary Site Plan for 194 lots for single-family detached residences. Located at 13150 and 13450 Golf Course Road (+/-163.52 acres).

PDC-03-44(Z)(P) - FREDERICK SOBR/MANATEE FURNITURE EXPANSION

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COPY OF NEWSPAPER ADVERTISING

Sarasota Herald-Tribune

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Approval of: (1) a Zoning Ordinance of the County of Manatee, Florida, amending the Official Zoning Atlas of Manatee County (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area of Manatee County; providing for the rezoning of certain land from LM (Light Manufacturing), HC (Heavy Commercial) and NC-S (Neighborhood Commercial - Small) to PDC (Planned Development Commercial); providing an effective date; and (2) a Preliminary Site Plan to allow a Motor Vehicle Sales, Rental, or Leasing Establishment, with accessory auto service center and major engine repair. Located on the south side of Cortez Road at 3011, 3025, and 3101 Cortez Road (+/-3.13 acres).

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

MANATEE COUNTY PLANNING COMMISSION

Manatee County Planning Department
Manatee County, Florida
5/28/04

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MANATEE COUNTY PLANNING COMMISSION
Manatee County Planning Department
Manatee County, Florida
Published: May 28, 2004



Erika Barrett/MCG
06/09/2004 04:20 PM

To Kim Sparks/MCG@MCG
cc
bcc
Subject Fw: PDR-03-52(S)(P)

Kim,
Could we please include this with the other items to be passed out to all Planning commission members.

It is an e-mail I received on the WOODHAVEN SUBDIVISION project.

Thanks,
Erika Barrett, AICP
Planner
Manatee County Planning Department
941-749-3070, ext. 6836

— Forwarded by Erika Barrett/MCG on 06/09/2004 04:14 PM —



AKeisacker@aol.com
06/09/2004 03:47 PM

To erika.barrett@co.manatee.fl.us
cc
Subject PDR-03-52(S)(P)

To: Manatee County Planning Commission
From: Audrey Keisacker, 6605 121 Avenue East, Parrish, Florida

Re: PDR-03-52(Z)(P)

The concurrent infrastructure is not adequate, especially in two aspects.

The first is that of storm water runoff. There is a canal, beginning near the curve of Hwy 301 and 121 Avenue East that flows behind properties on the west side of 121 Avenue, angling northwest behind properties just to the south and then the west of the proposed zoning change property. This canal has increasingly worsened the situation for some of the property owners as increased development occurs and more drainage flows into it. Presently I understand that Lexington will also discharge into it. The canal continues to flow across Erie Road, by the Buffalo "Creek" Golf Course, into Buffalo Canal, Frog Creek and then into the Bay. Other canals flow into along the way. From 1975 to the present flooding has increased as development has increased, engineers have struggled with it and flooding still occurs more often. Erie Road itself has been under water at times. This development will add to the problem. It is detrimental enough that development occurs at all but to ask for any zoning change, in my opinion, is only a matter of greed.

The second concern is for traffic congestion. The intersection of 69th Street and 121 Avenue East is offset in both directions. The visibility at the corner is poor. 121 is a through road from north to south in Parrish and the traffic is often very rapid. There have been regular and serious accidents. There are also two large churches on these roads which have more activities than Sunday services. Sometimes I have to wait to be able to leave my property unless I choose a schedule that is different from theirs. Traffic jams occur at the intersection. The value of human life would dictate better roads before any development occurs.

I want to thank the planner, Erika Barrett, for the time she spent with me answering questions and thank you for your consideration of my concerns.



Rebecca Watson
<ranchettes@yahoo.com>

06/09/2004 04:54 PM

To planning.agenda@co.manatee.fl.us

cc

bcc

Subject Development at Martha Road and 69th St. Parrish

Dear Planning Commission,

I am writing in regards to the planned development on the corner of Martha Road and 69th Street in Parrish. My family has lived in Parrish for over 25 years and have watched the country slowly slip away. I realize we cannot stop this development, I would just like the density to not exceed 2 units per acre which is still high but I am sure the developer feels he could not profit from any less.

The privacy that we currently enjoy will soon be gone, and all the folks thinking they are moving to the country will soon find it's gone too.

Sincerely,
The Watson Family
Jack, Rebecca, Jackson, and Jacob

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BRADENTON HERALD

www.bradenton.com
P.O. Box 921
Bradenton, FL 34206-0921
102 Manatee Avenue West
Bradenton, FL 34205-8894
941/748-0411 ext. 7065

Bradenton Herald
Published Daily
Bradenton, Manatee, Florida

STATE OF FLORIDA
COUNTY OF MANATEE;

Before the undersigned authority personally appeared Tracy Gardner, 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, being a Legal Advertisement in the matter of **NOTICE OF ZONING CHANGES** in the Court, was published in said newspaper in the issues of, **5/28'04**

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.

Tracy M. Gardner
(Signature of Affiant)

Sworn to and subscribed before me this
1st Day of June, 2004

DIANE S. BACRO
Notary Public, State of Florida
My comm. exp. Aug. 15, 2007
Comm. No. DD 206531

Diane S. Bacro

SEAL & Notary Public

Personally Known Y OR Produced Identification _____
Type of Identification Produced _____

RECEIVED JUN - 4 21

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MANATEE COUNTY
PLANNING COMMISSION
Manatee County
Planning Department
Manatee County,
Florida
5/28/04

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

MANATEE COUNTY GOVERNMENT
KIM SPARKS
1112 MANATEE AVENUE W, 4TH FLOOR
BRADENTON, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

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

NOTICE OF ZONING CHANGES

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

MAY 28, 2004

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 BRADENTON, IN SAID MANATEE 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 TO AND SUBSCRIBED BEFORE ME THIS 28TH DAY OF
MAY A.D., 2004 BY SHARI BRICKLEY WHO IS PERSONALLY
KNOWN TO ME.

(SEAL)

Bobbie J. Clark

OFFICIAL NOTARY SEAL
BOBBIE J CLARK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC968394
MY COMMISSION EXP. OCT. 11, 2004

NOTARY PUBLIC

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MANATEE COUNTY PLANNING COMMISSION
Manatee County Planning Department
Manatee County, Florida
Published: May 28, 2004

Riggs

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

STATE OF Florida

COUNTY OF Sarasota

BEFORE ME, the undersigned authority, personally appeared Betsy Benac, AICP, 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-03-52(Z)(P) - Riggs National Property Company, LLC/Woodhaven, to be heard before the Manatee County Planning Commission at a public hearing to be held on June 10, 2004 and to be heard before the Manatee County Board of County Commissioners at a public hearing to be held on June 22, 2004 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 ±10 feet from the front property line on the 28th May day of 2004.
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 28th day of May, 2004, 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.

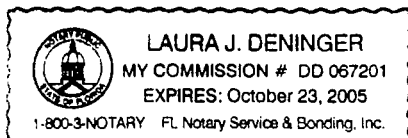
FURTHER, OUR AFFIANT SAITH NOT.

Betsy Benac
SIGNED AND SWORN TO before me on 28 May 2004 (date) by Betsy Benac
(name of affiant). He/she is personally known to me or has produced
(type of identification) as identification and who did take an oath.

Property Owner/Agent Signature

Laura J. Deninger
Signature of Person Taking Acknowledgment

SEAL



Laura J. Deninger
Type Name

N/A
Title or Rank

My Commission Expires: 10/23/05

A/A
Serial Number, if any

Commission No.: DD 067201

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
1 CANNON, JAMES M	11621 69TH ST E		PARRISH	FL	34219				468700000	11621	69TH	ST
2 DAVIS, ALVIN	11551 69TH ST E		PARRISH	FL	34219				468000005	11551	69TH	ST
3 DAVIS, JAMES LEE	11550 69TH ST E		PARRISH	FL	34219				468010053	11550	69TH	ST
4 FLORIDA STATE OF/DOT	P O BOX 1249		BARTOW	FL	33831	1249			467400059	11633	ERIE	RD
5 FLORIDA STATE OF/DOT	P O BOX 1249		BARTOW	FL	33831	1249			467200059		NO ASSIGNED ADDRESS	
6 FLORIDA STATE OF/DOT	P O BOX 1249		BARTOW	FL	33831	1249			467800009		NO ASSIGNED ADDRESS	
7 HUTCHINSON, IAN	11750 69TH ST E		PARRISH	FL	34219				467815106	11770	69TH	ST
8 HUTCHINSON, IAN FRANCIS C	11750 69TH ST E		PARRISH	FL	34219				467820007	11750	69TH	ST
9 MASSEY, PHILIP	9625 ERIE RD		PARRISH	FL	34219				467500153	11405	ERIE	RD
10 MCCARRICK, WENDY	11711 69TH ST E		PARRISH	FL	34219				469300008	11711	69TH	ST
11 MCCLAIN, PATRICIA KAYE	11731 69TH ST E		PARRISH	FL	34219				469400055	11731	69TH	ST
12 MORAN, LEE VAN	8113 WOODLAWN CIRCLE S		PALMETTO	FL	34221				467510004	6985	MARTHA	RD
13 MOSSMAN, THOMAS	PO BOX 190		PARRISH	FL	34219				468500059	6712	MARTHA	RD
14 PARTIN, JEFFERY B	5015 RED ROOSTER RD		PARRISH	FL	34219				469310056	11661	69TH	ST
15 RIGGS NATIONAL PROPERTY COMPANY LLC	8210 LAKEWOOD RANCH BLVD		BRADENTON	FL	34202				467810059	7010	MARTHA	RD
16 SORG, DAVID W JR	11721 69TH ST E		PARRISH	FL	34219				469405005	11721	69TH	ST
17 SOSA, MARIA ELVIA	2910 73RD AVENUE E		ELLENTON	FL	34222				468200001	11511	69TH	ST
18 STINSON, JOHN P JR	6818 MARTHA RD		PARRISH	FL	34219				468010004	6818	MARTHA	RD
19 THOMAS, PATRICIA	P O BOX 468		PARRISH	FL	34219				467530002	7005	MARTHA	RD
20 THOMAS, PATRICIA	P O BOX 468		PARRISH	FL	34219				467530051	7015	MARTHA	RD
21 THOMAS, PATRICIA	PO BOX 468		PARRISH	FL	34219				467530101	7109	MARTHA	RD
22 THOMAS, PATRICIA	PO BOX 468		PARRISH	FL	34219				467530150	7209	MARTHA	RD
23 YODER BROTHERS INC	P O BOX 230		BARBERTON	OH	44203				467410007	11601	ERIE	RD

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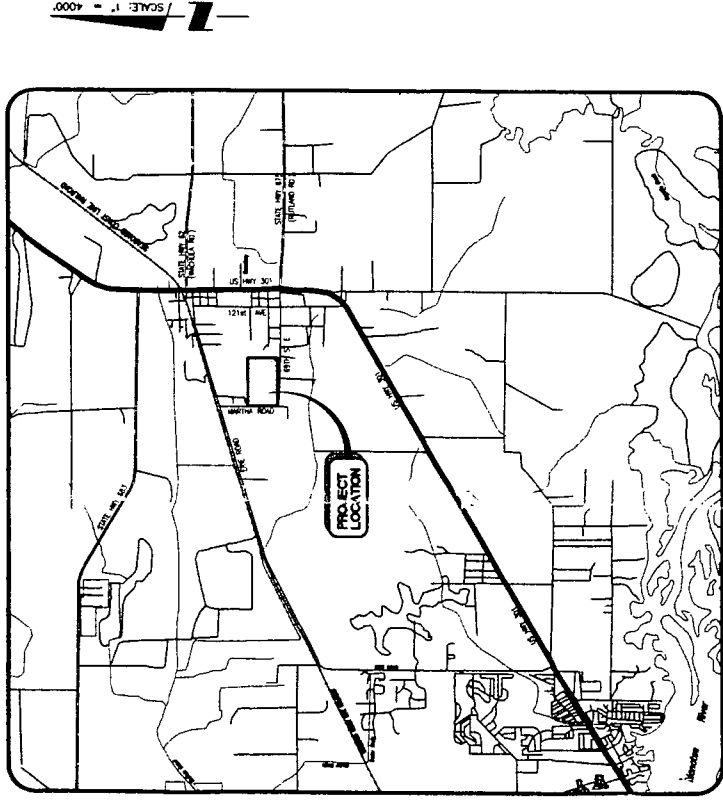
GENERAL DEVELOPMENT PLAN / PRELIMINARY SITE PLAN FOR

**PART OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA**

A DEVELOPMENT BY

RESOURCE CONSERVATION OF MANATEE, LLC

8210 LAKEWOOD RANCH BLVD
BRADENTON, FLORIDA 34202
(941) 328-1111



LOCATION MAP

Wilson Miller

Planners · Engineers · Ecologists · Surveyors · Landscape Architects · Transportation Consultants

Wilson Miller, Inc.

6900 Professional Parkway East, Suite 600
Sarasota, Florida 34240-9444 Phone 941-907-6900 Fax 941-907-6910 E-Mail Sarasota@WilsonMiller.com Web Site www.wilsonmiller.com
Naples • Fort Myers Sarasota Bradenton Tampa Tallahassee

1. TOTAL SITE AREA IS 47.692 AC.
2. PROPOSED SITE COVERAGES (ENTIRE SITE):
TOTAL UPLANDS = 47.20 AC
TOTAL WETLANDS = 0.492 AC
GROSS RESIDENTIAL ACREAGE = 47.69 AC
PROPOSED NUMBER OF RESIDENTIAL UNITS = 143 DU/S
GROSS DENSITY = 3.00 DU/ACRE
143/47.69 AC.
3. AREA OF WETLAND & BUFFER = 1.50 AC
PROPOSED PUBLIC FACILITIES ACREAGE = 0.53 AC
REGREATIONAL FACILITIES ACREAGE = 0.82 AC
TOTAL LAKES = 8.29 AC
NET DENSITY = 3.91 DU/AC
143/36.55 AC.
4. OPEN SPACE REQUIRED (25% X 47.69 DEVELOPED SITE AREA) = 11.922 AC
OPEN SPACE PROVIDED = 17.022 AC.
5. THIS SITE IS CURRENTLY UNDEVELOPED.
6. THE SITE IS CURRENTLY ZONED A-1 (SUBURBAN AGRICULTURAL - 1 DU/ACRE); CURRENT FFLC IS UP-3 (URBAN FRINGE MAXIMUM DENSITY OF 3 DU/ACRE)
7. 4. TOPOGRAPHIC CONTOURS ARE BASED ON AERIAL INFORMATION PRODUCED BY SWINARD IN 1984
8. THIS SITE IS LOCATED WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOODING)
FOR MANATEE COUNTY, COMMUNITY PANEL 0250C-0210C
9. THE EXISTING WETLAND WILL HAVE A 30' BUFFER.
10. THE EXISTING LAND USE IS AGRICULTURAL. THERE ARE NO KNOWN STREETS, BUILDINGS, STRUCTURES, PLANTS AND/OR HISTORIC SITES ON THE PROPERTY.
11. THERE ARE PROPOSED PRIVATE USE FACILITIES ON THE SITE, INCLUDING GAZEBO, TOT LOT AND RECREATION AREA TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
12. STORMWATER MANAGEMENT FACILITIES/COMMON AREAS SHALL BE PRIVATELY MAINTAINED BY A HOMEOWNERS ASSOCIATION.
13. SETBACKS:
FRONT - 20'
SIDE - 6'
REAR - 10'
MINIMUM UNIT SIZE IS 1,200 S.F. WITH A HEIGHT OF 35'.
14. THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE AS FOLLOWS:
APPROXIMATE STARTING DATE: 2004
APPROXIMATE ENDING DATE: 2007
15. ALL REQUIRED SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 722, "INSTALLATION OF REQUIRED IMPROVEMENTS," OF THE MANATEE COUNTY LDC.
16. A STATEMENT OF SCHOOL NEEDS LETTER HAS BEEN SUBMITTED TO MANATEE COUNTY.
17. THE STORMWATER SYSTEM WILL BE CONSTRUCTED IN ACCORDANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS AND CHAPTER 40-0 F.A.C. REQUIREMENTS.
18. WATER QUALITY TREATMENT WILL BE PROVIDED BY THE PROPOSED WET DETENTION LAKES (INCLUDES LITTORAL ZONES)
19. NO STREET LIGHTING IS PROPOSED AT THIS TIME.
20. ALL PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE AND WILL BE SUBMITTED WITH THE FINAL SITE PLAN.
21. THERE ARE NO KNOWN EXISTING DEED RESTRICTIONS OR COVENANTS WHICH WOULD AFFECT THE PROPOSED DEVELOPMENT.
22. ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
23. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE MANATEE COUNTY LAND DEVELOPMENT CODE
24. THE DEVELOPMENT SHALL ADHERE TO SECTION 715 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC). LANDSCAPE AND BUFFER AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE MANATEE COUNTY LDC.
25. ANY EXISTING TREES WHICH MUST BE REMOVED SHALL BE REPLACED OR TRANSPLANTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE.
26. EXISTING WELL LOCATION SHOWN ON SURVEY.
27. ALL PADS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE AND MANATEE COUNTY PUBLIC WORKS STANDARDS & DESIGNATED TO MANATEE COUNTY.
28. FIRE HYDRANTS SHALL BE INSTALLED NO GREATER THAN 800 FEET APART THROUGHOUT THE PROPOSED DEVELOPMENT. A MINIMUM OF 1,000 GPM OF FIRE FLOW WILL BE PROVIDED AT EACH HYDRANT. DETAILED PLANS OF FIRE HYDRANT SPACING AND WATER DISTRIBUTION MAINS WILL BE SUBMITTED WITH THE FINAL SITE PLAN.
29. SITE IS NOT WITHIN THE MAPPED 25-YEAR FLOODPLAIN.
30. IRRIGATION SOURCE TO BE A PROPOSED WELL OR RE-USE IF AVAILABLE.
31. SEWER AND POTABLE WATER SYSTEMS TO BE DEDICATED TO MANATEE COUNTY PUBLIC WORKS DEPARTMENT FOR PERPETUAL MAINTENANCE. SEWER AND POTABLE WATER SERVICE WILL BE PROVIDED THROUGH THE EXTENSION OF EXISTING COUNTY PUBLIC WORKS FACILITIES.
32. ALL STATE AND FEDERAL PERMITS REQUIRED HAVE BEEN, OR WILL BE, APPLIED FOR BY THE OWNER OR HIS AGENT(S).
33. MAINTAINED RIGHT-OF-WAYS WITHIN THE PROJECT AREA ARE SHOWN ON THE PLANS. THE DEVELOPER WILL DEDICATE OR SELL TO MANATEE COUNTY THE NECESSARY RIGHT-OF-WAY TO ACCOMMODATE THE EXISTING DITCH AND REQUIRED LOCAL STREETS.
34. THE PROJECT HAS BEEN DESIGNED TO PROVIDE REASONABLE ASSURANCE THAT ALL APPLICABLE PERMITS CAN BE OBTAINED.
35. SOLID WASTE REMOVAL WILL BE PROVIDED BY WASTE MANAGEMENT.

INDEX TO SHEETS

[illegible]

STATUS : REVISIONS

PROJECT SURVEYOR JENNIE W. BRANNON, P.S.M.	PROJECT MANAGER BETSY BEVAC, A.I.C.P.	PROJECT ENGINEER MICHAEL E. RESSMAN, JR., P.E.
---	--	---

DATE _____ CHECKED BY _____

**GENERAL DEVELOPMENT PLAN/ PRELIMINARY SITE PLAN
FOR "WOODHAVEN"**

APPROVED _____ Date _____	Planning, Permitting and Inspection Department:	Attention: A copy of this approved plan and the approved letter must be submitted with your application for a building permit. Owner/Agent _____
	Case Planner _____	
	Death Management _____	
	Coroner's _____	
	Environmental Management: _____	
	HSE/Public Health Unit _____	
	The District: _____	

PROJECT NUMBER

PROJECT NUMBER
04263-000-0EP

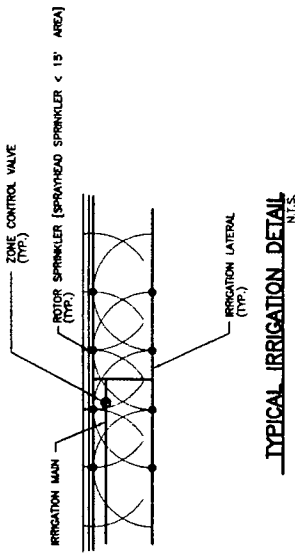
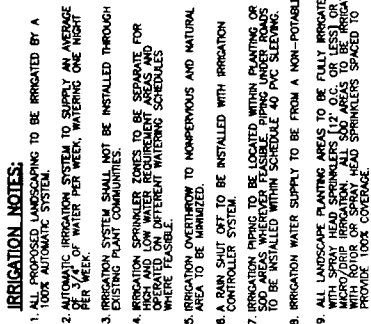
DATE	INDEX NUMBER
------	--------------

NOVEMBER 2003
D-04263-000-00EP001

BOTANICAL NAME	COMMON NAME	SPECIFICATION	QTY.
TREES			
<i>Dacrydium virgatum</i>	Live Oak	10' Ht. x 5" Spd. 2-1/2" Cal.	200
SHRUBS			
<i>Myrica asplenifolia</i>	Sweet Myrica	2 1/2' x 1 1/2", 3 Gal.	719
	Bottle Tree	Sand Soil, Sand Green, Leaf Robust, Free of Weeds and Pests	5'
	St. Augustine Tiarum	Sand Soil, Sand Green, Leaf Robust, Free of Weeds and Pests	5'
	Shredded Mulch	3" Depth, All Penning Area and Tree Rings	CY

PRELIMINARY PLANT MATERIAL CALCULATIONS	
GREENBELT BUFFER REQUIRED & PROVIDED	13' WIDE, 1 CANOPY TREE PER 30 L.F. 680 L.F. = 23 CANOPY TREES
RESIDENTIAL STREET TREES REQUIRED & PROVIDED	1 CANOPY TREE PER 50 L.F. 1,148 L.F. = 23 TREES
ROADWAY BUFFER REQUIRED & PROVIDED	20' WIDE, 2 CANOPY TREES AND 33 SHRUBS PER 100 L.F. 2,178 L.F. = 44 CANOPY TREES AND 718 SHRUBS

1. All plant material to be Florida Grade #1 or better, as defined in "Grades and Standards for Nursery Plants", State of Florida Dept. of Agriculture.
2. All sizes shown for plant material on the plan are to be considered minimum. All plant material must meet or exceed the minimum size shown for the particular size class.
3. Any other requirements for specific classes or species as noted on the plan must also be followed for all plant material. All trees to be single trunked, unless otherwise noted on plan required for acceptance.
4. Minimum three-inch (3") thick layer of mulch will be placed around all new plant material. All trees to be planted in well-draining vegetation, soil.
5. Gravel, pavement or any other ground cover treatment.
6. All trees to be healthy, full specimen types. All palms to be sun grown.
7. All planting bed areas to have 8" of dark, friable top soil or bed mix churned into existing soil.
8. New plant material to be installed will be field adjusted to accommodate existing plant material. This will insure existing plant material to remain in the landscape and no new plant material will be allowed by removing, cutting, trimming or destroying in order to install new plant material.
9. All new law scaling to be done using Arbor laws and the DublinII anchor system.
10. All landscaped areas to be irrigated with a fully automated irrigation system.



Δ	REV	NO	DESCRIPTION	DATE	DESIGN BY / CHK BY / APP BY	ACTIVITY	MINUS/CLIP NO	DATE
						DESIGNED BY:	SAB/1330	10/03
						DRAWN BY:	RCW/857	10/03
						CHECKED BY:		
						CONTRACT ADMIN. BY:		
						WHY APPROVED BY:		

Wilson Miller

Planners Engineers Ecologists Surveyors Landscape Architects Transportation Consultants

WILSON MILLER, P.C.
10000 West 14th Avenue, Suite 100, Greenwood Village, CO 80122
Tel: 303-755-7000 Fax: 303-755-7001
Internet: www.wilsonmiller.com

Wilson Miller is an Equal Opportunity Employer. Minorities and women are encouraged to apply.

CLIENT:	RESOURCE CONSERVATION OF MANATEE, LLC
PROJECT:	WOODHAVEN

DATE		10/03		TITLE:		PRELIMINARY LANDSCAPE DETAILS		SHEET NUMBER:		D-04263--000005	
DESIGNING FIRM:		N/A		PROJECT NAME & NUMBER:		04263--000--06P		PROJECT NAME & NUMBER:		5 of 5	
DRAWN BY:		WJG		CROSS REFERENCE FILE NO.:				CROSS REFERENCE FILE NO.:			
CHECKED BY:		WJG		SHEET TOTAL:		30 OF 38		SHEET TOTAL:		30 OF 38	
APPROVED BY:				SCALE:				APPROVED BY:			
SCALE:				SHEET TOTAL:		30 OF 38		SHEET TOTAL:		30 OF 38	

WOODHAVEN

PDR-03-52(Z)(P)

SITE VISIT - 3/19/04

Request

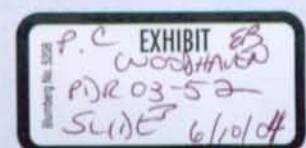
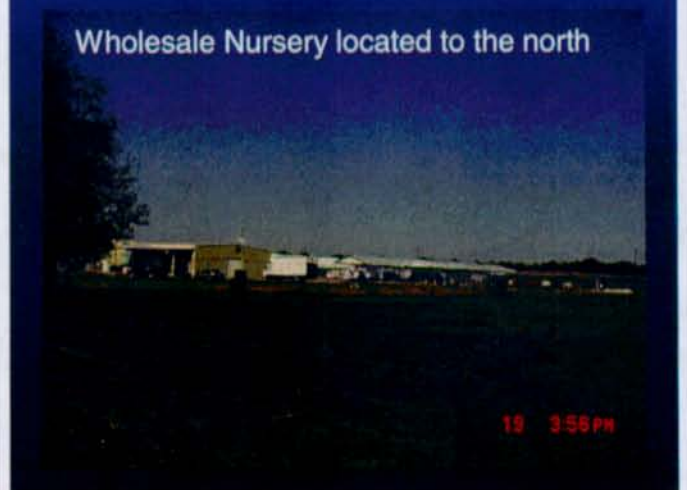
Rezone 47.69 acres from A-1 to PDR and approval of a Preliminary Site Plan for 143 lots (3 dwelling units per acre)

FLUC is UF-3

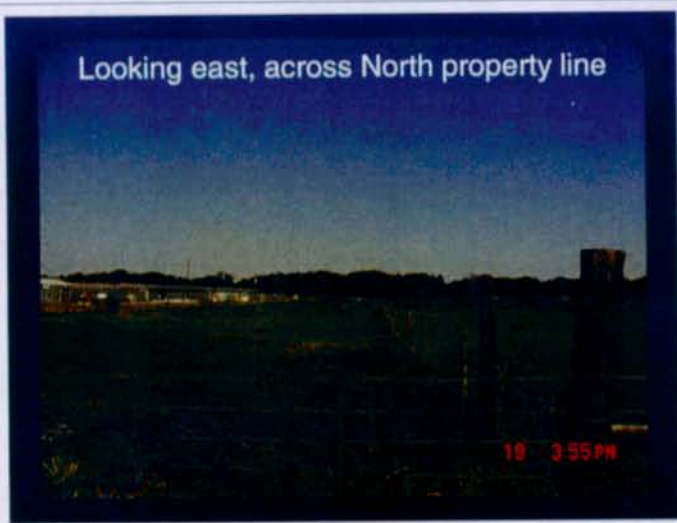
Special approval is needed for a project exceeding 1 dwelling unit/acre in UF-3
FLUC

REVIEW SURROUNDING ZONING AND FUTURE LAND USE

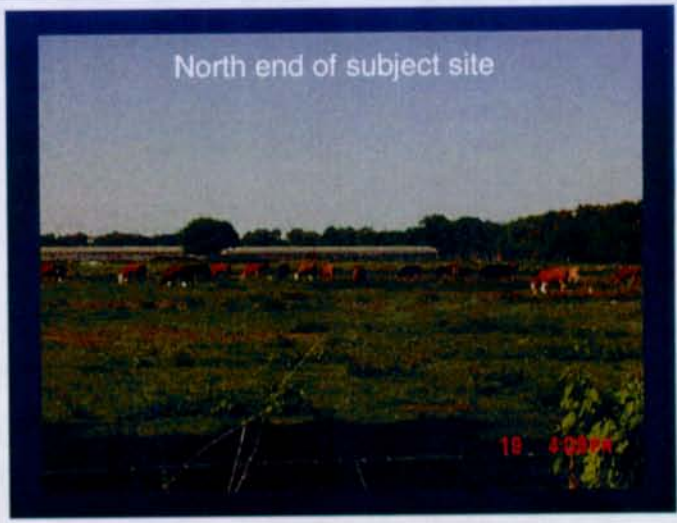
Wholesale Nursery located to the north



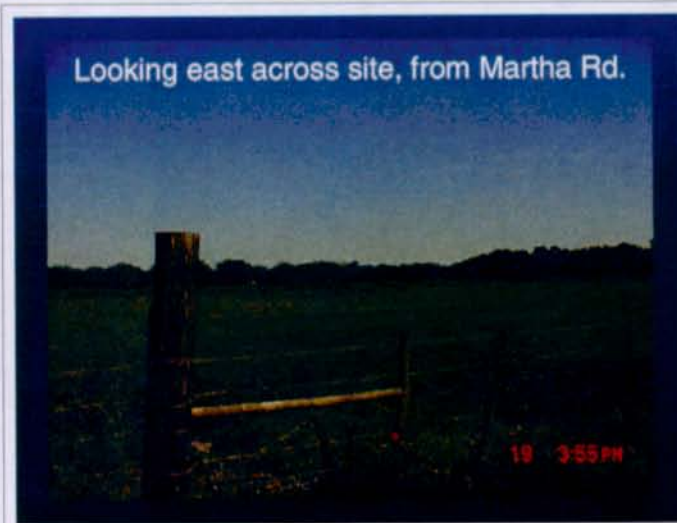
Looking east, across North property line



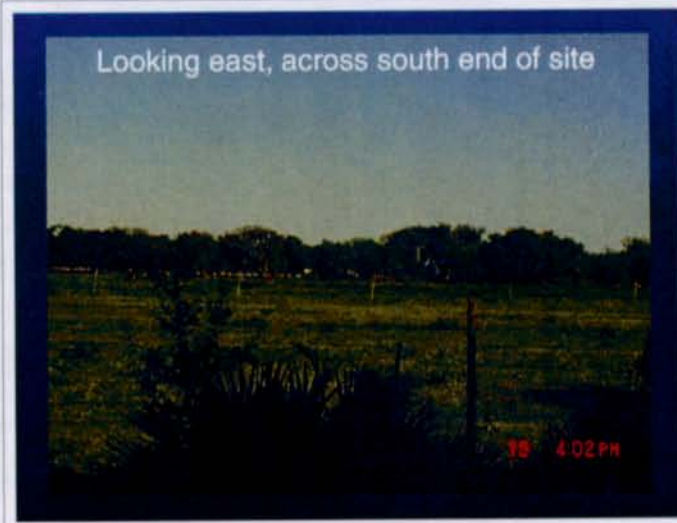
North end of subject site

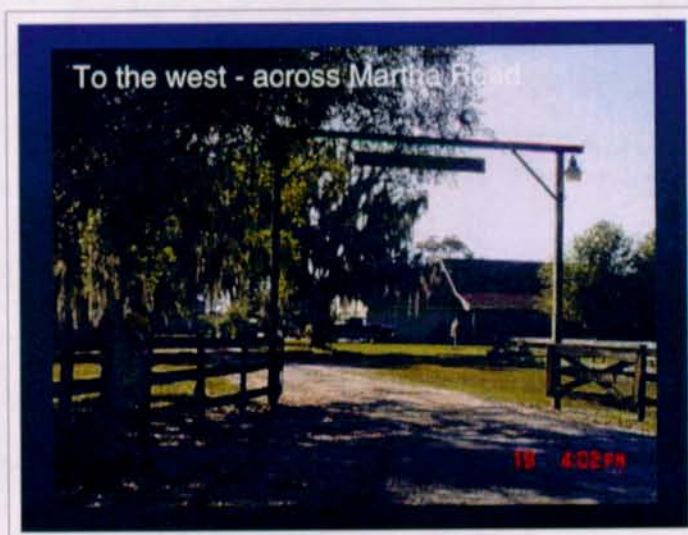
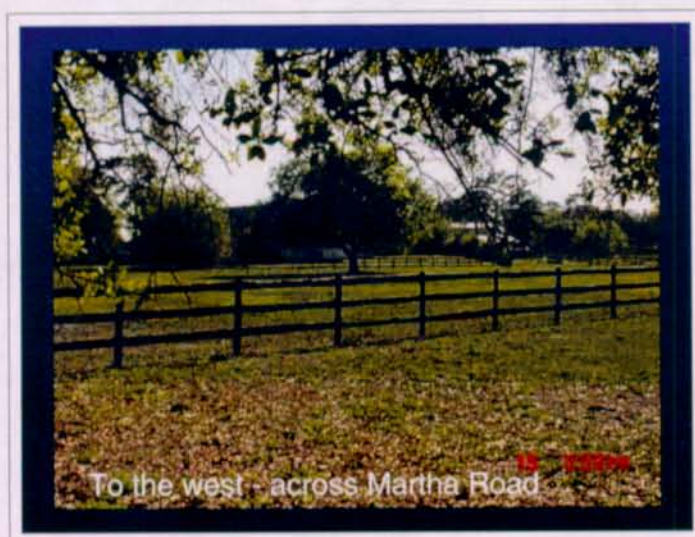
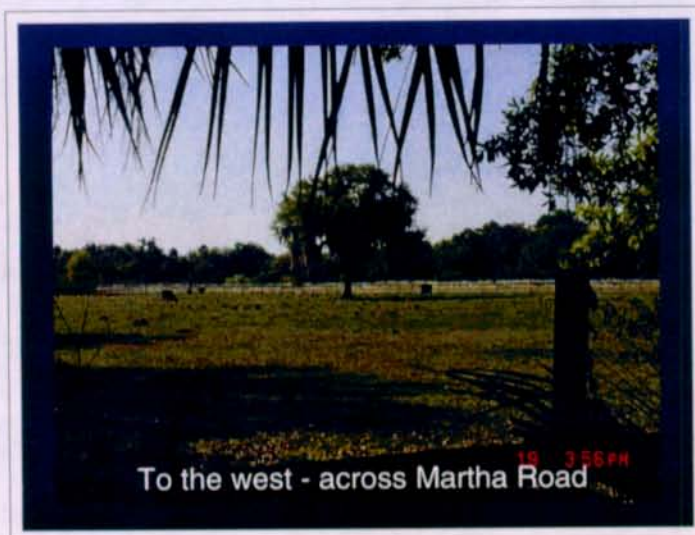


Looking east across site, from Martha Rd.

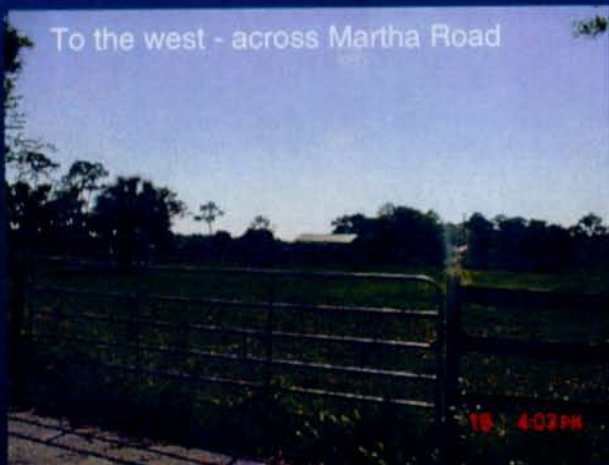


Looking east, across south end of site



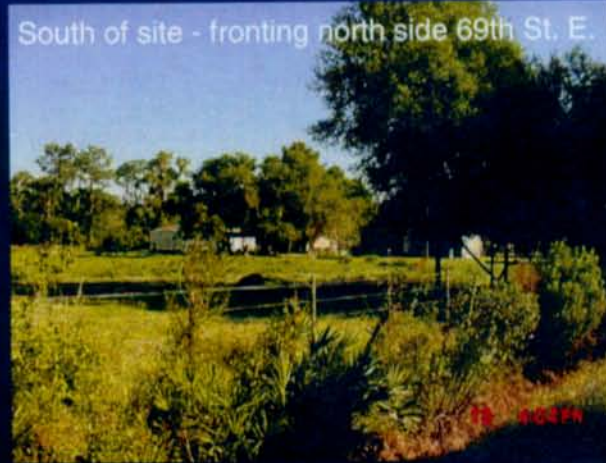


To the west - across Martha Road



19 4:02 PM

South of site - fronting north side 69th St. E.



19 4:03 PM

To the South - across 69th Street East

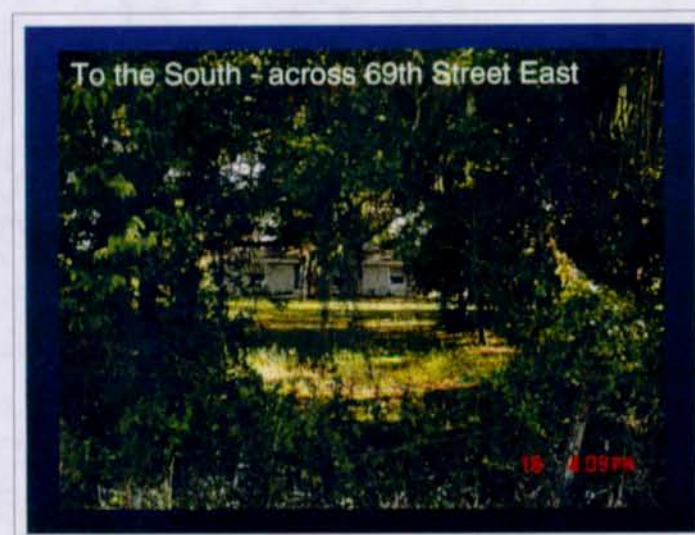
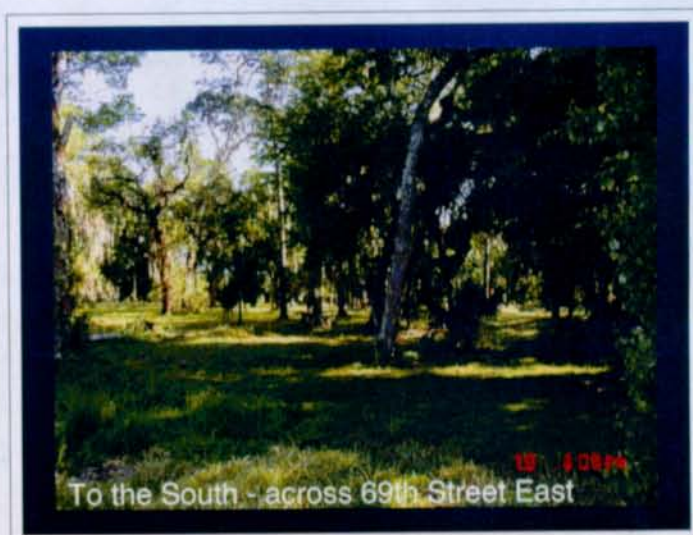
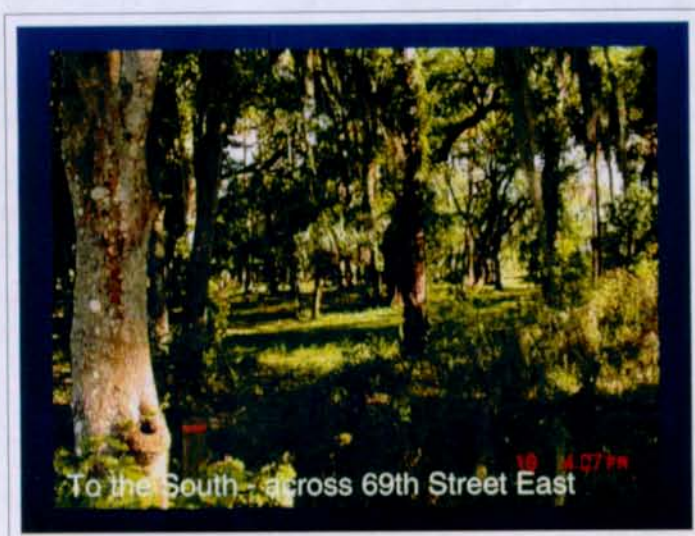


19 4:04 PM

To the South - across 69th Street East



19 4:05 PM





ERIE RANCHES S/F ON 5-ACRE LOT



ERIE RANCHES S/F ON 5-ACRE LOT

REVIEW SITE DESIGN

POSITIVE ASPECTS

- Two means of access are proposed for this subdivision; one from Martha Road and one from 69th Street East.
- An inter-neighborhood tie is shown to the north.
- The site is a pasture. All trees along the ditch along the eastern property line will be preserved to provide a mature buffer.

NEGATIVE & MITIGATING FACTORS

- Development may present potential incompatibilities with adjacent land uses and active agricultural uses
- **Staff recommends a stipulation reducing the proposed density.**
- Existing roadways which provide access to this site are below minimum width standards.
- **Roadways are county-maintained, paved, public streets**

NEGATIVE & MITIGATING FACTORS, cont.



















- Proposed lot sizes and widths may not be compatible with surrounding larger parcel development
- The proposed setbacks are much smaller than surrounding A or A-1 setbacks.
- **Staff recommends stipulations increasing the minimum lot widths and setbacks**
- **Staff also recommends a stipulation requiring sidewalks along Martha Road and 69th Street East.**

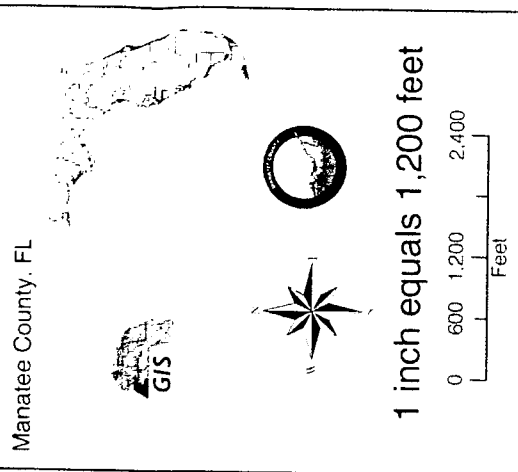
REVIEW OF STIPULATIONS

THE END

ERIKA BARRETT, PLANNER

[illegible]

Zoning		PD-A	PR-S
	A	PD-C	PD-W
	A-1	PD-GC	RDD-3
	CITY		RDD-4 S
	CON		RDD-6
	CRV	PD-MU	RMF-6
	EX	PD-O	RMF-9
	GC	PD-PI	RSF-1
	HC		RSF-2
	HM		RSF-3
	LM	PD-RV	RSF-4 S
	NC-M	PD-UI	RSF-6
	NC-S	PR-M	RSMH-4 S
			RSMH-6
	ICR		VIL
	SUBJECT PROPERTY		ICR



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.

PDR -03 -52 (Z)(P) / WOOD HAVEN

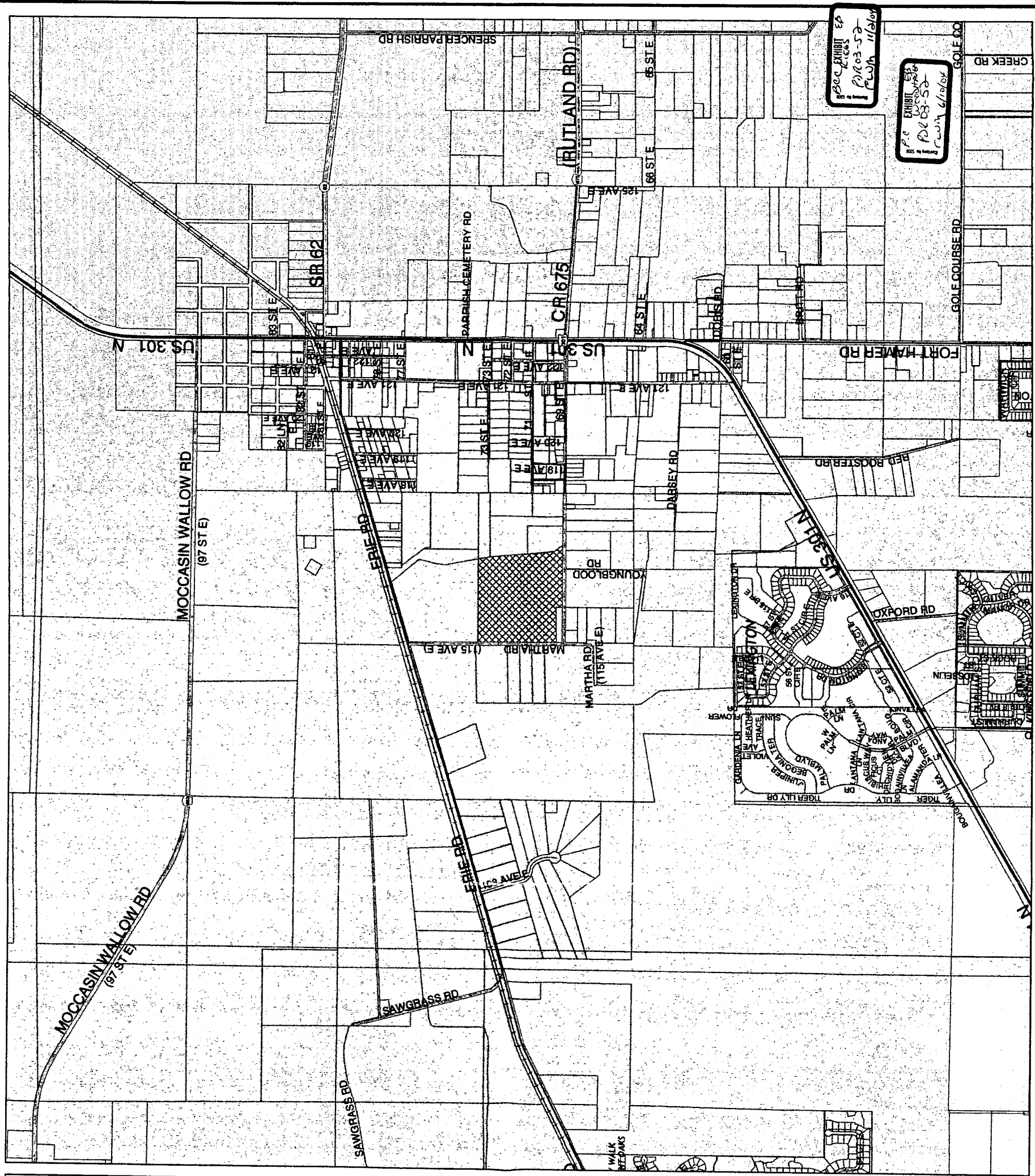


EXHIBIT 1
PDR -03 -52
WOOD HAVEN
6/10/04

EXHIBIT 1
PDR -03 -52
WOOD HAVEN
6/10/04

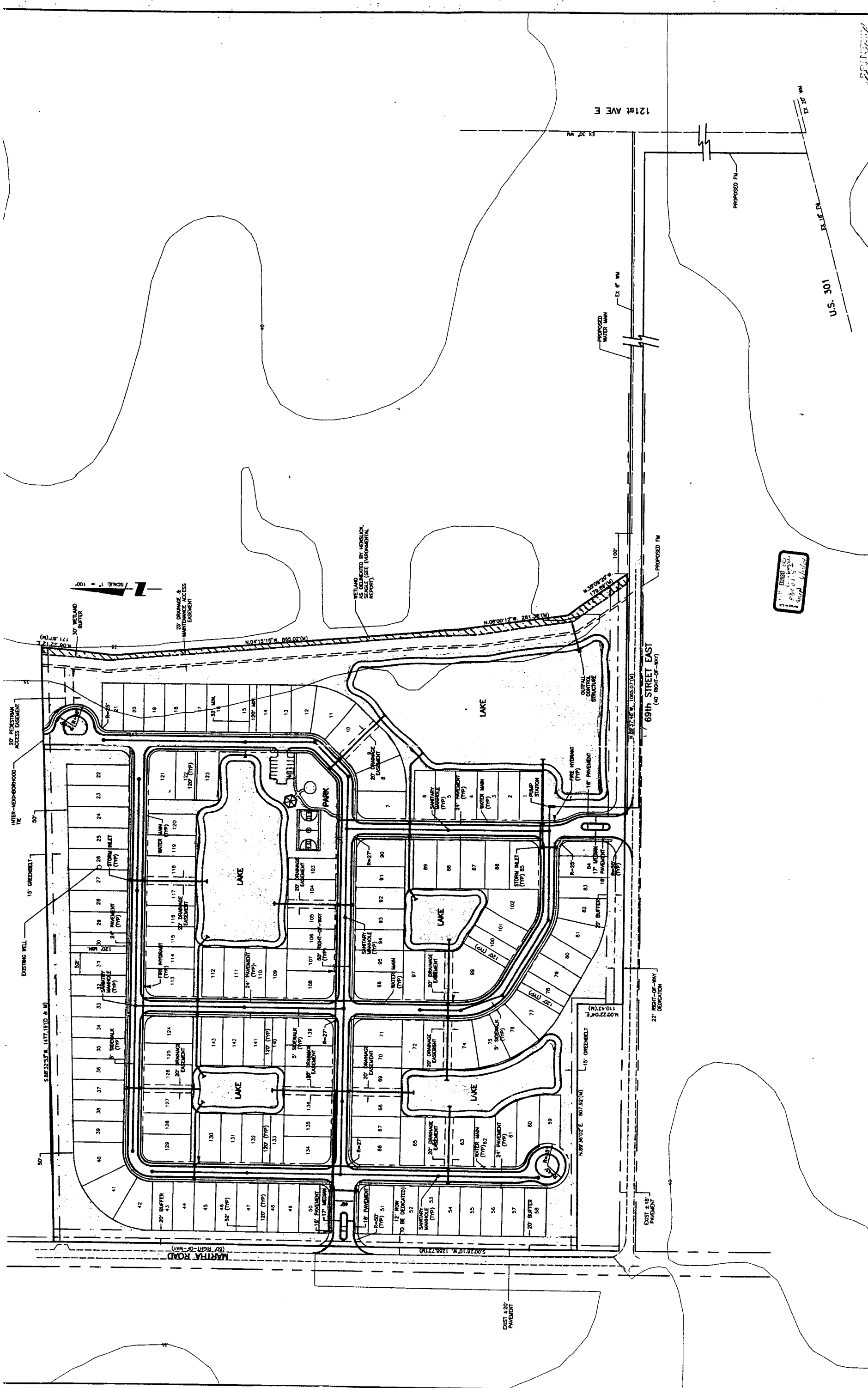
Future Land Use	
	AG-R
	CITY
	CON
	RES-1
	RES-16
	RES-3
	RES-6
	RES-9
	ROR
	UF-3
	ICR
	SUBJECT PROPERTY

Manatee County, FL

1 inch equals 1,200 feet

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[illegible]

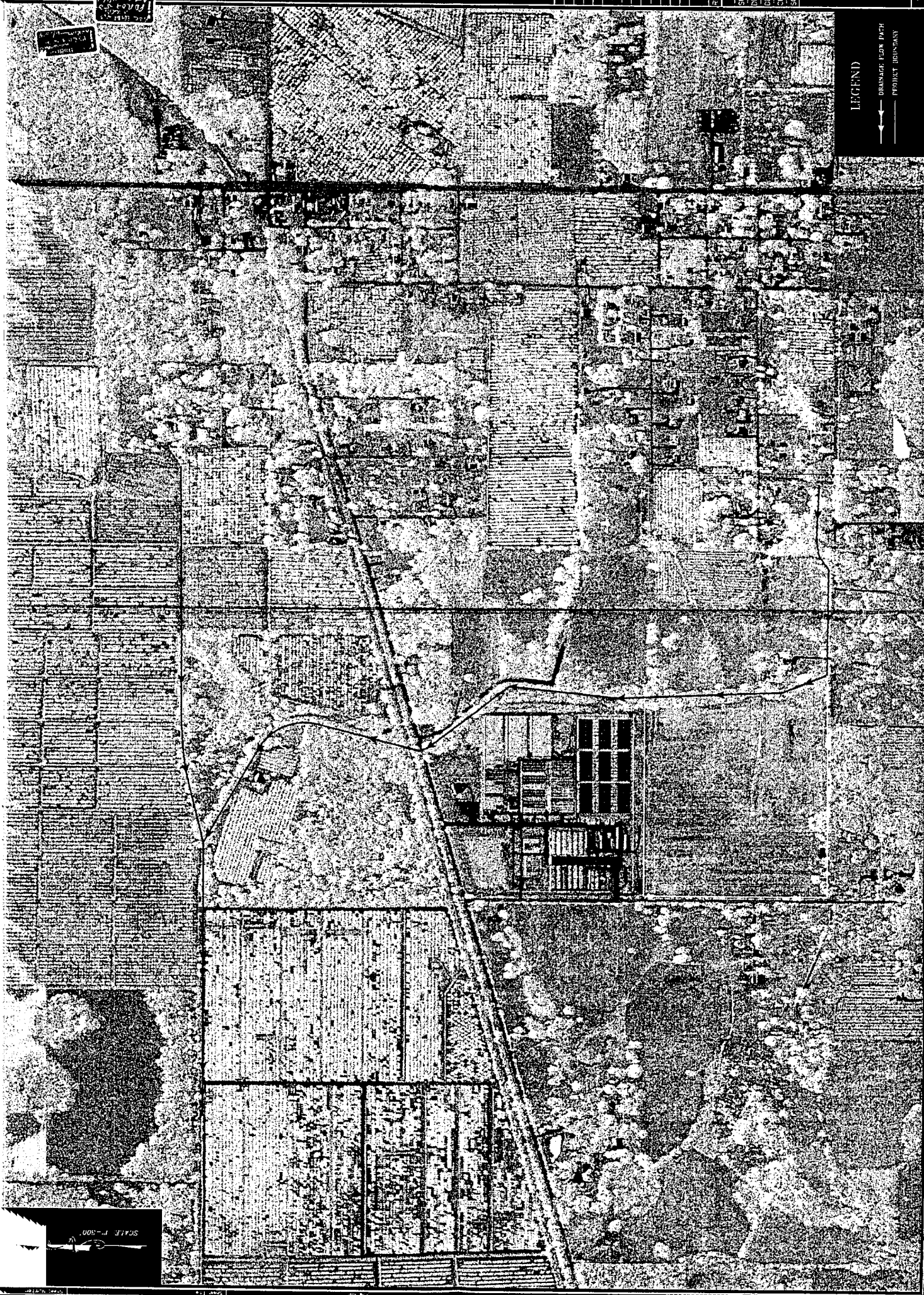
[illegible]

REVISION	DATE
	DATE
	BY
SURVEYED	
DESIGNED	
DRAWN	NOT 12/03
CHECKED	TRG 12/03

SCALE: 1" = 500'

SEAL

SHEET _____ OF _____



LEGEND

DRAINAGE FLOW PATH

PROJECT BOUNDARY

June 9, 2004

Re PDR 0352 (Z) (P)

To The Planning and Zoning Committees

As a resident of 69th Street in Parrish I am very concerned about the new developments being planned for that area.

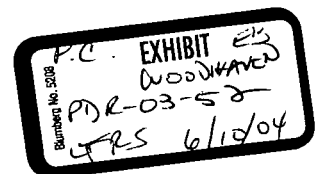
The road 69th Street is very narrow and much caution has to be used in traveling on it now. The additional traffic if these developments were approved would be dangerous to the residents of the area. Getting out on 301 is all ready becoming a challenge because of the increased traffic in the area.

Please limit the houses on these new developments to 1 per acre.

Thank you for your concerns

Claudia Hartung

Claudia Hartung
11819 69th St. E.
Parrish FL 34219



Re: PDR 0352(2)(P)

June 8, 2004

To whom it concerns.

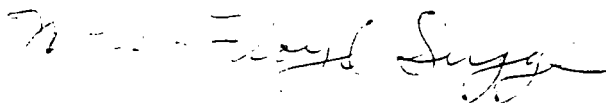
I agree 100% with the people who object to the rezoning of the land facing Martha road and 69th.St.E.in Parrish so 143 homes can be built there. This narrow street already has several new homes either completed or in various stages of construction, many of which are just east of our property. We moved from Palmetto to what was then relatively, a remote area in Parrish in 1971 to get away from a crowded neighborhood and the aggravations that accompany suburban living but now the building boom is spreading throughout the eastern part of the county like wildfire. What was beautiful country landscape is becoming wall- to- wall buildings and parking lots, etc.

What is left of wild critters sometimes encroach on people's property, rummaging trashcans and creating other nuisance problems but who is imposing on whom? Humans are hogging every acre they can, destroying and/or rearranging wildlife habitat so where do we expect them to go? The so-called reserve areas developers set aside for wild animals is a joke in my opinion. There's no way a few acres can support deer, wild pigs, and all the other creatures that once called this area home. Since all this development started it's rare to see wild animals, other than a few squirrels and birds, unless of course they turn up dead or injured from traffic encounters while seeking food and a place to exist.

No amount of buffering can disguise the fact that Parrish is rapidly losing the rural appeal it has known for generations. Soon it will be just another city like so many others that have fallen victim to urban sprawl. I don't have a problem with people moving to the country but anyone with half sense and one eye should know that once houses start sprouting at the rate of two, three, or four on an acre, rural people can kiss our way of life goodbye. There is likely to be complaints about livestock, farm and/or recreational equipment, etc. parked in our yards, outdoor activities, and countless other things we country people, (who have been here for decades) are used to doing. Most people who live here chose this once rural town so they could have space to spread out and have room to work on vehicles, have outdoor hobbies, and so on without neighbors being offended.

. Traffic is becoming a nightmare at times in this neighborhood. I can only imagine the mess it will become if 143 homes are added to what we already have on this street. I'm also noting the fact that many other developments are planned for the Parrish area besides the countless projects already in the making. Did anyone in the development and planning department ever hear of doing things in moderation? One major concern I have aside from the obvious destruction of our rural tranquility, is where is the necessary supply of water for all these new people coming from? We hear of water concerns during the dry season now. I think with all the development that is planned, someone needs to consider enlarging the county reservoir or designing some other assured source for an adequate clean water supply for everyone. I know of no living thing that doesn't require water and it doesn't take a degree in planning and engineering, to know that regardless of so-called progress and profits to be made up front by a few people, if arrangements aren't in place for ample water supplies, we are all in deep trouble.

I wonder how our powers that be would feel if it was their neighborhood being impacted by all this development that threatens their life styles. Thanks for the opportunity to express some of my concerns on this urgent matter.



Mrs. Floyd Suggs
11823 69th Street East
Parrish, FL 34219

Re: PDR 0352 (Z) (P)

JUNE 9, 2004

TO THE POWERS THAT BE:

I HAVE BEEN A RESIDENT OF PARRISH FOR NEARLY THIRTY YEARS. I HAVE LOVED THE QUIET QUIETNESS OF THIS VILLAGE.

WHAT IS HAPPENING TO PARRISH IS NOTHING SHORT OF A PILLAGE BY GREEDY FOLKS TRYING TO CRAM AS MANY HOUSES PER ACRE AS THEY ARE ALLOWED. TWENTY PLUS YEARS AGO THERE WAS AN ATTEMPT TO PUT A MIGRANT HOUSING DEVELOPMENT ON THE SAME PROPERTY. ULTIMATELY IT WAS VOTED DOWN BECAUSE OF THE NEGATIVE EFFECT ON OUR QUALITY OF LIFE.

NO ONE IS ARGUING THAT CHANGE WILL COME. HOWEVER, WE ALREADY HAVE FLOODING (DRAINAGE) PROBLEMS, THE ROADS ARENT EQUIPPED TO HANDLE THE TRAFFIC LOAD THAT HUNDREDS OF HOMES WITH 2 (+) CARS PER HOME, ^{WOULD BRING} WE HAVE SPEEDING CARS ON THIS ROAD (69 ST) ALREADY THAT ENDANGER THE YOUNGSTERS THAT USE THIS ROAD TO RIDE THEIR BIKES AND HORSES.

AS A NATIVE FLORIDIAN, I LOATHE THE UNCHECKED GROWTH OF DEVELOPMENTS THAT LEAVE NO ROOM FOR NATIVE HABITAT

AND WILDLIFE. WE AS HUMANS OWE
A GREATER RESPONSIBILITY TO OUR
ENVIRONMENT TO PRESERVE QUALITY OF
LIFE FOR ALL CREATURES.

IF DEVELOPMENT OF THIS PARCEL IS
NECESSARY PLEASE HOLD IT DOWN TO
A DENSITY OF 1 HOME PER ACRE ONLY.

I BEG YOU TO HELP US PRESERVE
SOME OF THE TRANQUILITY OF OUR
PARRISH.

SINCERELY

Susan B. Youngblood
6412 YOUNGBLOOD RD

RE: PURSUANT TO APPLICATION #PDR-03-52(Z)(P)

TO WHOM IT MAY CONCERN:

We are against further development of Parrish Village. We are becoming over-populated in this area. The roads won't support the additional traffic. We moved here to live in the country. The noise level would increase. Our water supply would be strained and our natural run-off would be threatened.

PLEASE HEAR OUR PLEA. If the proposal MUST go through, please hold the developers to one acre per home, to maintain our country atmosphere.

Thanks for your consideration.

Concerned neighbors,

Jan D. Tonkin

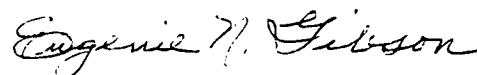


Karen G. Tonkin



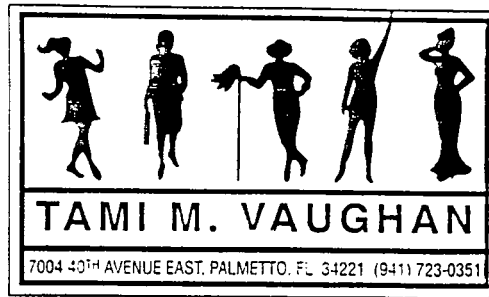
12115 69th St. E.
Parrish, Fl 34219

Eugenie N. Gibson



6924 122nd Ave. E.
Parrish, Fl 34219

May 14, 2004



PLANNING
JUN - 7 2004
DEPARTMENT

Erika Barrett
Manatee County Planning Department
1112 Manatee Avenue West
Bradenton, FL 34205

Re: Ball Pan American Plant Co./Wood Haven Subdivision
File No: PDR-03-52(Z) (P)

Dear Ms. Barrett:

As landowners of property at the end of Martha Road, and the Parrish Civic Association project leader for this project, we would like to express our concerns over the above mentioned subdivision now in the planning stages before the county.

DENSITY:

The density of this project is our main concern. At 3.5 per acre, this is extremely high. Most of the lots proposed for this project are only 52' wide. This is not consistent with existing homes in the area. Most of the developments in Parrish have been approved at 1.5-2 units per acre. The density of this project should be consistent with other proposed projects in the area.

CAPABILITY and TRANSITION:

Betsy Benac's responses to questions in the Criteria for Rezoning are misleading. She is correct in her assessment of the surrounding area having larger estate lots. However, the smaller single-family homes across 69th Street East and the mobile homes that she refers to are 2 run down older homes where Jim Davis and the Gonzalez' live, and the smaller older homes in the Village of Parrish. 90% of the surrounding homes are on 5 or more acre lots and large farms. Many have horses, cows, and chickens and enjoy the rural lifestyle of Parrish. As such, it is NOT a good area for smaller affordable housing-sized lots. This project will require a great deal of exterior buffering to even come close to being capable with the surrounding homes. This project currently allows for only 15 feet of buffer along Martha Road and 20 feet along 69th Street. The desires of the community are very clear from the recent overlay meetings regarding buffers and keeping the rural character of Parrish. 85% opacity should be achieved within 3 years of planting at a height to screen ALL structures, including pool cages, sheds, homes, etc to not be seen from either Martha Road or 69th Street.

Ms. Benac also refers to transition from the more intensive development to the south along US 301 and to the Harrison Ranch and Lexington area as located immediately south of the subject site. This is also misleading. That area is 2 miles away from the project and is directly off busy 301, not off a narrow rural road like Martha Road. She also refers to the more dense village as justification for the density of this project, but again, the village of Parrish is a mile away from this project and should not be used as a transition example.

TRAFFIC:

Also in the Zoning memo, there is reference to the effect of traffic and congestion. The memo refers to "both local roads that currently serve a number of homes." "Both roads will not be excessively burdened with traffic..." The "number of homes served" by these roads in that area is less than 10. Both Martha Road and 69th Street are narrow country roads. 69th street is only 15 feet wide. Two pick-up trucks cannot pass each other without going onto the shoulder of the road. Large trees that should never be cut down line 69th street very close to the road.

WATER RETENTION/RUNOFF

The land in that area slopes southward and there has already been significant flooding to the project site and surrounding areas. The existing cow pasture was over 30% flooded during the last rainy season. The development will have to bring in fill, raising the level of the site allowing water to run off into existing home sites to the south.

GREEN AREAS:

The "park" referred to by the project is a basketball court and a ditch with a couple of trees. These do not constitute a green space and will not serve the surrounding village as suggested in the project notes and descriptions.

I look forward to your responses and solutions to these issues and others. Please feel free to contact me concerning any of these comments, concerns or suggestions. Email: FrstWordDr@aol.com. Home 941-723-0351 Fax 941-723-6831 or cell 941-232-0104.

Sincerely,

Tami M. Vaughan 6650 Martha Road, Parrish

Tami M. Vaughan

Parrish Civic Association Project Coordinator and surrounding homeowners

Joyce M. Mossman 6712 Martha Rd. Parrish

Tom Mossman " "

John J. Anderson 6622 Martha Rd, Parrish

Kevin A. Allen 6622 Martha Road, Parrish

cc: Amy Stein, County Commissioner (fax 941-745-3790)
Joe McClash, County Commissioner (fax 941-745-3790)
Jerome Gostkowski, Administrator (fax 941-749-3071)
Carol Clark, Director Planning (fax 941-708-6156)
Sia Molanazar, Stormwater Manager (fax 941-708-7646)
Wilson Milles, Planning, Design Engineering
Gordon Wardell, President, Parrish Civic Association



AKeisacker@aol.com

06/09/2004 03:47 PM

To erika.barrett@co.manatee.fl.us

cc

bcc

Subject PDR-03-52(S)(P)

To: Manatee County Planning Commission

From: Audrey Keisacker, 6605 121 Avenue East, Parrish, Florida

Re: PDR-03-52(Z)(P)

The concurrent infrastructure is not adequate, especially in two aspects.

The first is that of storm water runoff. There is a canal, beginning near the curve of Hwy 301 and 121 Avenue East that flows behind properties on the west side of 121 Avenue, angling northwest behind properties just to the south and then the west of the proposed zoning change property. This canal has increasingly worsened the situation for some of the property owners as increased development occurs and more drainage flows into it. Presently I understand that Lexington will also discharge into it. The canal continues to flow across Erie Road, by the Buffalo "Creek" Golf Course, into Buffalo Canal, Frog Creek and then into the Bay. Other canals flow into along the way. From 1975 to the present flooding has increased as development has increased, engineers have struggled with it and flooding still occurs more often. Erie Road itself has been under water at times. This development will add to the problem. It is detrimental enough that development occurs at all but to ask for any zoning change, in my opinion, is only a matter of greed.

The second concern is for traffic congestion. The intersection of 69th Street and 121 Avenue East is offset in both directions. The visibility at the corner is poor. 121 is a through road from north to south in Parrish and the traffic is often very rapid. There have been regular and serious accidents. There are also two large churches on these roads which have more activities than Sunday services. Sometimes I have to wait to be able to leave my property unless I choose a schedule that is different from theirs. Traffic jams occur at the intersection. The value of human life would dictate better roads before any development occurs.

I want to thank the planner, Erika Barrett, for the time she spent with me answering questions and thank you for your consideration of my concerns.

FAX TRANSMITTAL: 941-741-3189

June 10, 2004

Attn: Erika Barrett
Manatee County Planning Commission

RE: Woodhaven Development

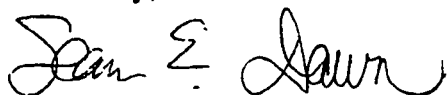
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As parents of young children on 69th Street, we are also concerned with the potential increase in traffic this subdivision would cause if approved.

Thank you for addressing our concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean & Dawn", written in a cursive style.

Sean & Dawn Murphy
12014 69th Street East
Parrish, FL 34219
941-448-3132

June 9, 2004

LAND CHANGE FROM AGRICULTURAL TO SUBDIVISIONS PARRISH

To Our County Commissioners

Reference; the three subdivisions being considered by you today. I want you to know that I as a Registered Voter in Parrish, that I am against all the land you are considering to subdivide.

1. Our narrow roads cannot handle large amounts of traffic along with evacuation problems it would bring.
2. We moved to Parrish because it is agricultural, not city life and that is the way I want it to stay.
3. As a resident of Parrish, I DO NOT want anymore subdivisions in our neighborhood.
4. You as our representatives of Manatee County, we expect you to follow your own laws as well as respect our wishes. We do not want anything other than agricultural, no less than (1) ONE HOME PER ACRE. We prefer that it be one home per 5 Acres.
5. You and others are constantly reminding us there is not enough water.
6. **STOP THE DEVELOPMENT NOW. KEEP PARRISH AGRICULTURAL
DO NOT APPROVE ANYMORE SUBDIVISIONS**

James K. Engle
11945-71 S.E. - P.O. Box 436
Parrish, FL. 34219-0436

June 9, 2004

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Kenneth Engel

11945 71st St. E. Parrish, FL 34219

June 9, 2004

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Claudell F Campbell
11944 - 71ST
Parrish, Fla. 34219

June 9, 2004

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Willard McCombs

11944 - T1 ST PARRISH FLA. - 34219



AKeisacker@aol.com
06/09/2004 03:47 PM

To erika.barrett@co.manatee.fl.us
cc
bcc
Subject PDR-03-52(S)(P)

To: Manatee County Planning Commission
From: Audrey Keisacker, 6605 121 Avenue East, Parrish, Florida

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May 14, 2004



PLANNING
JUN - 7 2004
DEPARTMENT

Erika Barrett
Manatee County Planning Department
1112 Manatee Avenue West
Bradenton, FL 34205

Re: Ball Pan American Plant Co./Wood Haven Subdivision
File No: PDR-03-52(Z)(P)

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Sincerely,

Tami M. Vaughan 6650 Martha Road, Parrish

Tami M. Vaughan

Parrish Civic Association Project Coordinator and surrounding homeowners

Joyce M. Morrison 6712 Martha Rd. Parrish

Tom Mossman " "

John J. Andrus 6622 Martha Rd, Parrish

Kevin S. Allen 6622 Martha Road, Parrish

cc: Amy Stein, County Commissioner (fax 941-745-3790)
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Gordon Wardell, President, Parrish Civic Association

FAX TRANSMITTAL: 941-741-3189

June 10, 2004

Attn: Erika Barrett
Manatee County Planning Commission

RE: Woodhaven Development

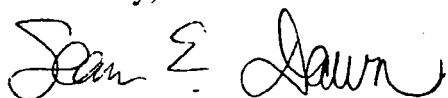
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Thank you for addressing our concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sean & Dawn", written in dark ink.

Sean & Dawn Murphy
12014 69th Street East
Parrish, FL 34219
941-448-3132

June 9, 2004

Chairman of Planning Commission:

Our home in Parriek Village
is located at the North West
corner of 121 Ave and 69th St.
We wish to express our opposition
to the number of homes planned
for 69th St and Martha Road.
The traffic this would create
would be a nightmare and
destray our quiet neighborhood.
We are against such a move.

Joyce G. Hill
Madeline Hill

Subj: PDR-03-52(S)(P)
 Date: 6/9/2004 3:47:00 PM Eastern Standard Time
 From: AKeisacker
 To: erika.barrett@co.manatee.fl.us

To: Manatee County Planning Commission
 From: Audrey Keisacker, 6605 121 Avenue East, Parrish, Florida

Re: PDR-03-52(Z)(P)

The concurrent infrastructure is not adequate, especially in two aspects.

The first is that of storm water runoff. There is a canal, beginning near the curve of Hwy 301 and 121 Avenue East that flows behind properties on the west side of 121 Avenue, angling northwest behind properties just to the south and then the west of the proposed zoning change property. This canal has increasingly worsened the situation for some of the property owners as increased development occurs and more drainage flows into it. Presently I understand that Lexington will also discharge into it. The canal continues to flow across Erie Road, by the Buffalo "Creek" Golf Course, into Buffalo Canal, Frog Creek and then into the Bay. Other canals flow into along the way. From 1975 to the present flooding has increased as development has increased, engineers have struggled with it and flooding still occurs more often. Erie Road itself has been under water at times. This development will add to the problem. It is detrimental enough that development occurs at all but to ask for any zoning change, in my opinion, is only a matter of greed.

The second concern is for traffic congestion. The intersection of 69th Street and 121 Avenue East is offset in both directions. The visibility at the corner is poor. 121 is a through road from north to south in Parrish and the traffic is often very rapid. There have been regular and serious accidents. There are also two large churches on these roads which have more activities than Sunday services. Sometimes I have to wait to be able to leave my property unless I choose a schedule that is different from theirs. Traffic jams occur at the intersection. The value of human life would dictate better roads before any development occurs.

I want to thank the planner, Erika Barrett, for the time she spent with me answering questions and thank you for your consideration of my concerns.

I Agree with the above
 Anne Newton
 LONNA NOWOTNY
 66225- 121 ST Ave E
 PARRISH FL 34219



6/9/2004

Manatee County Planning Commission,
Manatee County Board of County Commissioners
Planning Department
Manatee County, Florida.

Dear County Commissioners,

I'm writing in regards to more homes that are being built off of 69th street east in Parrish, Fl. I heard that they are planning to build 143 homes on 47 acres of land. I think that is too much, at this time my children are unable to go outside to ride bikes because they feel 121 Avenue East is the Indy 500. Just imagine putting more homes in the area such as ours, We won't be able to walk around , ride our bikes or ride horses. This is a quite area, if I wanted to live in the city I would have moved there. I have many concerns especially for the children in the neighborhood. it's bad enough they can't ride their bikes because of the drivers who speed. On 301 they cut around you nearly going head on with the traffic going in the other direction. My big concern is that my property taxes will go, and the number one concern is where are the schools to support these families? We just got an Elementary school. We need a middle school and a high school. I pay taxes to have my children get a good education and to help other services not other counties. I don't want my children to suffer any more than they have to because who ever planned for growth didn't know what they were doing. I believe that if more houses are going to be built we need other issues to be addressed before giving anymore permits to build. I live at 6226- 121 avenue east. If you have any questions pertaining to this matter feel free to call me at (941) 776-0352. Thank you for your time, I hope you make the right decisions regarding out neighborhood.

Thank You,

A handwritten signature in dark ink, appearing to read 'Mrs. Angelstar F. Colon'. The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Mrs. Angelstar F. Colon'
6226- 121 Avenue East
Parrish, Fl 34219

6-7-04

I am a Resident at
11847 65 St. E. Parrish R.

I moved and Built here
because of "Parrish" a Little
Bit of Country.

I do want to see Dense housing
in This area.

Please Keep 1 Acre Lot per
house in This area.

Thank you
Luis Bell

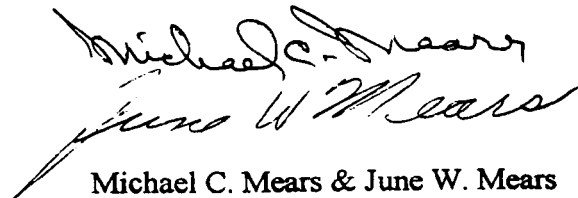
To: The Manatee County Board of County Commissioners.

Kind Ladies and Gentlemen please consider the implications of building 143 homes in the middle of what you yourselves call a "village". The idea of houses situated cheek to jowl on .333 acre lots should be a laughing matter and our county tax money should not be wasted on even the thought of it..

Even the developers outside of the village area are making the areas they develop seem less urban that this proposal would do. Here we own cows, horses, chickens and hogs. We raise our children with hop-scotch squares in the street and ride the go carts and golf carts up and down without fear. Please do remember this when you consider the Riggs project. They care not a fig for Parrish, just money.

This area around Martha Road floods badly and you will surely hear about that from our knowledgeable neighbors on that point.

A resounding "NO" from two registered voters. We will remember your decision.



Michael C. Mears & June W. Mears

Re: land planning and re-zoning;

6/9/04

My husband and I have just built a home here in the village of Parrish to remove ourselves from the crowded housing in town. In the interest of keeping with the country village atmosphere here, we added appropriate fencing and shell drives. I do not think that it would be fair to this small community to be subject to 300 more cars coming down the street here to work and back, to schools and back where horses, and country folk doing what they have done here for years.

The impact on the streets and taxes is not fair to us who have purchased homes on quite a bit of land and kept the country atmosphere inspite of our housing growth.

Re-zoning would further ruin this villiage atmosphere that we consider a historical landmark.

The growth of housing developments reaching our doorsteps now in parrish is climbing so fast that it should be capped.

This is not a harvest of land! This is not a project to beautify or benefit our neighborhood! This is a serious spoilage of a treasured area!

I beg you to cap it and keep development in this neighborhood down to a minimum with one acre to half acre packages. We really would rather NOT see this parcel be developed at all!

The last bad rains that we had last year came all the way up the road here from 301 to one block past the St. Frances church. Land development that you are proposing will force the water the other way thus flooding our properties. If this happens we will hold you personally responsible for the flooding. The land at Martha is very low already and if built up it will surely cause a water problem

I did not move out here to be looking at 600 more cars a day in front of our home. I wonder how you would feel if someone just re-zoned your home and put in a low cost housing development or a gas station or bar in front of you while raising your taxes and causing you to pay for the impact on the community?

ISAY NO! WE DO NOT WANT IT!

You move in one of those houses and see how unpleasant the neighbors will be to you! We will be displeased, disgruntal, and not a fun bunch of neighbors! I do not think you understand this community at all! It is a historical landmark that deserves to be restored, not broken by re-zoning and small track housing developments.

Cornell Bell
69th St. E. Parrish

6/9/04

To Whom it May Concern: Re: Application # PDR-03-5247

As a Parish resident of many years, (I am a fifth generation Parish family member), I feel deeply disturbed over the massive development which is happening to our area. I am especially concerned and disagree with the high density housing developments, i.e., more than one (1) house per acre on land zoned A-1. I believe A-1 growth is acceptable to almost everyone in our area, but multiple units on small acreage is a great problem for our entire community. The infrastructure of the Parish area cannot control nor handle the vast growth that is here, much less that which is proposed.

As our Planning Commission please don't allow such a travesty to occur.

Thank you and God Bless You,
W.A. "Bud" Bullett
6103 121st Av. E.
Parish, FL 34219

Phone # 776-2051

P.S. Please consider this issue as if you and your families had to experience uncontrolled growth in your community.

Thanks,
Bud

June 8, 2004

To whom it concerns.

I agree 100% with the people who object to the rezoning of the land facing Martha road and 69th.St.E.in Parrish so 143 homes can be built there. This narrow street already has several new homes either completed or in various stages of construction, many of which are just east of our property. We moved from Palmetto to what was then relatively, a remote area in Parrish in 1971 to get away from a crowded neighborhood and the aggravations that accompany suburban living but now the building boom is spreading throughout the eastern part of the county like wildfire. What was beautiful country landscape is becoming wall- to- wall buildings and parking lots, etc.

What is left of wild critters sometimes encroach on people's property, rummaging trashcans and creating other nuisance problems but who is imposing on whom? Humans are hogging every acre they can, destroying and/or rearranging wildlife habitat so where do we expect them to go? The so-called reserve areas developers set aside for wild animals is a joke in my opinion. There's no way a few acres can support deer, wild pigs, and all the other creatures that once called this area home. Since all this development started it's rare to see wild animals, other than a few squirrels and birds, unless of course they turn up dead or injured from traffic encounters while seeking food and a place to exist.

No amount of buffering can disguise the fact that Parrish is rapidly losing the rural appeal it has known for generations. Soon it will be just another city like so many others that have fallen victim to urban sprawl. I don't have a problem with people moving to the country but anyone with half sense and one eye should know that once houses start sprouting at the rate of two, three, or four on an acre, rural people can kiss our way of life goodbye. There is likely to be complaints about livestock, farm and/or recreational equipment, etc. parked in our yards, outdoor activities, and countless other things we country people, (who have been here for decades) are used to doing. Most people who live here chose this once rural town so they could have space to spread out and have room to work on vehicles, have outdoor hobbies, and so on without neighbors being offended.

. Traffic is becoming a nightmare at times in this neighborhood. I can only imagine the mess it will become if 143 homes are added to what we already have on this street. I'm also noting the fact that many other developments are planned for the Parrish area besides the countless projects already in the making. Did anyone in the development and planning department ever hear of doing things in moderation? One major concern I have aside from the obvious destruction of our rural tranquility, is where is the necessary supply of water for all these new people coming from? We hear of water concerns during the dry season now. I think with all the development that is planned, someone needs to consider enlarging the county reservoir or designing some other assured source for an adequate clean water supply for everyone. I know of no living thing that doesn't require water and it doesn't take a degree in planning and engineering, to know that regardless of so-called progress and profits to be made up front by a few people, if arrangements aren't in place for ample water supplies, we are all in deep trouble.

I wonder how our powers that be would feel if it was their neighborhood being impacted by all this development that threatens their life styles. Thanks for the opportunity to express some of my concerns on this urgent matter.

Mrs. Floyd Suggs

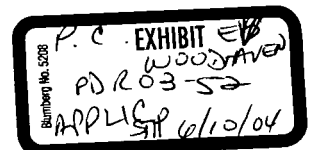
APPLICANT'S PROPOSED STIPULATIONS:

1. Delete.

3. The minimum setbacks for this project shall be: front yard – 25', side yard – 6', rear yard – 15'.

24. This development will be required to tie into the wastewater system with a force main, the size of which is to be determined, at the most convenient location to the development. Manatee County may require that the development tie into the wastewater system to the north along Erie Road, in which event the development will be required to construct the force main (if not previously constructed by county) and the county will participate in excess construction costs and any over sizing of the force main to accommodate future development.

26. The developer shall provide on each lot enhanced neighborhood amenities to include (i) visual separation and buffer between lots provided by accent foundation landscaping to be clustered along the side and rear of each home, patio, lanai and pool area, to consist of 24' shrubs and 6' understory trees; (ii) one (1) 12' tall street tree per lot, and (iii) uniform mailbox, yard lamps and house numbers. Such matters shall be included in the homeowner's association documents and the notice to buyers recorded as part of the record plat for the development.



**APPLICANT'S PROPOSED STIPULATIONS:
PDR-03-52(Z)(P)**

1. Delete.

3. The minimum setbacks for this project shall be: front yard – 25', side yard – 6', rear yard – 15'.

24. This development will be required to tie into the wastewater system with a force main, the size of which is to be determined, at the most convenient location to the development.

26. The developer shall provide on each lot enhanced neighborhood amenities to include (i) visual separation and buffer between lots provided by accent foundation landscaping to be clustered along the side and rear of each home, patio, lanai and pool area, to consist of 24" shrubs and 6' understory trees; (ii) one (1) 12' tall street tree per lot, and (iii) uniform mailbox, yard lamps and house numbers. Such matters shall be included in the homeowner's association documents and the notice to buyers recorded as part of the record plat for the development.

27. The homeowner's association documents and the Notice to Buyer shall provide that no homeowner shall prune or trim trees or shrubs within the perimeter buffer areas.

MARTHA ROAD

Wilson Miller

06.07.04

CONCEPT PLAN

The diagram is a conceptual site plan. It features a north arrow in the top right corner, pointing upwards and labeled 'NORTH'. Below the north arrow is a scale bar with markings for 0, 100, and 200 units. The site layout is represented by a series of black lines and shapes on a white background, indicating the boundaries and internal divisions of the site. The plan shows a large rectangular area on the left, a smaller rectangular area in the center, and a larger, more complex area on the right. The overall shape of the site is irregular, with several smaller rectangular areas interspersed within the larger ones. The scale bar indicates that the site is approximately 200 units wide and 100 units high.



CON
06.07.04



EXHIBIT 103
WOODMAN
702-03-52
PHOTOS 6/19/04









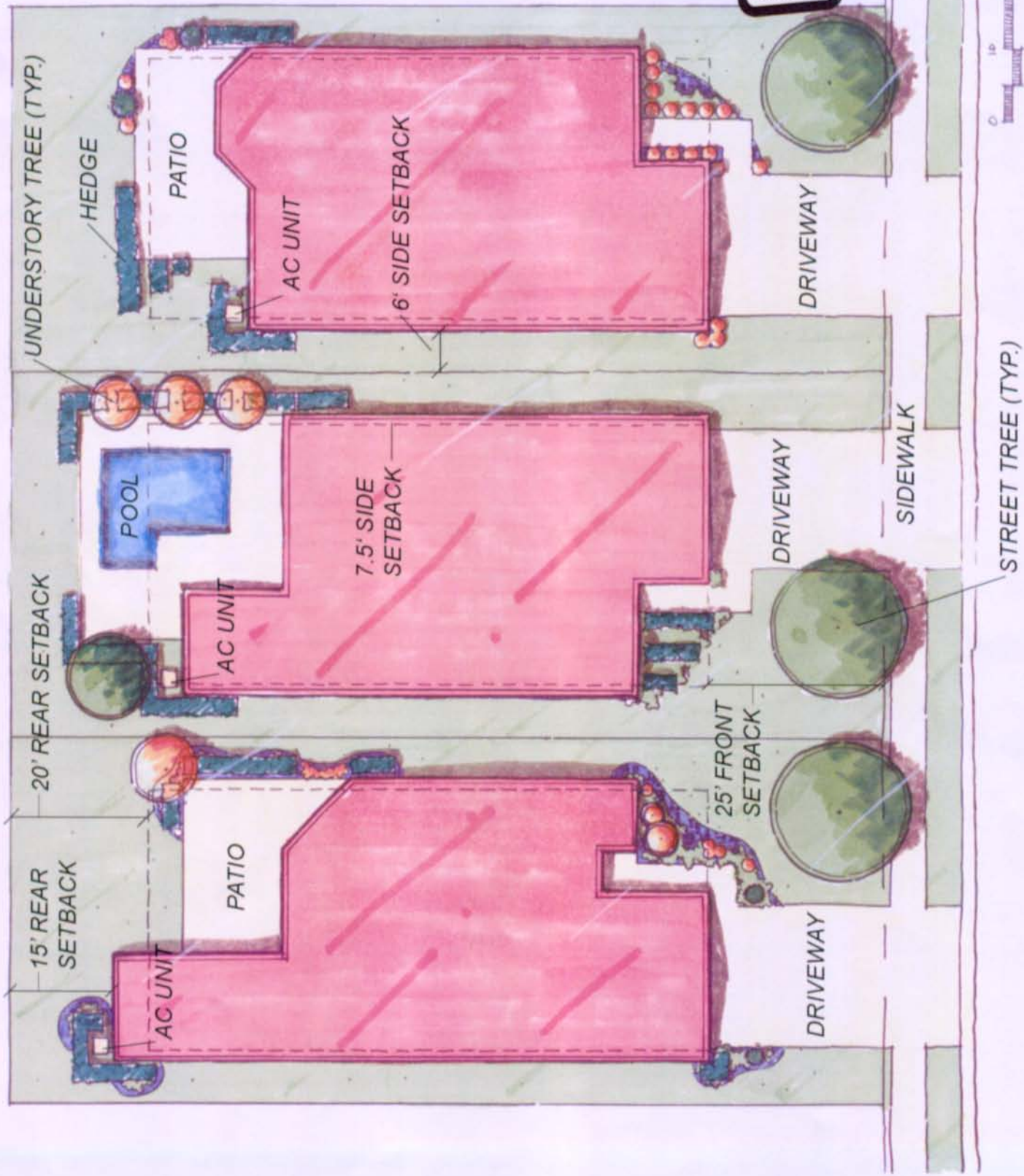












P.C. EXHIBIT 65
P.O. 03-52
10/10/04

June 9, 2004

LAND CHANGE FROM AGRICULTURAL TO SUBDIVISIONS PARRISH

To Our County Commissioners

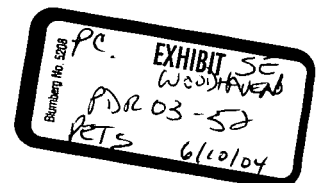
Reference; the three subdivisions being considered by you today. I want you to know that I as a Registered Voter in Parrish, that I am against all the land you are considering to subdivide.

1. Our narrow roads cannot handle large amounts of traffic along with evacuation problems it would bring.
2. We moved to Parrish because it is agricultural, not city life and that is the way I want it to stay.
3. As a resident of Parrish, I DO NOT want anymore subdivisions in our neighborhood.
4. You as our representatives of Manatee County, we expect you to follow your own laws as well as respect our wishes. We do not want anything other than agricultural, no less than (1) ONE HOME PER ACRE. We prefer that it be one home per 5 Acres.
5. You and others are constantly reminding us there is not enough water.
6. **STOP THE DEVELOPMENT NOW. KEEP PARRISH AGRICULTURAL
DO NOT APPROVE ANYMORE SUBDIVISIONS**

Tom Mossman 6712 Martha Rd.

Tom Mossman 6712 Martha Rd.

Clayde McClain 11711 69th St



June 9, 2004

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Jeff + Lee Trampke
11964 71st St E
Parrish FL 34215

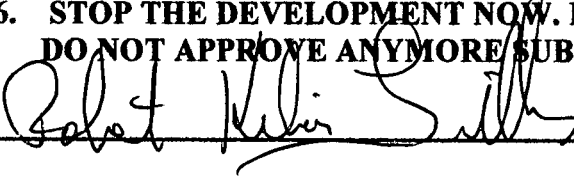
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 7005 121 AVE E

June 9, 2004

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Bette Bowman
12008 71st St. S.E.
Parrish, Fl. 34219

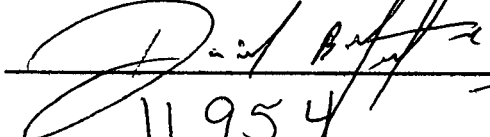
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11954 71st St. E
Parrish FL 34219

June 9, 2004

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DO NOT APPROVE ANYMORE SUBDIVISIONS**

Philip Holcomb

11828 NITE

Parrish Fl 34219

June 9, 2004

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U. Antonio K. Co.
11954 715 St E
Parrish FL 34219

June 9, 2004

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Tami & Rick Vaughan
7004 York Ave
Palmetto, FL 34221

Parcel B (written by the certifying Surveyor & Mapper):

A tract of land lying in the Southwest 1/4 of Section 30, Township 33 South, Range 19 East, Manatee County, Florida and described as follows:

That part of the North 1/2 of the Southeast 1/4 and that part of North 120.00 feet of the South 1/2 of the Southeast 1/4 which lie west of a drainage ditch running northerly to southerly through said property, being further described in Official Record 923, Page 1899 of the Public Records of Manatee County, Florida.

LESS:

The maintained right-of-way for Martha Road (522-foot wide public right-of-way) and 89th Street (40-foot wide public right-of-way, formerly 10th Street) and a parcel of the southwest corner as recorded in Official Record Book 1155, Page 745 of the Public Records of Manatee County, Florida.

Subject to Florida Power Exemptions as described in Official Record Book 855, Page 772 and in Official Record Book 1015, Page 3159, Public Records of Manatee County, Florida.

NOTES:

Bearings shown hereon are relative to the north line of the Northwest 1/4 of the Southeast 1/4 of Section 30, having a bearing of N.88°32'53"E.

Improvements such as, but not limited to, underground utilities, foundations, irrigation equipment and landscape features, etc. have not been located except as shown.

This site lies within Flood Zone "X" (Area of minimal flooding) as shown on the Federal Emergency Management Agency Flood Insurance Rate Map for Manatee County, Community Plan No. 120153 0205 C and 0210 C, revised July 15, 1992.

This survey is not intended to delineate the regular jurisdiction of any Federal, State, Regional or Local Agency, Board or Commission or other entity.

Matters affecting the property shown hereon were taken from Commitment for Title Insurance issued by Chicago Title Insurance Company, Commitment No.220303171, dated July 21, 2003 at 5:00 p.m. The following is a list of exceptions noted in Schedule B- Section 2 of said Commitment, that affect the subject property, but cannot be graphically shown: Item No. 5, as no exhibit was recorded with the document for a description, Item 6, - Temporary Septic Tank Agreement.

Lands shown hereon represent the real property and matters affecting the real property as described by data furnished.

Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plot or map is for informational purposes only and is not valid.

This survey does not reflect or determine ownership.

This survey was performed for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whatsoever. Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the resusing party and without any liability to the undersigned Surveyor & Mapper.

Symbols shown hereon may not be drawn to scale.

Distances and bearings are the same as plotted or decided, unless shown otherwise.

Ownership of fences has not been determined.

WE CERTIFY TO: LAND RESOURCE CAPITAL, INC.; CHICAGO TITLE INSURANCE COMPANY; HARRISON, HENDRICKSON & KIRKLAND, P.A.; that a BOUNDARY SURVEY of the above described PARCEL lying in Manatee County, Florida, was completed under our direction on September 26, 2003. This BOUNDARY SURVEY meets the minimum technical standards set forth by the Florida Board of Surveying & Mapping, pursuant to Section 472.027, Florida Statutes, and Chapter 61G17-6, Florida Administrative Code. No other person or entity may rely upon this survey.

WILSONMILLER, INC. (LBF043)
8900 Professional Parkway East
Sarasota, Florida 34240-8414 (941) 907-6900
N/A
N/A

BY: *Jessie W. Brannon*
JESSIE W. BRANNON
Date of Signature
09/26/03

NOTE: This Certification is only for the lands as described. It is not a certification of title, zoning, easements or freedom of encumbrances. This Sketch of Survey and Certification are "not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper."

PAR-03-38(2-1P)

BOUNDARY SURVEY

PARCEL ON MARTHA ROAD

IN SECTION 30, TOWNSHIP 33 S. RANGE 19 E.,

MANATEE COUNTY, FLORIDA

WilsonMiller

Planners • Engineers • Drafters • Landscapers • Landscape Architects • Transportation Consultants

ACTIVITY	DATE	BY	DATE	BY	DATE	DATE
ACTIVITY	DATE	BY	DATE	BY	DATE	DATE
COMPUTED BY:	10/15/03	JWB	10/15/03	JWB	10/15/03	10/15/03
DRAWN BY:	10/15/03	JWB	10/15/03	JWB	10/15/03	10/15/03
CHECKED BY:	10/15/03	JWB	10/15/03	JWB	10/15/03	10/15/03

SCHOOL BOARD OF MANATEE COUNTY DEVELOPMENT REVIEW COMMENTS

THE INFORMATION BELOW IS PROVIDED BY THE SCHOOL DISTRICT OF MANATEE COUNTY. THESE COMMENTS PERTAIN TO THE SPECIFIC DEVELOPMENT APPLICATION IDENTIFIED HEREIN.

CASE NAME: Riggs/Woodhaven

APPLICATION NUMBER: PDR-03-52 (Z)(P)

SCHOOL PLANNING SECTOR (S): _____

PROPOSED DWELLING UNITS	PROJECTED STUDENTS BASED ON APPLICATION			
	ELEM	MIDDLE	HIGH	TOTAL
SINGLE FAMILY (SF) <u>143</u>	<u>24</u>	<u>13</u>	<u>16</u>	<u>53</u>
MANUFACTURED HOME (MH) <u>N/A</u>	_____	_____	_____	_____
OTHER (MF/TH/DUP) <u>N/A</u>	_____	_____	_____	_____

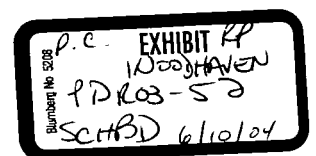
CURRENT DISTRICT SCHOOL	EXISTING STUDENTS	PROJECTED STUDENTS	TOTAL STUDENTS	SCHOOL CAPACITY	CAPACITY AVAILABLE
ELEM: Mills	<u>0</u>	<u>24</u>	<u>0</u>	<u>820</u>	<u>Yes</u>
MIDDLE: Lincoln	<u>1143</u>	<u>17</u>	<u>1159</u>	<u>1130</u>	<u>See Comment</u>
HIGH: Palmetto	<u>1541</u>	<u>21</u>	<u>1561</u>	<u>1726</u>	<u>See Comment</u>

	YES	NO
SCHOOL SITE DESIRED WITHIN DEVELOPMENT	_____	<u>X</u>
COMPATIBLE ISSUES WITH NEARBY SCHOOLS	_____	<u>X</u>
SIDEWALK/BIKEWAY LINKS TO NEARBY SCHOOLS REQUESTED	_____	<u>X</u>
SCHOOL TRAFFIC SIGNALIZATION REQUESTED	_____	<u>X</u>
TRAFFIC CIRCULATION NEGATIVELY AFFECTS SCHOOL	_____	<u>X</u>
INTERNAL SCHOOL BUS TURNAROUND REQUESTED	_____	<u>X</u>

ADDITIONAL COMMENTS:

Virgil Mills Elementary School is currently under construction on Erie Road and will provide additional capacity for this portion of the county. This school will open in August 2004. Lincoln Middle School is currently over capacity and there is no new middle school currently in design or under construction in this area. Palmetto High School currently has capacity due to a classroom building expansion being added to the school, however, other developments have already been approved in this area that will exhaust capacity at this school.

Recently approved developments that will impact Lincoln Middle School and Palmetto High School include Harrison Ranch, a development containing approximately 1,500 dwelling units, Selby Groves (181 SF Du's) and Crystal Lakes (173 SF Du's) and Reeder Ranch (143 SF Du's) and Palmetto Estates (199 SF Du's). Collectively, these developments will add approximately 198 students to Lincoln Middle School and 242 students to Palmetto High School. The deficit at Lincoln Middle School, when considering the referenced approved developments and the existing deficiency is 227. The deficit at Palmetto High School, when considering the referenced approved developments and the existing deficiency is



77 students. Also note that there is another development (Edward Mariani-Gamble Creek Estates) on this agenda that impacts these schools.

QUESTIONS OR COMMENTS PERTAINING TO MATTERS ON THIS CHECKLIST CAN BE DIRECTED TO MIKE PENDLEY AT 708-8800 EXT. 1056.

SIGNATURE: Michael Pendley

DATE: 6/10/04