

December 10, 2015 - Planning Commission Meeting
Agenda Item #4

Subject

PA-15-02 / ORDINANCE 15-32 MANASARA CORP/TENNESSEE STREET PROPERTY, LLC - Legislative - Margaret Tusing

Briefings

None

Contact and/or Presenter Information

Presenter:

Margaret Tusing, Principal Planner

941-748-4501 ext. 6828

Contact:

Danielle Walker, Planning Tech II

941-748-4501 ext. 6936

RECOMMENDED in Open Session by
Manatee County Planning Commission
12/10/15

Action Requested

RECOMMENDED MOTION:

Based upon the evidence presented, comments made at the Public Hearing, the technical support documents, and finding the request to be CONSISTENT with the Community Planning Act as codified in applicable portions of Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, I move to recommend TRANSMITTAL of Plan Amendment PA-15-02, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- Mr. Stephen Novacki with Picerne Development Corporation of Florida, agent for the property owner, is requesting approval of a Large Scale Map Amendment from the existing future land use category of MU (Mixed Use) to RES-16 (Residential – 16 dwelling units per gross acre).
- The Plan Amendment site is approximately 25.6 acres of land located on the north side of University Parkway between Florida Street on the east and the S.C.L. railroad on the west, and south of Broadway Avenue.
- Soleil West, a single family detached subdivision, and Soleil Condominium, a single family attached project, are located to the north of the site. Various non-residential uses are located south of the site. To the east is vacant property with MU future land use category and LM zoning. To the west is the S.C.L. Railroad, a concrete batch plant, and SRQ Park of Commerce.
- The development trend along University Parkway is for a mixture of development types consisting of residential, commercial, and industrial.
- The area is served by utilities, county schools, roadway network, libraries, fire and public safety.
- There are no jurisdictional wetlands, native habitat nor endangered species on the project site.
- Staff recommends approval.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded by email on 11/20/2015

Reviewing Attorney

Schenk

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Maps - Zoning, FLU, and Aerials - Oasis at University - PA-15-02.pdf](#)

Attachment: [Copy of Newspaper Advertising - The Oasis at University - Plan Amendment - PA-15-02 - Ord 15-32 - Sarasota Herald Tribune - 12-10-15 PC.pdf](#)

Attachment: [Copy of Newspaper Advertising - The Oasis at University - Plan Amendment - PA15-02 - Ordinance 15-32 - Bradenton Herald 12-10-15 PC.pdf](#)

Attachment: [Backup Data and Analysis - Oasis Comprehensive Plan Amendment - Oasis at University - PA-](#)

Manatee County Government Administrative Building
Commission Chambers, First Floor
9:00 a.m. - December 10, 2015

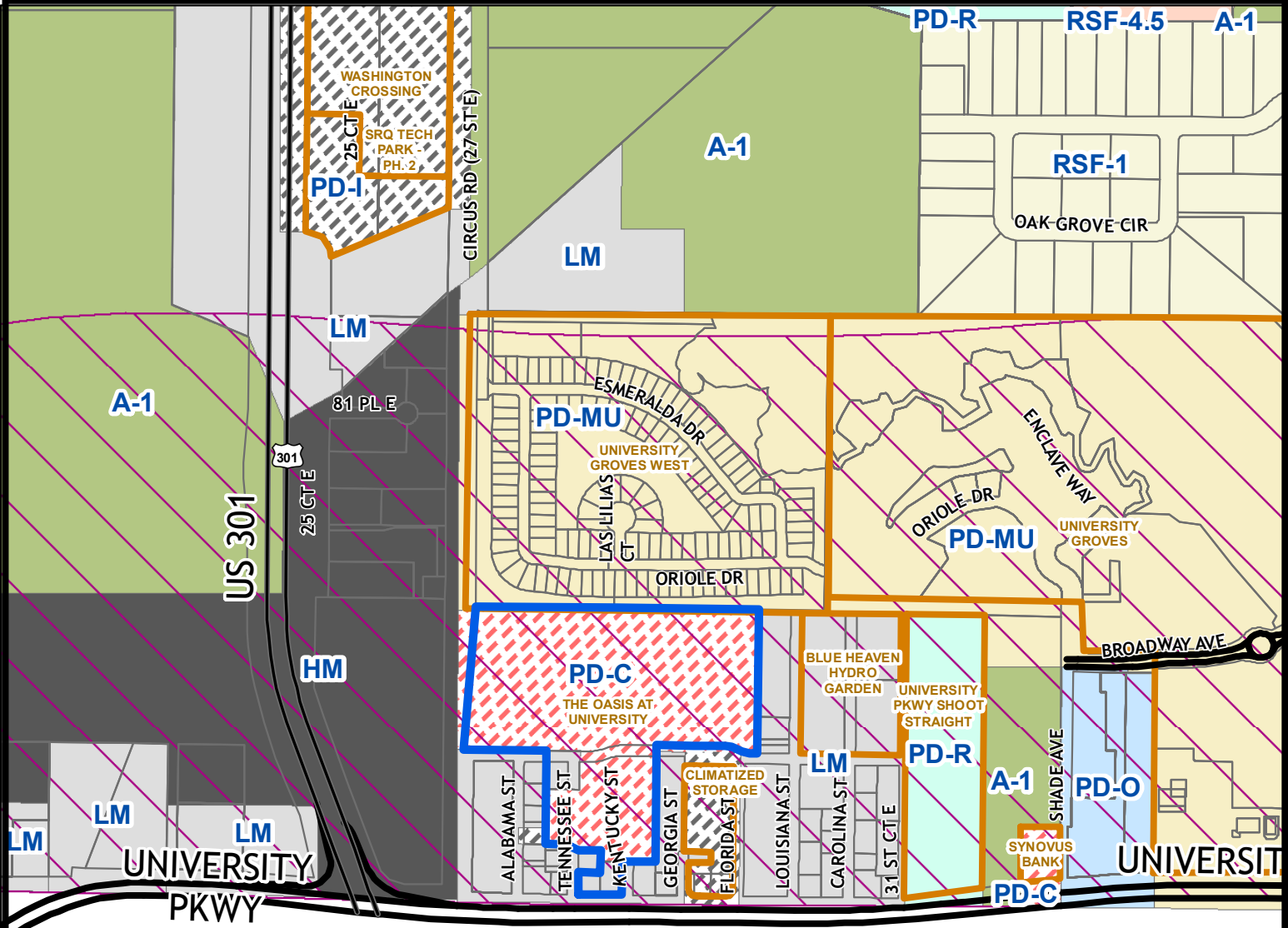
[15-02.pdf](#)

Attachment: [School Report - Oasis at University - PA-15-02 - Ord. 15-32 - DTS20150243.pdf](#)

Attachment: [Traffic Impact Statement with Approval Letter - Oasis at Univeristy - PA-15-02.pdf](#)

Attachment: [Staff Report - Oasis at University - PA-15-02 \(121015 PC\).pdf](#)

ZONING



Parcel ID #(s) 2033900008,2035100003,2035200001,2032000008

 Entranceways

Project Name: The Oasis at University
 Project #: PA-15-02/ ORD 15-32
 DTS#: 20150243
 Proposed Use:

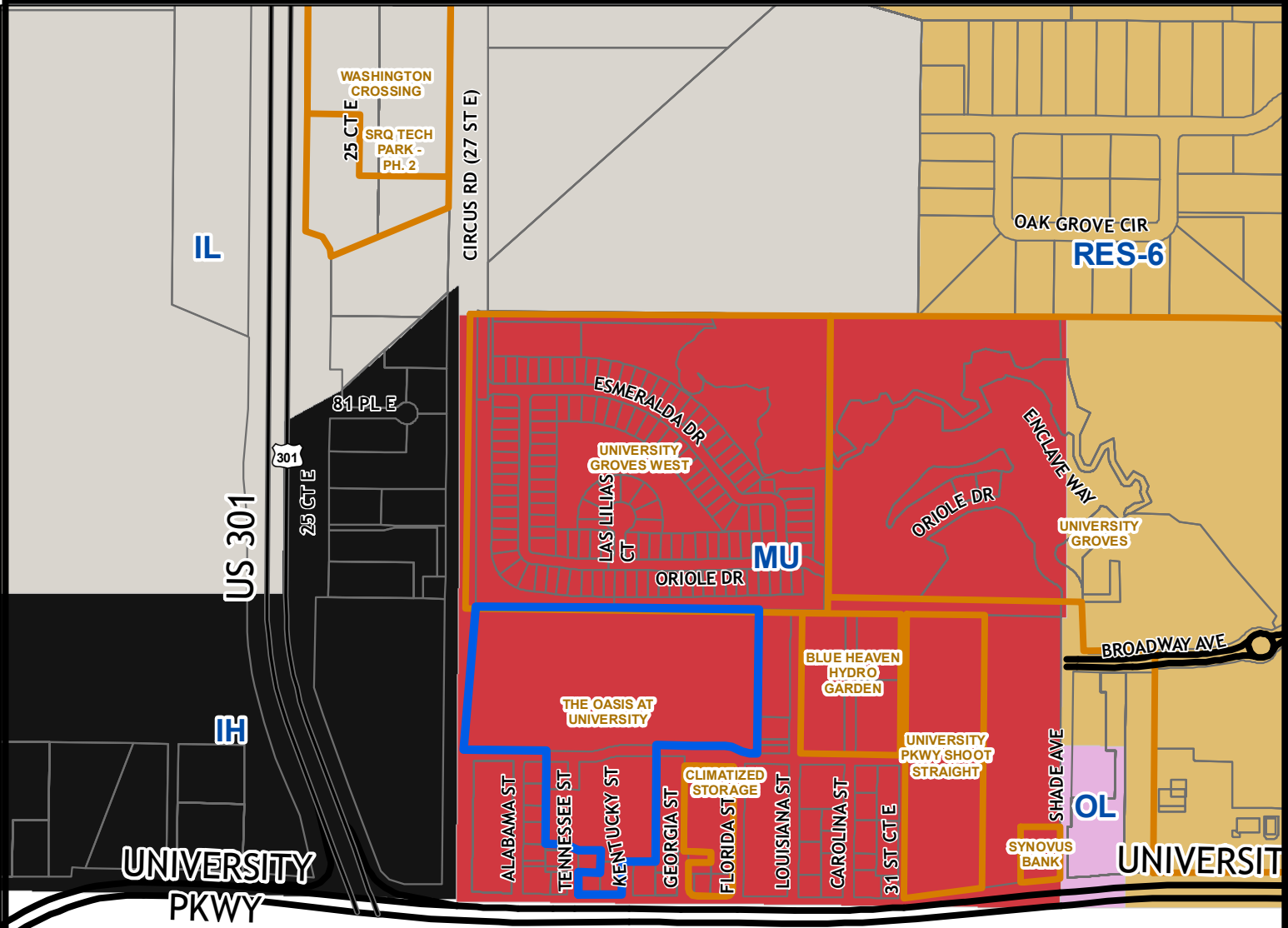
S/T/R: Sec 32 Twn 35 Rng 18
 Acreage: 25.6
 Existing Zoning: LM,PD-C
 Existing FLU: MU
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: WHITAKER BAYOU
 Commissioner: Robin DiSabatino



Manatee County
 Staff Report Map
 Map Prepared 8/12/2015
 1 inch = 725 feet

FUTURE LAND USE



Parcel ID #(s) 2033900008,2035100003,2035200001,2032000008

Project Name: The Oasis at University
 Project #: PA-15-02/ ORD 15-32
 DTS#: 20150243
 Proposed Use:

S/T/R: Sec 32 Twn 35 Rng 18
 Acreage: 25.6
 Existing Zoning: LM,PD-C
 Existing FLU: MU
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: WHITAKER BAYOU
 Commissioner: Robin DiSabatino



Manatee County
 Staff Report Map
 Map Prepared 8/12/2015
 1 inch = 725 feet

WASHINGTON CROSSING

SRQ TECH PARK - PH. 2

25 CTE

CIRCUS RD (27 ST E)

OAK GROVE CIR

81 PL E

US 301

301

25 CTE

ESMERALDA DR

UNIVERSITY GROVES WEST

LAS LILIAS CT

ORIOLE DR

ORIOLE DR

ENCLAVE WAY

UNIVERSITY GROVES

BROADWAY AVE

SHADE AVE

UNIVERSITY PKWY

UNIVERSITY PKWY SHOOT STRAIGHT

SYNOVUS BANK

THE OASIS AT UNIVERSITY

BLUE HEAVEN HYDRO GARDEN

CLIMATIZED STORAGE

ALABAMA ST

TENNESSEE ST

KENTUCKY ST

GEORGIA ST

FLORIDA ST

LOUISIANA ST

CAROLINA ST

31 ST CTE

Manatee County
Staff Report Map
Map Prepared 8/12/2015
1 inch = 725 feet

AERIAL



Parcel ID #(s) 2033900008,2035100003,2035200001,2032000008

Project Name: The Oasis at University
Project #: PA-15-02/ ORD 15-32
DTS#: 20150243
Proposed Use:

S/T/R: Sec 32 Twn 35 Rng 18
Acreage: 25.6
Existing Zoning: LM,PD-C
Existing FLU: MU
Overlays: NONE
Special Areas: NONE

CHH: NONE
Watershed: NONE
Drainage Basin: WHITAKER BAYOU
Commissioner: Robin DiSabatino



Manatee County
Staff Report Map
Map Prepared 8/12/2015
1 inch = 233 feet

NOTICE OF LAND USE CHANGE

OFFICIAL ACTIONS AFFECTING OR REGULATING USE OR REAL PROPERTY IN UNINCORPORATED MANATEE COUNTY – NOTICE TO REAL PROPERTY OWNERS AND GENERAL PUBLIC

The Manatee County Planning Commission will hold a public hearing to consider an amendment to the Manatee County Comprehensive Plan and changes to the restrictions affecting certain lands within the unincorporated area of Manatee County with the intent to make a recommendation to the Board of Manatee County Commissioners:

Date: Thursday, December 10, 2015
Time: 9:00 A.M. or soon thereafter
Place: Manatee County Government Administrative Center
1112 Manatee Ave. West; Board Chambers (1st Floor)

Additional amendments to the following may be necessary to implement these changes and ensure internal consistency.

PA-15-02 / ORDINANCE 15-32
MANASARA CORP/TENNESSEE STREET PROPERTY, LLC

Transmittal of a Plan Amendment of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (the Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for an amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property from the MU (Mixed Use) Future Land Use Classification (25.6± acres) to the RES-16 (Residential - 16 dwelling units per acre) Future Land Use Classification; property being generally located on the north side of University Parkway, between Florida Street on the east and the S.C.L. Railroad on the west, and south of Broadway Avenue, Sarasota (Manatee County).

Public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Planning Commission to consider.

Rules of Procedure for this public hearing are in effect pursuant to Resolution 13-189(PC). Copies of this Resolution may be obtained from the Planning Department (See address below).

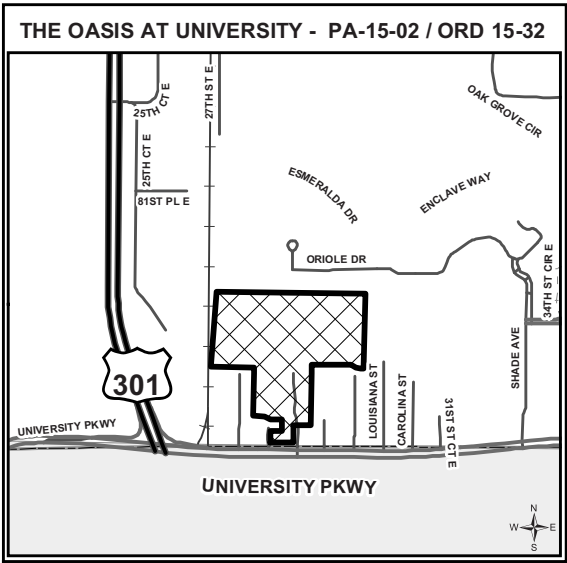
Please Send Comments To: Manatee County Building and Development Services Department
Attn: Project Coordinator
1112 Manatee Ave. West, 4th Floor
Bradenton, FL 34206
planning.agenda@mymanatee.org

All written comments will be entered into the record.

For More Information: Copies of the proposed amendments will be available for review and copying at cost approximately seven (7) days prior to the public hearing. Information may also be obtained by calling **748-4501, Ext. 6878**, between 8:00 AM and 5:00 PM.

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

According to Section 286.0105, [Florida Statutes](#), if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.



NOTICE OF LAND USE CHANGE

OFFICIAL ACTIONS AFFECTING OR REGULATING USE OR REAL PROPERTY IN UNINCORPORATED MANATEE COUNTY – NOTICE TO REAL PROPERTY OWNERS AND GENERAL PUBLIC

The Manatee County Planning Commission will hold a public hearing to consider an amendment to the Manatee County Comprehensive Plan and changes to the restrictions affecting certain lands within the unincorporated area of Manatee County with the intent to make a recommendation to the Board of Manatee County Commissioners:

Date: Thursday, December 10, 2015
Time: 9:00 A.M. or soon thereafter
Place: Manatee County Government Administrative Center
1112 Manatee Ave. West; Board Chambers (1st Floor)

Additional amendments to the following may be necessary to implement these changes and ensure internal consistency.

PA-15-02 / ORDINANCE 15-32

MANASARA CORP/TENNESSEE STREET PROPERTY, LLC

Transmittal of a Plan Amendment of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (the Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for an amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property from the MU (Mixed Use) Future Land Use Classification (25.6± acres) to the RES-16 (Residential - 16 dwelling units per acre) Future Land Use Classification; property being generally located on the north side of University Parkway, between Florida Street on the east and the S.C.L. Railroad on the west, and south of Broadway Avenue, Sarasota (Manatee County).

Public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Planning Commission to consider.

Rules of Procedure for this public hearing are in effect pursuant to Resolution 13-189(PC). Copies of this Resolution may be obtained from the Planning Department (See address below).

Please Send Comments To: Manatee County Building and Development Services Department
Attn: Project Coordinator
1112 Manatee Ave. West, 4th Floor
Bradenton, FL 34206

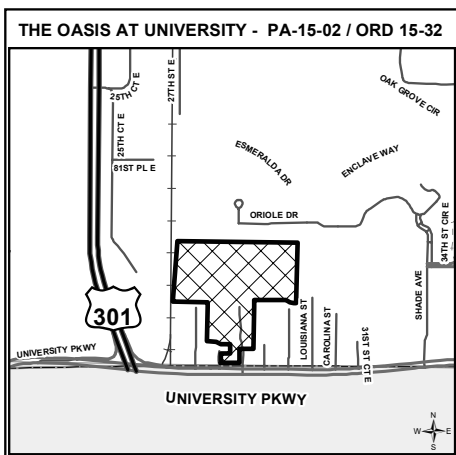
planning.agenda@mymanatee.org

All written comments will be entered into the record.

For More Information: Copies of the proposed amendments will be available for review and copying at cost approximately seven (7) days prior to the public hearing. Information may also be obtained by calling **748-4501, Ext. 6878**, between 8:00 AM and 5:00 PM.

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

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.



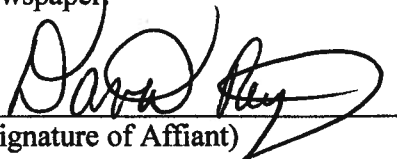
BRADENTON HERALD

WWW.BRADENTON.COM
P.O. Box 921
Bradenton, FL 34206-0921
102 Manatee Avenue West
Bradenton, FL 34205-8894
941-745-7066

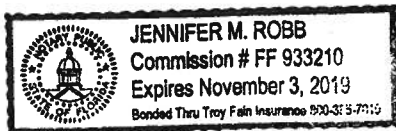
Bradenton Herald
Published Daily
Bradenton, Manatee County, Florida


STATE OF FLORIDA
COUNTY OF MANATEE

Before the undersigned authority personally appeared Dava Reyes, 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 Land Use Change**, was published in said newspaper in the issue(s) of **11/25/2015**. Affidavit 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 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.


(Signature of Affiant)

Sworn to and subscribed before me this
30 Day of Nov., 2015




SEAL & Notary Public
Personally Known OR Produced Identification
Type of Identification Produced

NOTICE OF LAND USE CHANGE

OFFICIAL ACTIONS AFFECTING OR REGULATING USE OR REAL PROPERTY IN UNINCORPORATED MANATEE COUNTY - NOTICE TO REAL PROPERTY OWNERS AND GENERAL PUBLIC

The Manatee County Planning Commission will hold a public hearing to consider an amendment to the Manatee County Comprehensive Plan and changes to the restrictions affecting certain lands within the unincorporated area of Manatee County with the intent to make a recommendation to the Board of Manatee County Commissioners:

Date: Thursday, December 10, 2015
Time: 9:00 A.M. or soon thereafter
Place: Manatee County Government Administrative Center
1112 Manatee Ave. West; Board Chambers (1st Floor)

Additional amendments to the following may be necessary to implement these changes and ensure internal consistency.

PA-15-02 / ORDINANCE 15-32 MANASARA CORP/TENNESSEE STREET PROPERTY, LLC

Transmittal of a Plan Amendment of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (the Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for an amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property from the MU (Mixed Use) Future Land Use Classification (25.6± acres) to the RES-16 (Residential - 16 dwelling units per acre) Future Land Use Classification; property being generally located on the north side of University Parkway, between Florida Street on the east and the S.C.L. Railroad on the west, and south of Broadway Avenue, Sarasota (Manatee County).

Public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Planning Commission to consider.

Rules of Procedure for this public hearing are in effect pursuant to Resolution 13-189(PC). Copies of this Resolution may be obtained from the Planning Department (See address below).

Please Send Comments To: Manatee County Building and Development Services Department
Attn: Project Coordinator
1112 Manatee Ave. West, 4th Floor
Bradenton, FL 34206

planning.agenda@mymanatee.org

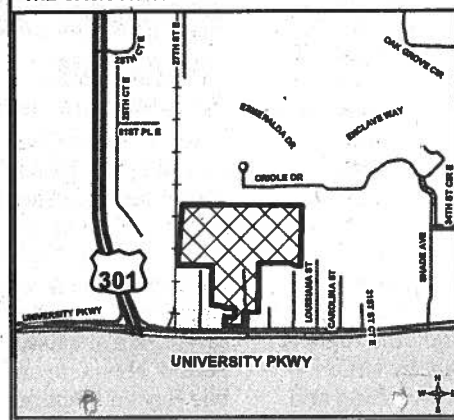
All written comments will be entered into the record.

For More Information: Copies of the proposed amendments will be available for review and copying at cost approximately seven (7) days prior to the public hearing. Information may also be obtained by calling 748-4501, Ext. 6878, between 8:00 AM and 5:00 PM.

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

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

THE OASIS AT UNIVERSITY - PA-15-02 / ORD 15-32



102248

HERALD-TRIBUNE MEDIA GROUP
PUBLISHED DAILY
MANATEE COUNTY, FLORIDA

Bobbi Roy
Manatee County Planning Dept.
1112 Manatee Ave. W., 4th. flr.
Bradenton, FL 34205

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
CHARLOTTE COUNTY DAILY; THAT THE ATTACHED COPY OF
ADVERTISEMENT, BEING A NOTICE IN THE MATTER OF:

PA 15-02 Ordinance 15-32

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

November 25, 2015

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 _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF NOVEMBER,
2015 A.D., BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

(SEAL) _____

NOTARY PUBLIC



NOTICE OF LAND USE CHANGE

OFFICIAL ACTIONS AFFECTING OR REGULATING USE OR REAL PROPERTY IN UNINCORPORATED MANATEE COUNTY - NOTICE TO REAL PROPERTY OWNERS AND GENERAL PUBLIC

The Manatee County Planning Commission will hold a public hearing to consider an amendment to the Manatee County Comprehensive Plan and changes to the restrictions affecting certain lands within the unincorporated area of Manatee County with the intent to make a recommendation to the Board of Manatee County Commissioners:

Date: Thursday, December 10, 2015
Time: 9:00 A.M. or soon thereafter
Place: Manatee County Government Administrative Center
1112 Manatee Ave. West; Board Chambers (1st Floor)

Additional amendments to the following may be necessary to implement these changes and ensure internal consistency.

PA-15-02 / ORDINANCE 15-32 MANASARA CORP/TENNESSEE STREET PROPERTY, LLC

Transmittal of a Plan Amendment of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (the Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for an amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property from the MU (Mixed Use) Future Land Use Classification (25.6± acres) to the RES-16 (Residential - 16 dwelling units per acre) Future Land Use Classification; property being generally located on the north side of University Parkway, between Florida Street on the east and the S.C.L. Railroad on the west, and south of Broadway Avenue, Sarasota (Manatee County).

Public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Planning Commission to consider.

Rules of Procedure for this public hearing are in effect pursuant to Resolution 13-189(PC). Copies of this Resolution may be obtained from the Planning Department (See address below).

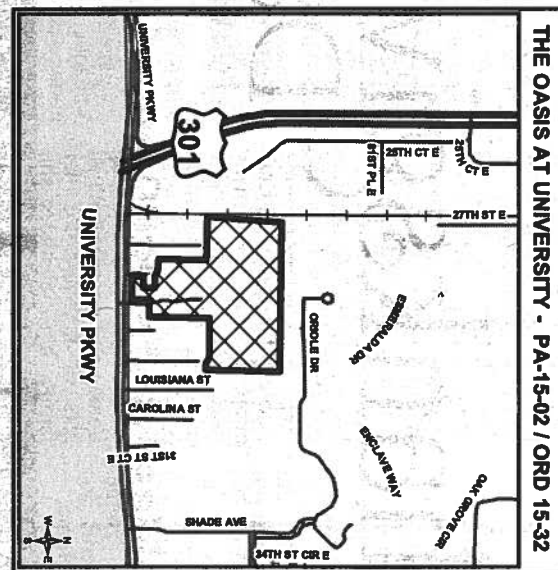
Please Send Comments To: Manatee County Building and Development Services Department
Attn: Project Coordinator
1112 Manatee Ave. West, 4th Floor
Bradenton, FL 34206
planning.agenda@mymanatee.org

All written comments will be entered into the record.

For More Information: Copies of the proposed amendments will be available for review and copying at cost approximately seven (7) days prior to the public hearing. Information may also be obtained by calling 748-4501, Ext. 6878, between 8:00 AM and 5:00 PM.

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

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.



THE OASIS AT UNIVERSITY COMPREHENSIVE PLAN AMENDMENT APPLICATION & EXHIBITS



Representative Property – The Oasis at Brandon

PICERNE DEVELOPMENT

C O R P O R A T I O N O F F L O R I D A

247 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
TEL. (407) 772-0200 ■ FAX (407) 772-0220

July 22, 2015

Ms. Phyllis Strong, Development Services Supervisor
Manatee County Building & Development Services
1112 Manatee Avenue West
Bradenton, FL 34205

RE: Submittal of an Application for a Comprehensive Plan Amendment on 25.6 Acres \pm Located North of University Parkway, East of U.S. 301 and West of Shade Avenue in Manatee County – The Oasis At University

Dear Ms. Strong:

Attached please find a completed Comprehensive Plan Amendment Application package, per the Manatee County requirements, on the above-referenced property. The proposed application is being filed concurrently with a rezoning application to allow 324 multi-family units on a 25.6 acre \pm parcel currently designated MU and zoned PDC (Planned Development Commercial) and LM (Light Manufacturing). The subject parcel PID Nos. are 2032000008, 2035200001, 2035100003 and 2033900008. The property, which is located in the northeast quadrant of U.S. 301 and University Parkway and west of Shade Avenue, is currently vacant. The Applicant is requesting a change in the Future Land Use designation to RES-16 and a rezoning to PDR (Planned Development Residential) with a Preliminary Site Plan (PSP). The proposed project was considered at a pre-application meeting held on Friday, May 8, 2015. The pre-application comments are contained in Attachment H. The current owners of the property are Manasara Corporation and Tennessee Street Property, LLC. The contract purchaser is Picerne Development Corporation of Florida based in Altamonte Springs, Florida.

Included in this package are the following items:

- Check in the amount of **\$20,500**
 - Comp Plan Amendment (Large Scale): \$20,000
 - Advertising: \$2,000
 - Less Pre-App Fee: (\$1,500)
- Form B-1 – Completed Land Development Application
- Attachment A – Form B-30, Comprehensive Plan Amendment Application Supplement
- Attachment B.1 – Location Map
- Attachment B.2 – Context Map
- Attachment C – Boundary Survey
- Attachment D – Preliminary Site Plan
- Attachment E – Transportation Impact Statement prepared by Grimail Crawford, Inc., dated July 6, 2015
- Attachment F – Pre-Application School Report

{34336612;1}

Ms. Phyllis Strong
Manatee County Building & Development Services
Page 2

- Attachment G – Protected Species Assessment prepared by Universal Engineering Sciences, Inc., dated April 20, 2015
- Attachment H – DRC Pre-Application Comments from May 8, 2015

Please review this package for completeness. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,
PICERNE DEVELOPMENT CORPORATION
OF FLORIDA



Stephen Novacki
Vice President of Acquisitions & Development

Attachments:

cc: Erik Halverson, Picerne, Development Associate
Brian Lichterman, Vision Planning & Design, LLC
Valerie Hubbard, FAICP, Akerman, Director of Planning Services
David Fuxan, PE, Fuxan Engineering
Richard W. Matthews, P.E., Grimail Crawford, Inc.

**MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT APPLICATION**

FOR STAFF USE ONLY

Date: _____

File Number: _____

File Name: _____

This application shall be used for all land development
rezone or comprehensive plan amendment request.

Please attach appropriate standards or supplementary information, as applicable.

NAME OF THE PROJECT: THE OASIS AT UNIVERSITY

TYPE OF APPROVAL DESIRED: Comprehensive Plan Amendment, Rezone and PSP

LIST CASE NUMBERS OF PREVIOUS APPROVALS: PDC-92-05(Z)(P), Ordinance 95-30 (FLUM)

A. Property Information

1. Legal Description: On Survey
2. D. P. Number(s): 2032000008, 2035200001, 2035100003, 2033900008, including ROW (25.6 +/- acres)
3. Section: 32 Township: 35 South Range: 18 East
4. Subdivision Name (if Platted): N/A
5. Lot: On Survey 6. Block: On Survey
7. Address or Location of Property (See Address Coordinator, if physical address is needed):
25.6 +/- Acres on the north side of University Parkway approximately 1.400 west of Shade Ave.
8. Present Zoning Classification: PDC and LM
9. (If Rezone) Proposed Zoning Classification: PDR
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: RES-16
11. Future Land Use Category: MU
12. Flood Zone Category: A (no base flood elevations determined) Map/Panel Numbers: 12081CO319E/0319E
13. Property Size (to the nearest tenth of acre or sq. ft.): 25.6 +/- acres including ROW
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): vacant
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
 - a. North: Single Family
 - b. South: Commercial/Light Industrial/Single Family
 - c. East: Commercial/Vacant/Agricultural
 - d. West: CSX ROW/Single Family/Industrial
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):
Class A Multifamily Apartments

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner: Manasara Corp.
Address: 4939 Bliss Rd. Sarasota, FL
Zip: 34233 Telephone: 941-921-2212 Fax: N/A
Email Address: cwfiers@gmail.com
2. Name of Property Owner: Tennessee Street Property, LLC
Address: 2033 Main Street, Suite 400 Sarasota, FL
Zip: 34237 Telephone: 941-952-0990 Fax: 941-954-0361
Email Address: rsaba@rsabalaw.com
3. Name of Agent: Picerne Development Corporation of Florida (Attn: Stephen Novacki)
Address: 247 N. Westmonte Drive Altamonte Springs, FL
Zip: 32714 Telephone: 407-772-0200 Fax: 407-772-0220
Email Address: snovacki@picernefl.com
4. Name of Engineer: Fuxan Engineering, Inc. (Attn: David Fuxan)
Address: 15018 Maurine Cove Lane Odessa, FL
Zip: 33556 Telephone: 813-244-6194 Fax: N/A
Email Address: dfuxan@fuxaneng.com
5. Name of Architect: Forum Architecture & Interior Design, Inc. (Attn: Karen McIntyre)
Address: 745 Orienta Avenue, Suite 1121 Altamonte Springs, FL
Zip: 32701 Telephone: 407-830-1400 Fax: 407-830-4143
Email Address: _____
6. Name of Landscape Architect: Ewseychick & Rice (Attn: John Ewseychik)
Address: 620 Crown Oak Centre Drive Longwood, FL
Zip: 32750 Telephone: 407-830-8922 Fax: N/A
Email Address: john@er-la.com

NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE SENT TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.

C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.

Stephen R. Novacki 7-22-15

(Signature of Property Owner or Agent)

Additional Information

CONTACT:

Building & Development Services Department
1112 Manatee Avenue West, Fourth Floor 34205
P. O. Box 1000, Bradenton, FL 34206

Telephone: (941) 748-4501, Extension 6871

Fax Number: (941) 708-6152

<http://www.mymanatee.org>

Attachment A

MANATEE COUNTY GOVERNMENT – BUILDING AND DEVELOPMENT SERVICES DEPARTMENT

COMPREHENSIVE PLAN AMENDMENT APPLICATION SUPPLEMENT TO LAND DEVELOPMENT APPLICATION

FILE	NUMBER	FOR STAFF USE ONLY _____	FILE	NAME:
------	--------	-----------------------------	------	-------

Large Scale Comprehensive Plan Amendment Application Proposing A Map
Amendment To Change a 25.6 Acre \pm Parcel From MU to RES-16

ATTACH DOCUMENTATION AS REQUIRED

1. Request

Specify exact map amendment request. Provide appropriate map with parcel identification numbers and/or a legal description of the amendment site. Provide consistency with Comprehensive Plan policies. **Attach response identified as “REQUEST”**

REQUEST: The Applicant is requesting a large scale Comprehensive Plan Future Land Use Map amendment to change approximately 25.6 +/- acres designated MU (Mixed Use) to RES-16 (Residential – 16 Dwelling Units Per Gross Acre).

The subject property is located in Section 32, Township 35 South, Range 18 East (Parcel ID Nos. 2032000008, 2035200001, 2035100003, 2033900008). The site is shown on Map 25 of 29 in the Manatee County Comprehensive Plan Future Land Use Map Series. The property is located on the north side of University Parkway approximately 700 feet east of U.S. 301 and approximately 1400 feet west of Shade Avenue. Please refer to Attachment B.1 for site location and Attachment B.2 for parcel identification numbers and the overall context. The legal description is provided on the Boundary Survey (Attachment C). Please see Item 6 below for an analysis of consistency with Comprehensive Plan policies.

2. Reason for Requested Amendment

Please explain reason for plan amendment request. Include not only what benefit the plan amendment would have to the Applicant, but also identify possible County and Regional benefits. Indicate if the proposed amendment is considered a change in circumstances (identify what has changed in area to warrant a land use change; development trends; potential impact to

surrounding area; land use compatibility issues for the area; justification of “need” for request; etc.) an error in mapping (explain why); an inconsistency (explain how/why); or an oversight (explain why/how). (General Introduction C.2.3.2). **Attach response identified as “REASON”**

REASON: The Applicant requests approval of the enclosed Future Land Use Map Amendment from MU to RES-16 due to a change in circumstances along the University Parkway corridor warranting a revision of the Future Land Use Map. The current MU designation allows 9 dwelling units per acre, which is inadequate to develop Class A luxury apartments, as proposed by the Applicant. The RES-16 designation will allow the development of medium density Class A apartments on the subject site. The justification for the change is explained below.

Change in Circumstances and Development Trends

The University Parkway corridor is undergoing a major transition, in part by virtue of its excellent location in proximity to downtown Bradenton and Sarasota, the Sarasota Bradenton International Airport, Lakewood Ranch and the extensive economic development occurring along the U.S. 301 corridor (see Attachment B.1). The University Parkway corridor has become increasingly attractive to retail development, resulting in the addition of major users such as Publix and Wal-Mart, located approximately one mile east of the site. The new 880,000 sq. ft. University Town Center (UTC) mall opened in October 2014 at the I-75 interchange, and many additional retail stores, restaurants and services oriented businesses have been constructed in close proximity to the Mall and subject property. Residential development has also been active, with the Soleil West subdivision under construction north of the site. Residential development has primarily been lower density single-family product; in the past 10 years, no multi-family projects have been constructed west of I-75 in this corridor, creating a tremendous demand for Class A apartments.

The area surrounding the subject site is home to numerous major employers. The UTC Mall has created hundreds of new jobs at the Mall and at off-site spin-off businesses along University Parkway. Hundreds of jobs have also been created over the past five years by business development within the U.S. 301 major employment center corridor in both Manatee and Sarasota Counties, including Dentsply, the Benderson Industrial Park, Goodwill Industries, etc. Furthermore, the airport and related businesses in this part of the County are likely to remain a strong economic driver, with significant job creation.

Unfortunately, housing opportunities for the area's workers are limited. There are a few of multi-family developments within a three-mile radius of the subject site, however, the newest of these is over 10 years old. Most are several decades old and lack the features and amenities desired by today's

renters. Moreover, the majority of the aforementioned housing stock is not located in close proximity to the University corridor, which means employees at the airport and businesses along U.S. 301 and University Parkway cannot live in the area where they work.

How Will We Grow?. In 2012, the County conducted a visioning project, focusing on capital investment and a policy direction to stimulate economic growth and revitalization. The result was the 2013 *How Will We Grow?* report that analyzed alternative growth plans and their impact on infrastructure and service delivery. The report noted the need to maximize the return on infrastructure investments and to plan for a new demographic that is characterized by smaller households, and the desire to live in areas closer to jobs, shopping, entertainment, etc..

As noted in the County's report (pp. 10-13), household demographics are changing and, for a variety of reasons, both aging Baby Boomers and young "Echo Boomers" are choosing rental communities in increasing numbers, resulting in the need for new rental housing. The report goes on to make a number of points that are relevant for this application:

- Current development trends in Manatee County tend to promote sprawl and driving, while discouraging more compact, walkable communities. (p. 15)
- New development does not always occur in areas that are easy to serve. (p. 21)
- There are negative fiscal impacts to low density development; the per-unit capital cost for 2 du/ac is double that of 30 du/ac. (p. 22)
- The current Plan and Code do little to discourage sprawl, decrease commute times, or encourage redevelopment or a mix of uses. (p. 42)
- The potential for fiscally responsible infill development in the Southwest County area is extensively discussed as Alternative 2 in the report. The major concern with this alternative was primarily whether the development community would respond adequately to a growth strategy targeting this area. The subsequent ULI report recommends the County pursue a combination of Alternative 2 and Alternative 3 (the activity center focus).
- Regardless of the growth alternative chosen, the report recommends allowing a "wider variety of housing options in closer proximity to services – do not limit housing types in developing areas." (p. 173)

One Bay: A Shared Regional Vision for Tampa Bay. The proposal is consistent with the following principles of the favored Compact Growth scenario of the *One Bay Shared Regional Vision for Tampa Bay*:

- Compact development near transit service.
- More housing choices closer to places to work, dine and shop.

- Less time in the car and improved alternatives to cars.
- Easier and safer to walk or bicycle from place to place.
- A more compact and well-designed development scenario to reduce the overall footprint of new development, with various benefits to the natural environment.
- More overall compact development patterns that will increase the diversity of housing options.

Justification of Need

As noted above, there is an increasing demand for multi-family rental product among both older and younger populations. This need is driven in part by preference and in part by the fact that obtaining a mortgage has become difficult in the years since the housing bust. In particular, studies indicate that younger people prefer higher density rental units near activities, goods and services. There are no new, upscale multi-family communities with full amenities in the vicinity of the subject site, and it appears this lack of availability may be due in part to the County's past development policies.

Staff has stated this is an excellent site for multi-family housing. Unfortunately, the current gross density of 9 du/ac is inadequate for the development of a Class A multi-family community. A review of literature on density will reveal that densities of 9 du/ac are typically associated with townhomes rather than apartments. We believe the reason so few new apartment projects have been built in the County is that the 9 du/ac for the MU designation only accommodates multi-family densities when there is ample room in a PD to average the density over a larger area, resulting in a net density that is adequate for a multi-family product. This limitation discourages infill development and is antithetical to the more compact form of development called for by the *How Will We Grow?* report.

In addition, the only way to provide excellent design, full amenities and a reasonable rental rate in a project is by achieving the densities that allow the cost of those features to be spread across a sufficient number of units.

County and Regional Benefits

County and regional benefits include the following:

- Consistent with the *How Will We Grow?* study and the *One Bay* regional vision, the proposal allows higher density infill development in an area fully served by infrastructure and close to jobs, goods and services, including transit. This will maximize the use of existing infrastructure and reduce vehicle miles traveled by putting higher density near transit, allowing for more pedestrian and bicycle trips and reducing trip lengths for automotive travel.

- This portion of University Parkway is ready for redevelopment, with a number of small underdeveloped and vacant properties interspersed with mostly small industrial, commercial businesses and single family homes. This will be a Class A project with an attractive entrance on University Parkway, consistent with the University Parkway Entranceway requirements. This project will enhance the appearance of the corridor, which is a major entrance into both Manatee and Sarasota Counties both from I-75 and the International Airport. As shown on the Preliminary Site Plan (PSP), a 300-foot deep landscape buffer with unified landscaping and architectural design standards will be provided along the frontage on University Parkway (see Attachment D). Because of its size, the project may also serve as a catalyst for revitalizing surrounding properties.
- The PSP incorporates the construction of Kentucky Street as a boulevard-type entrance way with a central landscape median at the entrance. In addition, Broadway Avenue will be constructed from Kentucky Street to Florida Street, which is the eastern boundary of the property, allowing the potential for future extension through the properties to the east, ultimately connecting with Shade Avenue. This will facilitate completion of a parallel frontage road north of University Parkway, creating an opportunity to access existing commercial uses to the east without using the arterial.
- Kentucky Street and Broadway Avenue will be constructed as public right-of-way and dedicated to Manatee County, at no cost to the County.
- The cost of for-sale housing in nearby developments ranges from approximately \$250,000 to over \$500,000. In comparison, the project will create a very high quality, but relatively affordable housing option for employees of nearby businesses (including the U.S. 301 employment corridor and airport), senior citizens and other residents in this part of the County.
- All proposed internal roadways will be private streets, at no cost of maintenance and repair by Manatee County.

Land Use Compatibility

The FLUM amendment application is accompanied by an application for a PDR zoning at a density of approximately 12.7 dwelling units per acre. This modest increase over the current MU density of 9 du/ac is necessary to allow development of the medium density Class A apartments proposed by this application. The proposed density is a step down in intensity between the Soleil West subdivision to the north and the non-residential uses on University Parkway. Moreover, there is a very significant buffer between the project and the subdivision, created by a 50-foot easement/buffer area on the Soleil West site and a 50-foot heavily vegetated area on the subject site. The multi-family units are located 128 feet from the property line with Soleil

West, resulting in a total of 178-foot distance from the residential rear lot lines within the subdivision.

A potential compatibility issue between the RES-16 designation and the IH designation to the west is raised by Comprehensive Plan Policy 2.6.3.2, which prohibits "the adjacency of any Industrial-Heavy designation on the Future Land Use Map to any residential designation, unless any such adjacency is interrupted by significant natural buffers, such as water bodies, or major wetland systems." As explained below, the development proposal more than adequately addresses the intent of the policy.

The subject site is separated from the industrial property by a 130-foot railroad ROW and a drainage ditch, which is partially on the subject site. There is significant vegetation along both sides of the railroad ROW, creating a visual and noise buffer. Through the rezoning and PSP, the Applicant is further proposing a 200-foot separation from the western property line to the closest multi-family dwelling unit. Detached garages, a stormwater pond and landscaping will be located within the buffer area, to enhance the visual and sound barriers. Combined with the existing 130-foot CSX right-of-way, the overall separation between the westernmost multi-family units and the property line of the industrial site is approximately 330 feet – greater than the length of a football field. Finally, the Applicant will install fountains in the stormwater ponds, which will create "white noise" to mitigate any noise impacts to or from adjacent properties.

It should be noted that a typical buffering requirement between most industrial and residential uses would be on the order of 30 to 50 feet with a solid fence or wall and substantial vegetation. Manatee County's LDC requires a 20-foot buffer with a wall and vegetation between multi-family residential and industrial uses. The Comprehensive Plan policy clearly intends to create greater protection by precluding adjacency, however, the extensive buffer provided by the site plan is more than equivalent to the separation that might be provided by an intervening use and therefore addresses the adjacency policy language.

3. To determine the potential traffic impact from a map amendment, a traffic impact statement/report/analysis is required. Please contact Traffic Engineer, Manatee County Public Works/Transportation Systems Management Division at (941) 708-7450 7450 to schedule a methodology meeting to determine type of analysis required.

RESPONSE: Grimail Crawford received approval of methodology from Manatee County. The required Traffic Impact Statement (TIS) has been prepared and is attached (See Attachment E). The TIS demonstrates that the change in the Future Land Use designation from MU to RES-16 would represent a decrease in trips from the representative buildout scenario for

the MU district. This decrease assumes maximum density under the RES-16 designation, which will be substantially reduced by the zoning. Under both the existing and proposed FLUM and zoning designations, the Peak Hour Level of Service Standard is met. Transportation capacity is therefore available and the FLUM amendment and rezoning do not create an adverse impact relative to transportation capacity.

4. Site and Surrounding Properties and Public Services

- a. Identify existing zoning, future land use and uses of site and surrounding properties

	Zoning	FLU	Existing Use
SITE	PDC	MU	Vacant
NORTH	PD-MU	MU	Single Family
SOUTH	LM & PD-I	MU	Single Family /Light Industrial/Commercial
EAST	LM	MU	Commercial/Vacant/Agricultural
WEST	HM, LM & PD-I	IH	Railroad ROW/Single Family/Cell Tower/Industrial

- b. Indicate, in narrative form, the availability (Level of Service) of public services, sanitary sewer, potable water; mass transit; recreational facilities; schools and transportation systems serving the proposed amendment site.

NOTE: (General Introduction C.2.3.3 Requirements for Amending the Comprehensive Plan sets forth the requirement that if a map amendment establishes a potential for an increased public facility impact in an area subject to one or more public facility deficiencies and the amendment is expected to further impact the deficient public facility, the Board of County Commissioners may approve the requested amendment only if:

The Applicant enters into a local government development agreement with Manatee County to ensure the resolution of any current public facility deficiency, or the adopted Capital Improvements Element's capital project listing identifies improvements that are sufficient to address the current deficiency, and address any increased demand for public facilities associated with the proposed amendment.

AVAILABILITY OF SERVICES

All urban services are available to the site, as further discussed below:

Sanitary Sewer: The site will receive sanitary sewer service through extension of the existing County facilities. A force main will be run from the property to an existing force main located at Tuttle Avenue that has sufficient capacity for the development as verified by Manatee County Public Works. The onsite sanitary sewer system will be privately maintained, and the offsite force main will most likely be public.

Potable Water: There is a 16-inch water main on University Parkway, an 8-inch water main on Florida Street and a 6-inch water main on Alabama

Street. The onsite potable water lines will be private with a master meter. Irrigation will be provided from a proposed onsite well.

Stormwater Drainage: The site is located within the Pearce Drain Watershed Basin. The project is located within Flood Zones A and X. Two proposed ponds will provide treatment and attenuation as well as floodplain mitigation.

Mass Transit: There is a Manatee County Area Transit bus line along University Parkway that will serve the subject property.

Recreational Facilities: The Applicant is unaware of any recreational facility deficiencies in the area. Moreover, the proposed project will offer a full package of amenities, including a clubhouse with health and fitness center, a resort style beach-entry swimming pool, dog park, walking/jogging trails and passive open space areas.

Schools: The Manatee County School District staff has provided a Pre-application School Report for the Oasis at University (see Attachment F). The Preliminary School Analysis contained in this report concludes that there is currently sufficient capacity to serve the project. Elementary Schools have sufficient capacity for the project in the applicable service area (School Service Area 3) and High Schools have sufficient capacity districtwide (which is the analysis area for high schools). Middle Schools do not have sufficient capacity in School Service Area 3, but the project can be accommodated in School Service Area 4, consistent with the Interlocal Agreement for Public School Facility Planning.

Transportation: See Item 3 above.

c. Please submit a map/narrative depicting the following information:

- Subject property boundary
- Surrounding street network
- Surrounding land uses
- Identify floodplains, floodways, flood zones and hurricane evacuation zones, if applicable
- Identify if west or east of the Future Development Area Boundary (FDAB)
- Identify if within the Urban Core (see map in Future land Use Element)
- Identify if proposal is located within an area subject to special area plan such as a CRA's (Community Redevelopment Area); Bayshore Planning Area; Urban Redevelopment Infill Area (URIA), etc.
- Include a general location map which depicts where in the County the property is located.

Attached response identified as "SITE"

SITE: Please see (Attachment B.2) for the project boundary, surrounding street network and surrounding existing land uses. Surrounding land uses are also provided in the response to Item 4.a above. Please see (Attachment D) (the PSP) for flood zones. The property is located west of the FDAB and is not located within any area subject to a special area plan, including the Urban Core, CRAs, Bayshore Planning Area, or Urban Redevelopment Infill Area. The property is within the University Parkway Designated Entranceway.

5. Selected Site Characteristics

Please indicate the soil types as depicted in the *United States Department of Agriculture Soil Conservation Service Soil Survey of Manatee County*.

Indicate/show any known natural and/or historical resources on site; indicate/show any known wetlands on site.

Indicate/show any habitat present on site for species listed by Federal, State or Local governments as endangered, threatened or species of special concern. If species are present, identify and show their locations on map. **Attach response identified as “SITE CHARACTERISTICS”.**

SITE CHARACTERISTICS:

The predominant soil type on the property is Pinellas Fine Sand, with other soil types also present. Please refer to Figure 3 of the Protected Species Assessment by Universal Engineering Sciences, Inc. (Attachment G) for a soils map.

The general topography of the site is very flat throughout the interior and drops steeply into ditches around the perimeter of the property. Based on Google Earth, the property is approximately 16-17 feet above sea level. There are not wetlands on the property; according to (Attachment G) the ditches around the property perimeter are manmade and categorized at surface waters.

The existing land use found on the site consists of disturbed land with patches of concrete throughout. As documented in (Attachment G), there is no direct evidence of utilization of the site by any listed species. There were no nests, dens, tracks, or scat observed that would indicate the site is inhabited or utilized by any listed species. The site contains no federally listed critical habitat areas. No listed plant species were observed or anticipated to be present on-site. Universal Engineering Sciences concluded that the development of the subject property should have very minimal effect, if any, on any species of protected wildlife.

There are no known or anticipated historical resources found on the subject site. In the event they are suspected or discovered, the Applicant will notify Manatee County to determine the appropriate course of action.

6. Consistency with Comprehensive Plan/State Comprehensive Plan (187.201 F.S.) Please list objectives and policies from the Comprehensive Plan and the State Comprehensive Plan for which the proposed amendment is consistent/compatible. **Attach response identified as “CONSISTENCY”.**

CONSISTENCY: The requested Future Land Use Amendment is consistent with the following Comprehensive Plan Policies:

- Objective 2.1.1 – Mapping Methodology for the Future Land Use Map: Follow a mapping methodology limiting urban sprawl which recognizes existing development; projected growth areas; projected population and employment growth; and a possible development density and intensity less than the maximum specified on the Future Land Use Map.

The subject property will serve to limit urban sprawl because it is a compact form of urban infill which recognizes existing development along the U.S. 301 corridor and the University Parkway corridor. The immediate area has transitioned into a highly desirable residential community as evidenced by Soleil, an extremely successful for-sale community constructed by DR Horton. Soleil West is located directly north of the subject property, and consists of 140 acres \pm designated MU. The U.S. 301 employment corridor within both Manatee and Sarasota Counties is continuing to expand, and particularly with the presence of the airport and related businesses, job growth in the area is expected to remain strong. The RES-16 designation would allow a density of up to 16 dwelling units per acre. However, the Applicant is proposing to voluntarily cap the density at approximately 12.7 dwelling units per acre through a corresponding Rezone Petition filed with the Comprehensive Plan Amendment. This is illustrated on the corresponding PSP documents (Attachment D).

- Policy 2.1.1.1 Maintain the Future Land Use Map with reserve capacity to accommodate the projected population and employment base through 2025.

The subject property will help accommodate the projected population and employment growth through 2025, while reducing the pressure for urban sprawl, as it is located within the existing Urban Area where infrastructure already exists to serve the property. The proposed designation will allow more efficient use of the existing infrastructure.

- Policy 2.1.1.2 Designate on the Future Land Use Map land within existing areas at densities and intensities which are compatible with the existing development.

The subject property is adjacent to lands designated MU that would allow gross densities of up to 9 dwelling units per acre (12 du/ac with an affordable housing density bonus) and 20 dwelling units per net acre. Although the designation of RES-16 would allow up to 16 dwelling units per gross acre, through the concurrently processed Rezone Petition, the Applicant is committing to a density cap of approximately 12.7 dwelling units per acre. There are nearby properties developed at densities greater than 16 dwelling units per acre, apparently by using the net density provisions, applied within a larger PD. While the current project is not part of a larger site and therefore cannot make use of the higher net density allowances, the development pattern is in keeping with, or actually less intense than, some nearby multi-family development.

To the north, the Soleil West Subdivision is under construction with 133 single family and two-story coach homes. Although the density being requested on the subject site is higher than that of Soleil West, there will be significant buffering between the uses. Compatibility will be ensured through existing vegetation and setbacks as well as additional mitigation measures proposed in the concurrently processed Rezone petition and PSP and as described in Item 2 of this application. In fact, the project represents a very appropriate step down from the lower densities in Soleil West to University Parkway, which is an arterial roadway.

The proximity to industrial uses to the west is fully discussed in the consistency analysis for Policy 2.6.3.2. With the proposed setbacks and buffering, the project will be quite compatible with the adjacent industrial uses. The proposed multi-family units will be separated from the industrial site to the west by an existing 130-foot railroad ROW and drainage ditch, in addition to a 200-foot dwelling unit setback on the subject site. The total separation between the westernmost multi-family units and the property line of the industrial site is approximately 330 feet – exceeding the length of a football field. Within the 200-foot setback, there will be a stormwater pond, detached garages and landscaping that will further mitigate any potential impacts.

- Policy 2.1.1.3 – Designate on the Future Land Use Map, land within currently undeveloped growth areas at densities and intensities which permit significant increases over current land use designations without creating urban sprawl.

The subject property proposes an increase in density for an infill site on an important arterial in a high-growth area located west of the Future Development Area Boundary (FDAB) and is served by existing infrastructure.

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

Implementation Mechanism(s):

b) Designation of large infill areas on the Future Land Use Map west of I-75 in Manatee County at a density/intensity compatible with existing development

The subject property includes a total of 25.6 +/- acres west of I-75 and is already assigned an urban FLUM category of MU and urban zoning of PD-C and LM. This Comprehensive Plan Map Amendment application will promote development of this infill parcel by adjusting the FLUM designation and zoning to allow development of a needed housing product at a density compatible with existing residential development, as further explained herein. Nearby development has occurred at densities as high as or higher than that proposed. The Serenata Condominiums at Tuttle and Broadway, for instance, appear to have a net density of approximately 16 dwelling units per acre. Further, the subject property is in an area with existing public facilities (water, sewer, schools, and transportation) and available capacity.

- Objective 2.1.2: Geographic Extent of Future Development: Limit urban sprawl through provision of locations of new residential and non residential development consistent with the adopted Land Use Concept, to that area west of the Future Development Area Boundary (FDAB) thereby, preserving agriculture as the primary land use east of the FDAB through 2020.

The subject property is located west of the FDAB. As the subject parcels are presently designated MU and surrounded by properties designated MU and IH, the area is already intended for urban uses and the proposed map amendment does not encourage urban sprawl, but provides for infill development. Accommodating additional density on the subject property will use urban land and infrastructure more efficiently, which can help relieve development pressure east of the FDAB.

- Policy 2.1.2.2 – Limit urban sprawl by prohibiting all future development to the area east of the established FDAB.

The subject property is located west of the FDAB.

- Policy 2.1.2.3 - Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.

The subject property is proposing new multi-family residential development that will be designed with characteristics and buffering ensuring compatibility with existing development in the surrounding area, as described more fully within this application,. The project will represent a

step down in intensity from the IH designation to the west and the more commercial/industrial uses along University Parkway to the lower density residential project to the north and to the mixed-use area to the east. Areas to the south across University Parkway in Sarasota County are designated Light Office, with a low density residential zoning, which is also compatible with the proposed use, but these properties will be so far removed from the developed portion of the site that there will be little to no impact on them.

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

The subject parcel is an enclave between existing industrial and single family development to the west, existing residential subdivisions to the north, and a mixture of uses to the east and south. Compatibility with adjacent uses is provided in the consistency analysis for Policy 2.1.1.2. The RES-16 designation will promote urban infill in an area that can and should support such densities.

- 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.

The subject property is located on the north side of University Parkway, an important arterial roadway linking U.S. 41 and I-75. Water and sewer service are available to the site. There is an established road network and schools are located nearby. The proposed map amendment will allow for orderly development of this area along University Parkway, promoting greater density in an area supported by the services required by future residents.

- 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.

As noted above, this is an infill site, near jobs, goods and services and located in an area the County has designated for growth. As such, urban development of the site serves to limit urban sprawl. The higher density proposed by the FLUM amendment and rezoning will allow more compact development, consistent with the *How Will We Grow?* report and the *One Bay* vision, and make more efficient use of the site and available infrastructure, thereby decreasing pressure on areas that are less appropriate for urban development.

- 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
- applicable specific area plans
- (See also policies under Objs. 2.6.1 – 2.6.3)

Because these items are the focus of specific comprehensive plan policies, there is extensive discussion of most of these items under other policies listed herein. The applicable policies are referenced below and additional information is provided as appropriate.

- consideration of existing development patterns
- **Extensive discussion of existing development patterns is found throughout this application; see particularly the consistency analyses for Policies 2.1.1.2, 2.1.1.4 and 2.1.2.3 and further discussion below. It should also be noted that the proposed project will create an opportunity for revitalization of an important gateway quadrant along the University Parkway corridor and will serve to promote higher quality infill development of the remaining undeveloped MU areas surrounding the site.**
- types of land uses
- **The appropriateness of the multi-family use and the need for additional Class A multi-family units in this area is documented throughout this application. See particularly the consistency analysis for Policy 2.1.1.2. and Item 2, Reason for Requested Amendment, especially the Justification of Need.**
- transition between land uses
- **The proposed project represents an appropriate step down in intensity from the IH designation to the west and the more commercial/industrial uses along University Parkway to the lower density residential project to the north and to the mixed use area to the east. The transition from the Soleil West subdivision to the north is created by a 50-foot easement/buffer area on the Soleil site and a**

50-foot heavily vegetated area on the subject site. The multi-family units are located 128 feet from the property line, resulting in a total of 178-foot distance from the residential rear lot lines within the Soleil West subdivision. There is a CSX railroad line and a drainage canal separating the subject site from the industrial property to the west. The proposed site plan provides a separation of 200 feet between the western property line and the closest dwelling unit. Within this buffer there will be detached garages and extensive landscaping to create both visual and sound barriers. Combined with the existing 130-foot CSX right-of-way, the overall separation between the westernmost multi-family units and the property line of the industrial site is approximately 330 feet – exceeding the length of a football field.

- density and intensity of land uses
- **Documentation of the appropriateness of the proposed increase in density is found throughout this application, particularly in Item 2, Reason for Requested Amendment, which cites the need for and benefits of additional density, as found in the County's *How Will We Grow?* report and the regional *One Bay* initiative.**
- natural features
- **There are no known natural features of significance on the site, please see Item 5 above for further details.**
- approved development in the area
- **Surrounding development is documented in Item 4.a above. Compatibility with surrounding development is addressed in several places, including the consistency analysis for Policy 2.1.1.2. In part because of the ownership patterns and prevalence of small parcels in the immediate area, the surrounding properties have remained underdeveloped, primarily with light industrial, single family and commercial uses. Because of its size, this project can serve as a catalyst for higher quality development that will enhance the University Parkway Entranceway corridor and increase the tax base.**
- availability of adequate roadways
- adequate centralized water and sewer facilities
- other necessary infrastructure and services
- **For information on availability of roadways, water and sewer and other necessary infrastructure and services, please see Item 4.b above.**

- limiting urban sprawl
- **The proposed development limits urban sprawl by allowing more compact development on an infill site fully served by infrastructure within the County's identified growth area, west of the FDBA.**
- applicable specific area plans
- **Except for the University Parkway Entranceway Corridor plan, there are no applicable specific area plans for the subject site. Development of the site will fully meet the Entranceway requirements and will further the objectives of the Entranceway plan by facilitating a future parallel roadway facility from Kentucky Street east to Shade Avenue and by providing an attractive landscaping adjacent to University Parkway.**
- (See also policies under Objs. 2.6.1 – 2.6.3)
- **Analysis of the compatibility issues covered by Objectives 2.6.1 – 2.6.3 is found throughout this document. Specifically, please see the consistency analyses for Policy 2.1.1.2, Objective 2.6.1 (and related policies) and Policy 2.6.3.2.**

PROPOSED FUTURE LAND USE DESIGNATION (RES-16)

- Policy 2.2.1.15 RES-16: Establish the Residential -16 Dwelling Units/Acre future land use category as follows:
- Policy 2.2.1.15.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for moderate density urban residential uses. Also, to provide for a complement of residential support uses normally utilized during the daily activities residents of these moderate density urban areas. Lodging places may also be located within this future land use category (see also Objective 6.1.3).

The proposed map amendment to RES-16 is consistent with the intent of the FLU Element and the Land Use Operative Provisions for Boundary Interpretation. The approval of the request will allow for an increase in the density permitted in an area where significant investment in infrastructure has occurred. The proposed project will include a full range of onsite amenities to provide recreational and social opportunities. Other daily needs are available in the non-residential areas a short distance to the east of the site and the surrounding area provides a wide variety of job opportunities.

- Policy 2.2.1.15.2 Range of Potential Uses (see Policies 2.1.2.3-2.1.2.7, 2.2.1.5); Suburban or urban residential uses, neighborhood retail uses, short term

agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, low intensity recreational facilities, public or semi-public uses, schools, lodging places, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

The proposed Class A multi-family community will consist of 324 dwelling units, a 10,000 square-foot clubhouse with health and fitness center, Starbucks-style lounge, gaming/ recreation area, business center and video-conferencing room, a resort beach-entry swimming pool, dog park, walking/jogging trail, open spaces and many other amenities. This is fully consistent with the range of potential uses allowed under Policy 2.2.1.15.2.

- Policy 2.2.1.15.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
16 dwelling units per acre.

Minimum Gross residential Density: 13.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "affordable housing".

Maximum Net Residential Density: 20 dwelling units per acre.

28 dwelling units per acre in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio:
0.25 (0.35 for min-warehouse uses only)
1.00 inside the CRA's and UIRA

Maximum Square Footage for Neighborhood Retail Uses:
Medium (150,000 sf)

The multi-family community will consist of 324 dwelling units, at a gross and net density of approximately 12.7 dwelling units per acre, which is significantly lower than and fully consistent with the maximum gross and net densities allowed under Policy 2.2.1.15.3.

- Policy: 2.2.1.15.4 Other Information:
 - a) All mixed and multiple-use projects, or projects containing any lodging place not consistent with the locational criteria for medium commercial uses contained in this element, shall require special approval, as defined

herein, and as further defined in any development regulations developed pursuant to 163.3202, F.S.

- b) All projects for which either gross residential density exceeds 9 dwelling units per acre, or for which any net residential density exceeds 12 units per acre, shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.
- d) Development of densities greater than 9 du/ga in areas that are not substantially or completely developed with residential uses exceeding 9 du/ga at time of plan adoption shall require approval pursuant to policy 2.6.2.5.
- e) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provision Section E.(1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives and policies in this Comprehensive Plan (see also 2.10.4.2)

Proposed development will be in compliance with the RES-16 policies of the Comprehensive Plan. The Applicant is requesting Special Approval in conjunction with the request for a Planned Development Residential zoning district as part of the rezone petition being processed concurrently with this application.

- Policy 2.2.1.21 MU: Establish the Mixed-Use future land use category as follows:
- Policy 2.2.1.21.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established as major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along functionally classified roadways. Also to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

The current designation of the site as MU recognizes it as part of a "major center of suburban/urban activity: and as having "a high level of public facility availability along (a) functionally classified roadway(s)." The policy goes on to envision vertical or horizontal integration of uses,

achieving internal trip capture and creating a high quality environment. The proposed Comprehensive Plan Amendment to RES-16 will achieve the same objectives. The approval of the request will allow for an increase in the density permitted in an area where significant investment in infrastructure has already occurred and near non-residential uses that offer jobs, shopping, entertainment and service opportunities for residents.

- Policy: 2.2.1.21.2 Range of Potential Uses (see Policies 2.1.2.3-2.1.2.7, 2.2.1.5); Retail wholesale, office uses, light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, other than special agricultural uses, agriculturally-compatible residential uses, and water dependent uses.

The existing MU designation allows for a myriad of uses including residential, but not at a density that can accommodate multi-family development. The 9 du/gross acre allowed under the MU category is more appropriate for townhouse development, which would be less compatible with the surrounding non-residential uses than the proposed multi-family product. Moreover, the amount of frontage on University Parkway is insufficient for most of the commercial/ retail users that might be appropriate along University Parkway, especially given the Entranceway designation. An Industrial user would be less compatible with the residential community to the north of the site. A new Class A highly amenitized apartment community is a compatible use, and is needed in this part of the County for residents who cannot or do not wish to purchase a single-family home.

- Policy: 2.2.1.21.3

Maximum Gross Residential Density:
9 dwelling units per acre.

Minimum Gross residential Density: 7.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "affordable housing".

Maximum Net Residential Density: 20 dwelling units per acre.

24 dwelling units per acre in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio:

1.0

2.0 inside the CRA's and UIRA

Maximum Square Footage for Neighborhood Community, or Region-Serving Uses:
Large (300,000sf)

The 9 du/gross acre allowed under the MU category is more appropriate to townhouse development, which would be less compatible with the surrounding non-residential uses than the proposed Class A multi-family product, which is needed in this part of the County.

- Policy 2.2.1.21.4 Other Information:
 - a) All projects require special approval and are subject to the criteria within b, c, d below, unless all the following are applicable:
 - 1 The proposed project consists of a single family dwelling unit located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use, and
 - 2. The proposed project is to be developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.
 - b) Non-Residential uses exceeding 150,000 square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element.
 - c) Development in each area designated with the Mixed Use category shall:
 - contain the minimum percentage of at least three of the following general categories of land uses:
 - 10 % Residential
 - 10 % Commercial/Professional,
 - 10 % Light Industrial/ Distribution,
 - 5 % Recreation/Open Space
 - 3% Public/Semi Public,
 - d) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this

Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County

- e) Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objective 2.10.4.1 and 2.10.4.2 of this element.

The above standards are not applicable, as the Applicant is not requesting an MU designation.

- 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.

As noted in the consistency analysis for Policy 2.1.1.2, there will be approximately 178 feet between the closest proposed multi-family dwelling unit and the rear lot line for the lower density residential lots to the north. There will be approximately 330 feet between the closest multi-family dwelling unit and the industrial property line to the west. In addition to the distance separation, there will be a stormwater pond, extensive vegetation and detached garage structures, to further screen and buffer between the uses.

- 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]

Please see consistency review for Objective 2.6.1 above. The proposed density will be limited to approximately 12.7 dwelling units per acre through the PDR zoning. The zoning and PSP (Attachment D) will also stipulate the distance separation, landscape buffers and any other site design parameters to ensure compatibility.

- 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.

The PD process is being utilized for rezoning of the site.

- Policy: 2.6.2.8 Utilize the techniques of policy 2.6.1.1, as appropriate, to mitigate noise and/or other traffic impacts for residential development adjacent to roadways classified as arterials and limited access facilities.

Although the site includes frontage on University Parkway, the closest dwelling unit to the road will be set back over 300 feet from the roadway.

- Policy: 2.6.2.9 Require a gradual transition in density and utilize the mitigation techniques under Objective 2.6.1 when siting residential development adjacent to non-residential uses.

On the east and south, the proposed project abuts uses and designations that would not be compatibility concerns and all requirements for buffering will be met. The potential concerns with respect to the uses to the north and west have been addressed herein, and most specifically in the consistency analyses for Policies 2.1.1.2 and 2.6.3.2.

- Policy 2.6.3.2 Prohibit the adjacency of any Industrial-Heavy designation on the Future Land Use Map to any residential designation, unless any such adjacency is interrupted by significant natural buffers, such as water bodies, or major wetland systems.

This policy appears to be primarily intended to prohibit allowing Industrial-Heavy land uses from locating adjacent to any existing residential designation, unless any such adjacency is interrupted as provided above. In the present case, the request is for a residential designation adjacent to an existing IH designation, on a site for which the FLUM designation already allows residential use. It should also be noted that multi-family uses are typically considered more appropriate than single-family uses in proximity to non-residential areas and major roads. This is in part due to the fact that multi-family renters can more easily move if they desire a different environment and tend to be more tolerant of ambient noise and urban environments. It would therefore be advantageous to increase the allowable density to make the development of apartments feasible on the subject site, and would ultimately result in a more compatible residential use than what is allowed under the current FLUM designation.

The intent of the policy is met by the extensive separation created by existing and proposed buffers between the uses. The subject property and adjacent IH parcel is separated by a 130-foot railroad ROW and drainage ditch,

which is partially on the subject site. There is significant vegetation along both sides of the railroad ROW, creating a visual and noise buffer. Through the rezoning and PSP, the Applicant is further proposing a 200-foot separation between the western property line and the closest residential unit, which will incorporate a stormwater pond, detached garages and landscaping to enhance the visual and sound barriers. Combined with the existing 130-foot CSX right-of-way, the overall separation between the westernmost multi-family units and the property line of the industrial site is approximately 330 feet – exceeding the length of a football field.

A typical buffering requirement between heavy industrial and residential uses would be on the order of 30 to 50 feet. Manatee County's LDC requires a 20-foot buffer with a wall and vegetation between multi-family residential and industrial uses. The much greater buffer provided by the site plan is more than equivalent to the separation that would be provided by an intervening use and therefore addresses any adjacency concern.

Consistency with State Comprehensive Plan (187.201, F.S.)

Consistency with the State Comprehensive Plan was a state requirement for all comprehensive plans and plan amendments under previous state statutes. Because the State Comprehensive Plan was not regularly updated and was little used, in 2011, the Community Planning Act removed the State Comprehensive Plan from the review criteria for the state planning agency's compliance determinations for comprehensive plan amendments. However, the following goals and policies of the State Comprehensive Plan are of specific relevance to the current amendment:

187.201 (15) (a) Goal. – In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

As noted in the consistency analysis, this is an infill site with no significant natural resources, in an area where there is existing infrastructure. Increasing density will allow more compact use of land and more efficient use of infrastructure and will thereby discourage sprawl.

187.201 (17) (a) Goal. – Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.

As noted above, increasing density will allow more efficient use of the existing infrastructure serving the site. The County's *How Will We Grow?* report recommended higher density infill development in growth areas (including

Southwest Manatee County) as a means of maximizing the return on infrastructure investment.

187.201 (17) (b) 1 Provide incentives for developing land in a way that maximizes the uses of existing public facilities.

The only "incentive" sought by the developer of the proposed project is the increased density necessary to build a Class A multi-family project on the proposed site.

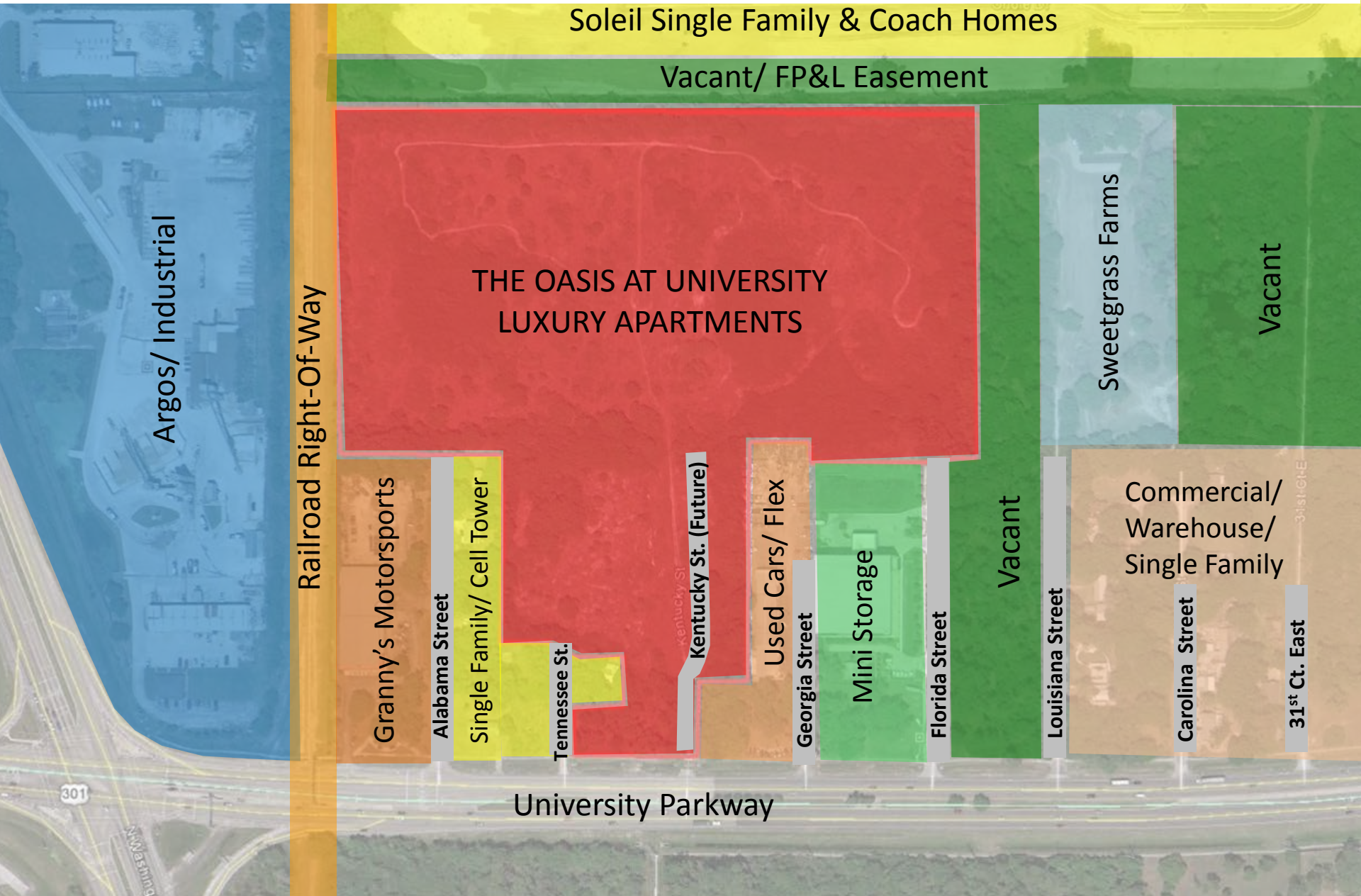
7. Indicate any prior history on site (prior review, discussion, approval, etc). Attach response identified as "PRIOR HISTORY"

PRIOR HISTORY: The property is currently zoned PDC (Planned Development Commercial) and LM (Light Manufacturing), with a Future Land Use Map designation of MU (Mixed Use). The property was rezoned to an industrial zoning in the 1980's. At the time of the County-wide rezoning (1990), the LM district was applied to the property. A portion of the property was rezoned from LM to PDC in 1992 (PDC-92-05(Z)(P). This rezoning was to allow a 140-room hotel and a 176,400 square foot office complex. There were eight stipulations attached to the rezoning approval, including stormwater requirements, transportation requirements, and a limitation of commercial uses accessory to any hotel provided. In 1995, Ordinance 95-30 changed the Future Land Use Map designation from IL (Industrial-Light) to the current designation of MU (Mixed Use).

LOCATION MAP – B.1



CONTEXT MAP – B.2



Parcel ID Nos. 2032000008, 2035200001, 2035100003, 2033900008

SURVEYOR'S REPORT

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT FILE NO. 2037-3281491 BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MAY 27, 2015.
- THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN. FOUNDATIONS BENEATH THE SURFACE OF THE GROUND THAT MAY ENCROACH HAVE NOT BEEN LOCATED.
- THE LOCATION AND EXISTENCE OF UNDERGROUND UTILITIES AND UNDERGROUND FOUNDATIONS OR ANY OTHER PERTINENT ATTRIBUTES TO SUBJECT PROPERTY (IF ANY) NOT ABSTRACTED AS PART OF THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS ARE BASED ON THE FLORIDA STATE PLANE SYSTEM, FLORIDA WEST ZONE, NATIONAL GEODETIC SURVEY PID DL1789 ("N 700"), NAD 83.
- SUBJECT TO ALL RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.
- THE PROPERTY DESCRIBED CONTAINS 25.3± ACRES.
- REUSE OF DOCUMENTS: THIS DOCUMENT IS AN INSTRUMENT OF SERVICE IN RESPECT OF THE PROJECT TO WHICH IT APPLIES AND ANY REUSE, WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY GEORGE F. YOUNG, INC. (GYI) FOR THE SPECIFIC PURPOSES INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO GYI AND USER SHALL INDEMNIFY AND HOLD HARMLESS GYI FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING THEREFROM, ANY SUCH VERIFICATION OR ADAPTATION WILL ENTITILE GYI TO FURTHER COMPENSATION AT RATES TO BE AGREED UPON BY USER AND GYI.
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA MINIMUM TECHNICAL STANDARDS (31-17-AD-2), IS SUBURBAN. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS FOUND TO EXCEED THIS REQUIREMENT.
- THE PROPERTY IS SITUATED IN FLOOD ZONE "A", NO BASE FLOOD ELEVATIONS DETERMINED AND ALSO IN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 12015303194, WITH AN EFFECTIVE DATE OF MARCH 17, 2014.

TITLE COMMITMENT EXCEPTIONS PER SCHEDULE BII (SEE NOTE 1)

ITEMS 1-8 (NOT A SURVEY MATTER).

ITEM 9 (NO EASEMENTS SHOWN ON PLAT).

ITEM 10 FLORIDA POWER & LIGHT EASEMENT (O.R. 115, PAGE 257)-SHOWN ON SURVEY.

ITEM 11 UTILITY EASEMENT (O.R. 1596, PG. 849) SHOWN ON SURVEY.

ITEM 12 LEASES-NOT A SURVEY MATTER.

ABBREVIATIONS

R.L.S. - REGISTERED LAND SURVEYOR
 SEC. - SECTION
 TWP. - TOWNSHIP
 RGE. - RANGE
 R/W - RIGHT-OF-WAY
 C. - CENTER LINE
 CONC. - CONCRETE
 W/F - WOOD FRAME
 ADD. - ADDRESS
 O.R. - OFFICIAL RECORDS
 FP & L. - FLORIDA POWER & LIGHT COMPANY
 PIN - PARCEL IDENTIFICATION NUMBER
 SUE - SUBSURFACE UTILITY ENGINEERING

LEGEND

- 1/2" IRON ROD L.B. #021 SET
- 3/4" IRON PIPE FOUND
- 5/8" IRON ROD FOUND
- 5/8" IRON ROD L.B. #6481 FOUND
- 1/2" IRON PINCH PIPE FOUND
- 4" x 4" CONC. MONUMENT FOUND
- 4" x 4" CONC. MONUMENT PSM #1876 FOUND

SYMBOL LEGEND	
	CONCRETE POWER POLE
	POWER POLE
	WELL
	GUY ANCHOR
	SIGN
	FIRE HYDRANT
	WATER VALVE
	STORM GRATE
	WATER METER
	MANHOLE
	TELEPHONE BOX
	GATE VALVE
	MITERED END PIPE
	CHAIN LINK FENCE
	WOOD FENCE
	SIGN
	RAIL ROAD SIGN
	WIRE PULL BOX
	ELECTRIC MANHOLE
	WATER VALVE
	WOOD POWER POLE

NO.	BY	DATE	DESCRIPTION
1	P.L.	5/28/15	REVISED PER CLIENTS COMMENTS-ADDED DITCH LOCATIONS AND SUE
2	P.L.	6/29/15	REVISE TITLE COMM. NOTE & LEGAL DESC PER TITLE CO
3			
4			
5			

NO.	BY	DATE	DESCRIPTION
6			
7			
8			
9			
10			

INITIALS	DATE
BUC	05/05/15
P.L.	05/08/15
MEB	05/08/15
372/69	
05/05/15	

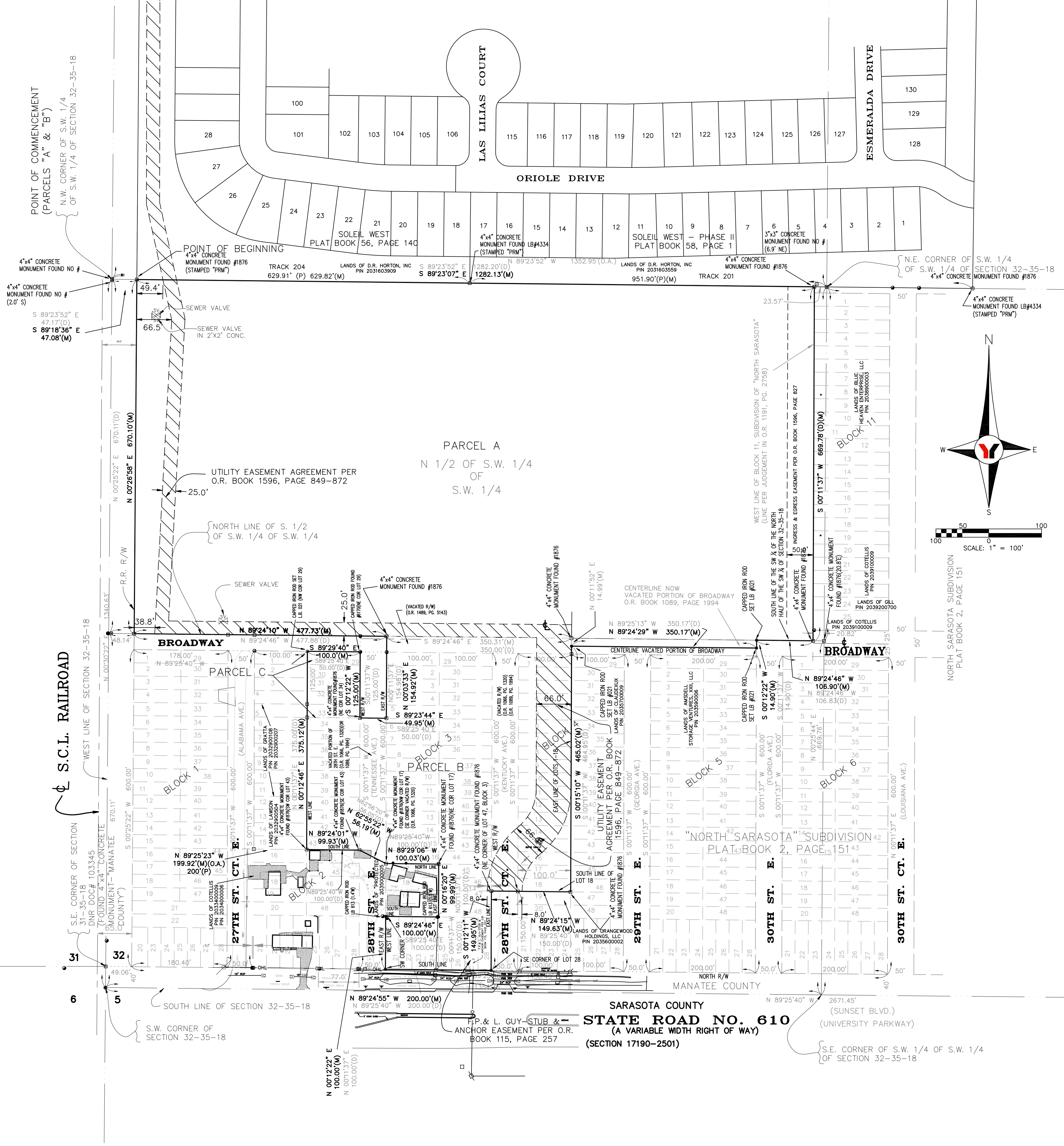
PREPARED FOR:
PICERNE DEVELOPMENT
 247 Westmore Dr.
 Altamonte Springs, FL. 32714

George F. Young, Inc.
 10540 PORTAL CROSSING, SUITE 105 BRADENTON, FLORIDA 34211
 PHONE (941) 747-2981 FAX (941) 747-7234
 BUSINESS ENTITY LB21
 ARCHITECTURE-ENGINEERING-ENVIRONMENTAL-LANDSCAPE-PLANNING-SURVEYING-UTILITIES
 GAINESVILLE-LAKESWOOD RANCH-ORLANDO-PALM BEACH GARDENS-ST. PETERSBURG-TAMPA-VENICE

F. Peter Lutz, Jr. PSM L55506
 DATE

UNIVERSITY PARKWAY SITE
ALTA/ACSM LAND TITLE SURVEY
 SECTION 32, TOWNSHIP 35S., RANGE 18E.

JOB NO.
0423006402
 SHEET NO.
S1 OF S5



DESCRIPTION

PARCEL A
 THE NORTH 1/2 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

LESS: RAILROAD R.O.W. ALONG THE WEST LINE THEREOF.

ALSO LESS: THAT PART ALONG THE EAST LINE THEREOF LYING WITHIN AND SHOWN ON THE SUBDIVISION OF "NORTH SARASOTA", AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 151 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AS ORDERED AND ADJUDICED IN THREE CERTAIN "FINAL JUDGMENT", AS DESCRIBED AND RECORDED IN O.R. BOOK 1191, PAGE 2758 & 2759 OF SAID PUBLIC RECORDS.

TOGETHER WITH: ADDITIONAL R/W FOR "BROADWAY" AS PER O.R. BOOK 1489, PAGE 5143 OF SAID PUBLIC RECORDS. (PER REVERSION CLAUSE)

PARCEL B

LOTS 34 THRU 43, BLOCK 2; LOTS 1 THRU 16, LOTS 21 THRU 28 AND 29 THRU 48, BLOCK 3; LOTS 1 THRU 18, BLOCK 4, "NORTH SARASOTA", AS RECORDED IN PLAT BOOK 2, PAGE 151 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, TOGETHER WITH THOSE CERTAIN VACATED RIGHT-OF-WAYS, AS DESCRIBED IN THAT CERTAIN RESOLUTION, RECORDED IN O.R. BOOK 1066, PAGE 1320 THRU 1323 OF SAID PUBLIC RECORDS.

PARCEL C

LOTS 29, 30, 31, 32 AND 33, BLOCK 2, NORTH SARASOTA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 151 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCELS A, B AND C ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF SAID S.W. 1/4 OF THE S.W. 1/4, S 89°23'52" E, 47.17 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE S.C.L. RAILROAD FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF SAID S.W. 1/4 OF THE S.W. 1/4, S 89°23'52" E, 1282.20 FEET TO ITS INTERSECTION WITH THE WEST LINE OF BLOCK 11, SUBDIVISION OF "NORTH SARASOTA", AS RECORDED IN PLAT BOOK 2, PAGE 151, ALSO BEING THE WEST LINE OF SAID BLOCK 11 PER THE "FINAL JUDGMENT", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1191, PAGE 2758, ALL RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE OF BLOCK 11, S 00°11'37" W, 669.78 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 32; THENCE ALONG SAID SOUTH LINE, N 89°24'46" W, 106.83 FEET; THENCE, LEAVING SAID SOUTH LINE AND ALONG A PORTION OF BROADWAY (VACATED ON O.R. BOOK 1089, PG. 1994), THE FOLLOWING CALLS: S 00°11'37" W, 14.90 TO ITS INTERSECTION WITH THE CENTERLINE OF SAID BROADWAY, NOW VACATED; THENCE ALONG SAID CENTERLINE N 89°25'13" W, 350.17 FEET; THENCE, LEAVING SAID CENTERLINE OF BROADWAY, NOW VACATED, AND ALONG THE EAST LINE OF LOTS 1 THROUGH 18, BLOCK 4 OF SAID "NORTH SARASOTA", S 00°11'37" W, 464.95 FEET TO THE S.E. CORNER OF SAID LOT 18; THENCE ALONG THE SOUTH LINE OF SAID LOT 18 AND ITS WESTERLY EXTENSION THEREOF, N 89°25'40" W, 150.00 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 28TH ST. CT. E. (A 50' PUBLIC R/W, PLATTED AS KENTUCKY AVE.), ALSO BEING THE N.E. CORNER OF SAID LOT 47, BLOCK 3; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, ALSO BEING THE EAST LINE OF LOTS 47, 48 AND 28, BLOCK 3, S 00°11'37" W, 150.00 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY (S.R. No. 610, PUBLIC R/W, WIDTH VARIES), ALSO BEING THE S.E. CORNER OF SAID LOT 28, BLOCK 3; THENCE N 89°25'40" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, ALSO BEING THE SOUTH LINE OF LOTS 21 THRU 28, BLOCK 3, 200.00 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 28TH ST. CT. E. (A 50' PUBLIC R/W, PLATTED AS TENNESSEE AVE.), ALSO BEING THE S.W. CORNER OF SAID LOT 21, BLOCK 3; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 21, BLOCK 3, N 00°11'37" E, 100.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE S.W. CORNER OF SAID LOT 20, BLOCK 3 OF SAID PLAT OF "NORTH SARASOTA"; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 20, BLOCK 3, S 89°25'40" E, 100.00 FEET TO THE S.E. CORNER OF SAID LOT 20; THENCE ALONG THE EAST LINE OF LOTS 17 THRU 20, BLOCK 3, N 00°11'37" E, 100.00 FEET TO THE N.E. CORNER OF SAID LOT 17; THENCE ALONG THE NORTH LINE OF SAID LOT 17, N 89°25'40" W, 100.00 FEET TO THE N.W. CORNER OF SAID LOT 17 ALSO BEING THE S.E. CORNER OF A VACATED PORTION OF SAID 28TH ST. CT. E., AS RECORDED IN OFFICIAL RECORDS BOOK 1089, PAGE 1320 AND OFFICIAL RECORDS BOOK 1089, PAGE 1994 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID VACATED RIGHT-OF-WAY, N 62°56'20" W, 56.05 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID 28TH ST. CT. E., ALSO BEING THE S.E. CORNER OF SAID LOT 43, BLOCK 2, SAID PLAT OF "NORTH SARASOTA"; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID LOT 43, BLOCK 2, N 89°25'40" W, 100.00 FEET TO THE S.W. CORNER OF SAID LOT 43; THENCE ALONG THE WEST LINE OF LOTS: 29 THRU 43, SAID BLOCK 2, N 00°11'37" E, 375.00 FEET TO THE N.W. CORNER OF SAID LOT 29; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, 125.00 FEET TO THE N.W. CORNER OF SAID VACATED RIGHT-OF-WAY OF 28TH ST. CT. E.; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID VACATED RIGHT-OF-WAY, S 89°25'40" E, 50.00 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID 28TH ST. CT. E. AND THE N.E. CORNER OF SAID LOT 29; THENCE S 00°11'37" W, ALONG SAID WEST RIGHT-OF-WAY LINE, 125.00 FEET TO THE N.W. CORNER OF SAID VACATED RIGHT-OF-WAY OF 28TH ST. CT. E.; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID VACATED RIGHT-OF-WAY, S 89°25'40" E, 50.00 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID 28TH ST. CT. E., ALSO BEING THE S.W. CORNER OF LOT 5, BLOCK 2; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N 00°11'37" E, 154.98 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE SAID N 89°24'46" W, 477.88 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED S.C.L. RAILROAD; THENCE N 00°25'22" E, ALONG SAID EAST RIGHT-OF-WAY LINE, 670.11 FEET TO THE POINT OF BEGINNING.

TO: PICERNE DEVELOPMENT CORPORATION OF FLORIDA, MANASARA Corp., AKERMAN LLP, TENNESSEE STREET PROPERTY, LLC and FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(a)(b), 13, 14, 18, 19, and 20(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 05, 2015.

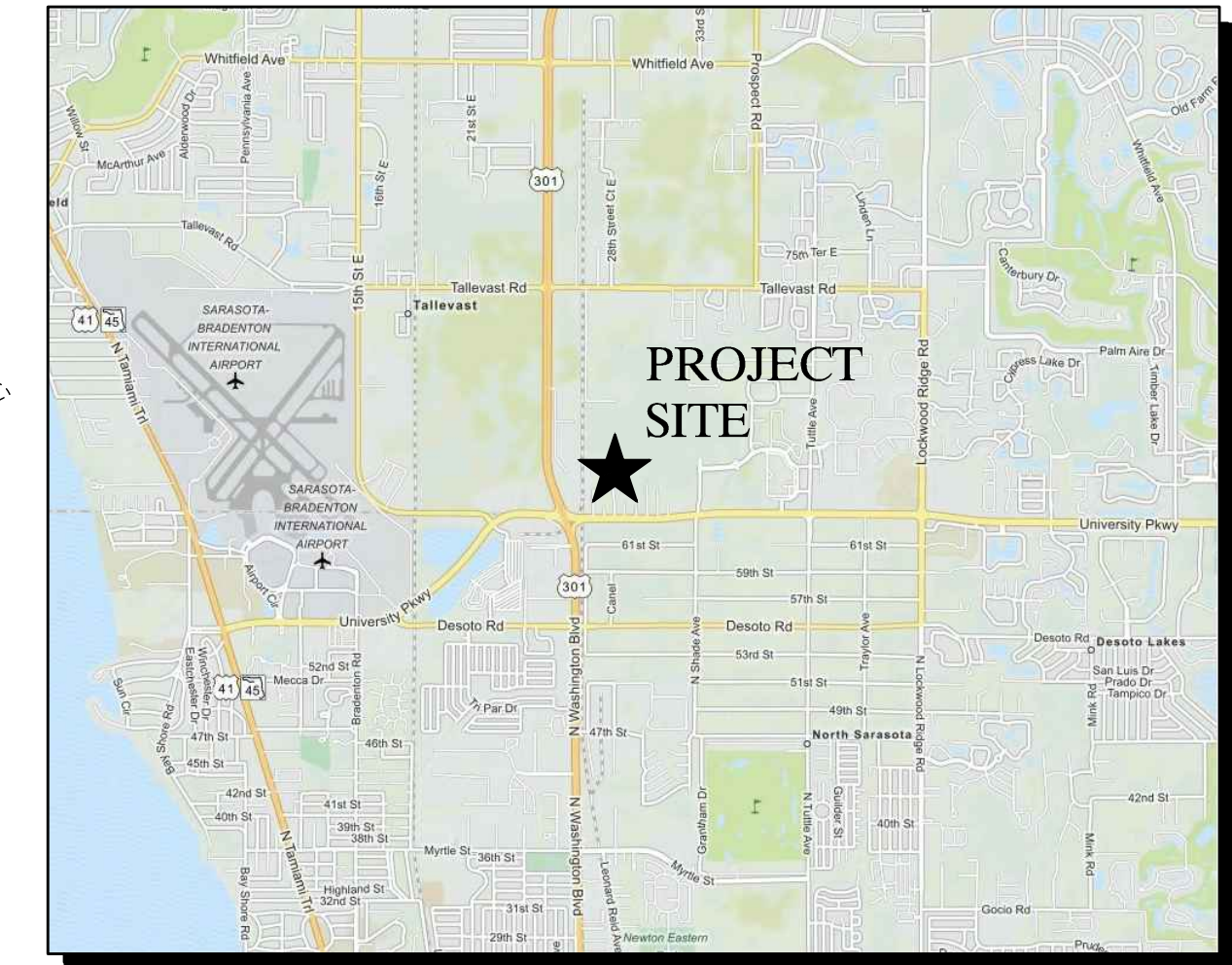
DATE OF PLAT OR MAP: MAY 18, 2015

GEORGE F. YOUNG, INC.
 LICENSED BUSINESS #021
 10540 PORTAL CROSSING, SUITE 105
 BRADENTON, FL. 34211
 (941) 747-2981

F. PETER LUTZ, JR.
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE #5506
 (941) 747-2981

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

FILE: I:\PROJECT\SUR\2004\0423006402\0423006402.DWG PLOT: 06/29/15 14:04:21



VICINITY MAP
MANATEE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST

NOTES

Existing Site Conditions

1. Total project acreage: 25.6± acres
2. Existing Zoning: PDC & LM w/ Entranceway Overlay
Proposed Zoning: PDR w/ Entranceway Overlay
3. Existing Land Use: MU
Proposed Land Use: RES-16
4. The project lies within Flood Zones "X" & "A" according to FEMA-FIRM Community Panel Number 12081C0319E, effective March 17, 2014.
5. The tree grouping is reflected in the Protected Species Assessment completed by Universal Engineering Sciences on April 20, 2015.

Development Description

1. Project consists of 324 Apartments
2. Gross density = 324 Apts. / 25.6 acres = 12.7
3. Construction start date: July 2016
Construction completion date: December 2017

Proposed Site Data

1. Landscape plan shall comply with Sections 714, 715, & 737 of the LDC.
2. Open Space = 12.3± Ac.
3. Required Parking Spaces = (324 Units x 2 Spaces Per Unit = 648) +
(1 Guest Space x 324 Units/10 = 32.4) = 681 Spaces

Provided Parking: Standard Spaces = 531
Attached Garage Spaces = 62
Detached Garage Spaces = 50
Tandem Spaces = 62
Total = 705 Spaces

4. Proposed Building Height 45', 3 stories

Required Improvements

1. Water service, sewer service, solid waste service, & fire protection shall be provided by Manatee County.
2. Irrigation service will be provided by onsite private well.
3. Proposed detention pond will be privately owned and maintained. Public drainage easement will be provided over the proposed detention pond for Kentucky Avenue and for the portion of Broadway Avenue located on the subject parcel.

PRELIMINARY SITE PLAN

Manatee County, Florida

Manatee County Building & Development Services Department Signature Block

Project Number : _____ **Project Name :** _____

Approval Type: _____ **DTS Number :** _____

PROJECT PLANNER _____ **DATE** _____

PROJECT ENGINEER _____ **DATE** _____

CONCURRENCY _____ **DATE** _____

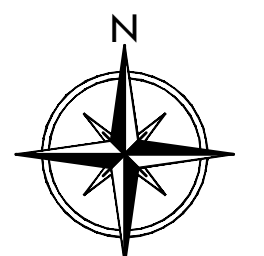
ENVIRONMENTAL PLANNING _____ **DATE** _____

ENVIRONMENTAL HEALTH _____ **DATE** _____

FIRE DISTRICT _____ **DATE** _____

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

Rec'd by OWNER/AGENT: _____ **DATE** _____



0 80' 160'

SCALE: 1" = 80'

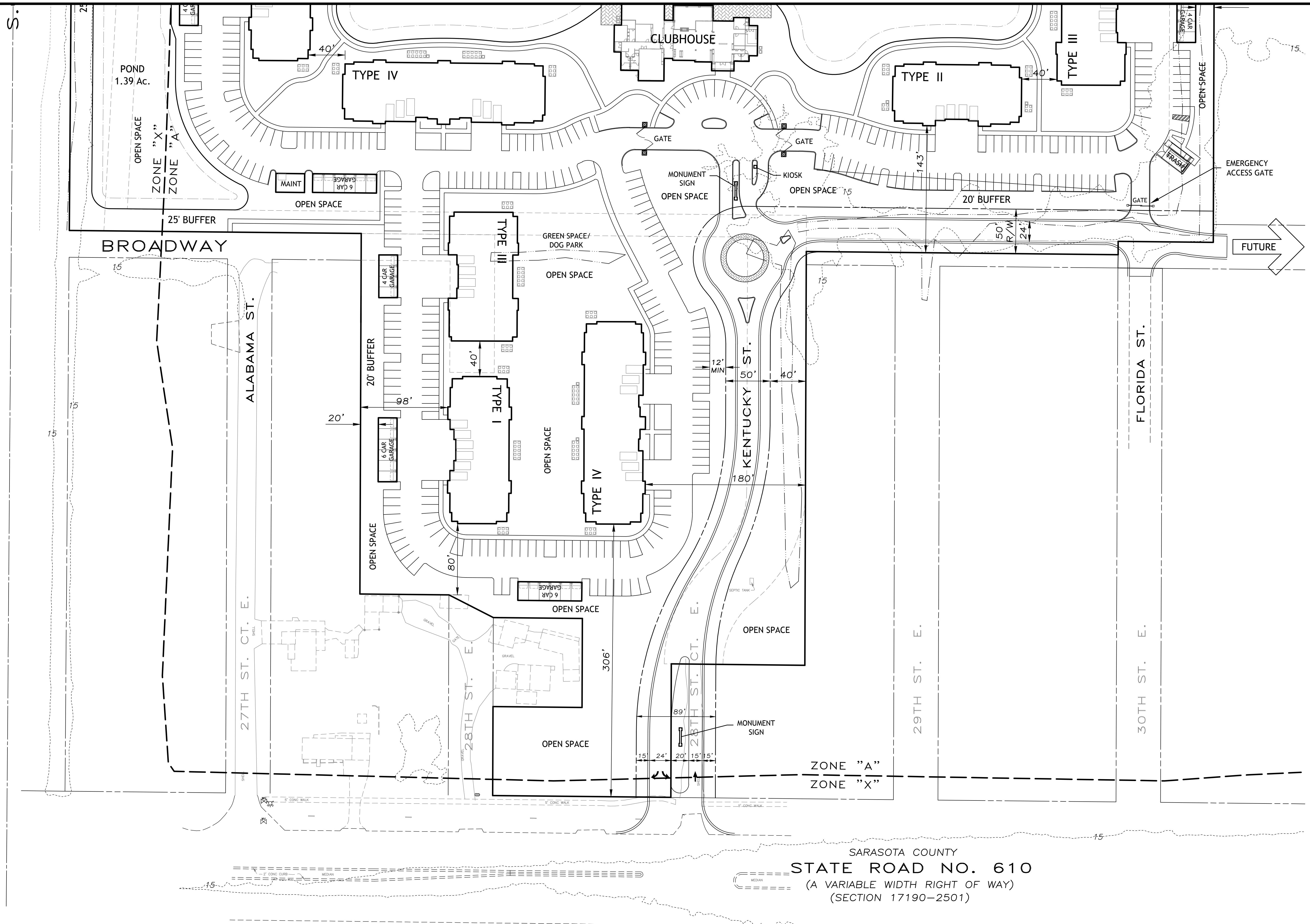
PSP.dwg

This is a conceptual site plan and is subject to rezoning, final design, survey, environmental analysis, engineering, permitting and governmental approval. Site layout, product type and density are subject to change.

07/2015	
ate	Revision #

Fuxan Engineering, Inc.

15018 Maurine Cove Ln.
Odessa, Florida 33556

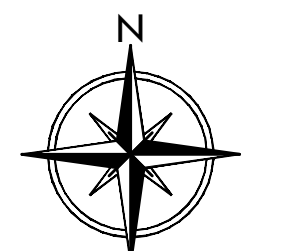


SARASOTA COUNTY
STATE ROAD NO. 610
(A VARIABLE WIDTH RIGHT OF WAY)
(SECTION 17190-2501)

PRELIMINARY SITE PLAN
Manatee County, Florida

OASIS AT UNIVERSITY

PICERNE REAL ESTATE GROUP



0 50' 100'
SCALE: 1" = 50'

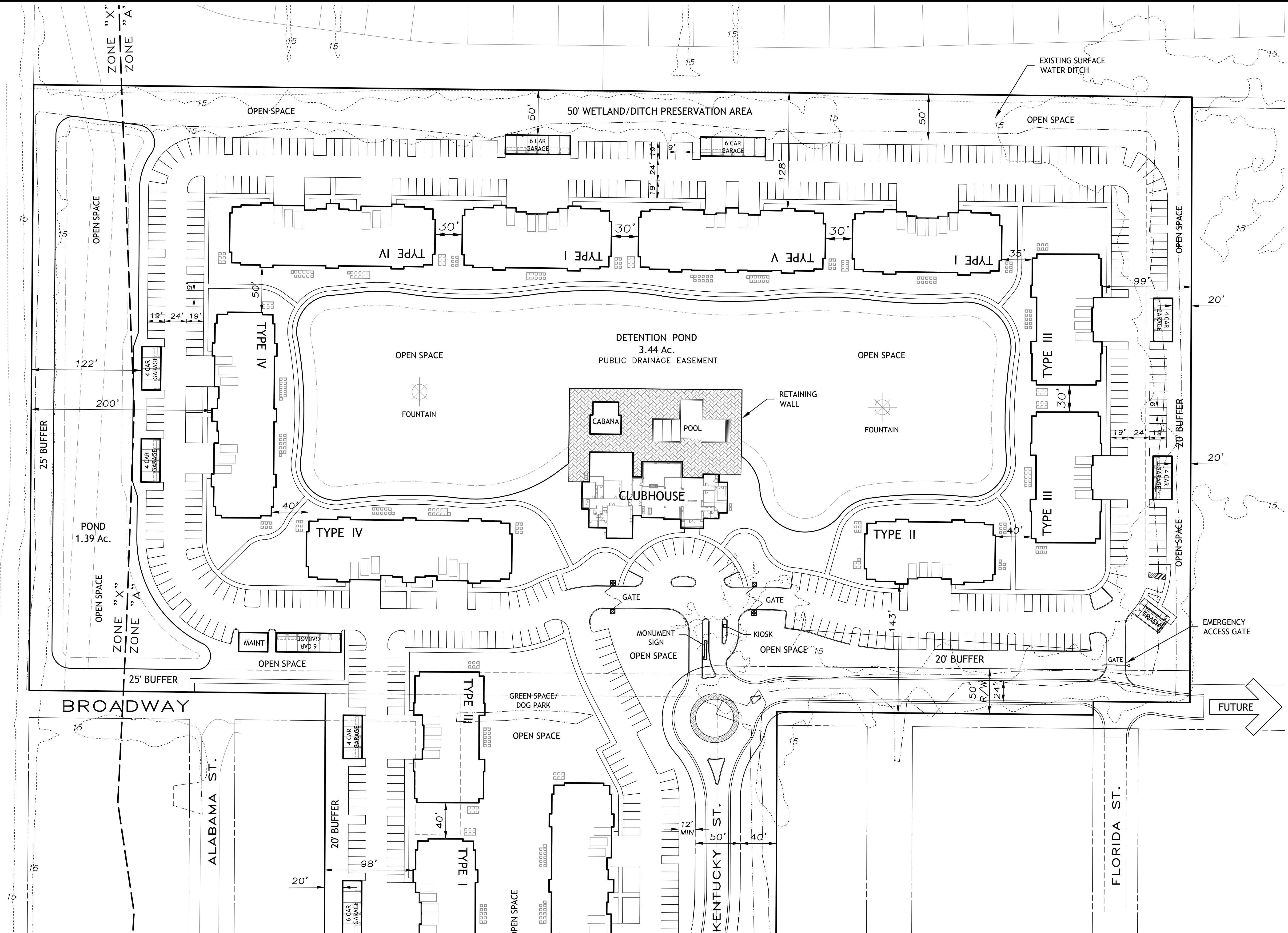
This is a conceptual site plan and is subject to rezoning, final design, survey, environmental analysis, engineering, permitting and governmental approval. Site layout, product type and density are subject to change.

07/07/2015
Date Revision #

Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194

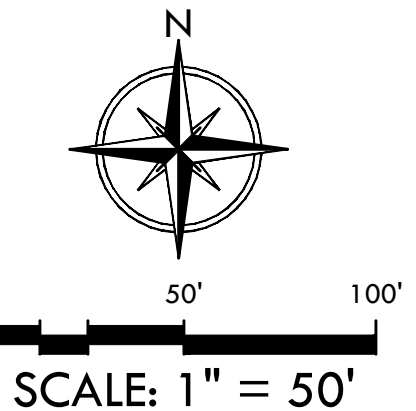
SHEET 2 OF 3

S.C.L. RAILROAD



PRELIMINARY SITE PLAN
Manatee County, Florida

OASIS AT UNIVERSITY
PICERNE REAL ESTATE GROUP



This is a conceptual site plan and is subject to rezoning, final design, survey, environmental analysis, engineering, permitting and governmental approval. Site layout, product type and density are subject to change.

07/07/2015
Date Revision #

Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194
SHEET 3 OF 3

PRELIMINARY SITE PLAN STANDARDS

The following minimum information is required by the Manatee County Land Development Code. Applications will **NOT** be processed unless all required information is submitted. Any item believed "not applicable" must be explained in writing and noted on the plan.

Note: Applicant must check (✓) and give page number on which information is provided.

1. Basic Information

Page #/Applicant/Staff

- | | | |
|----|---|------------------|
| a. | Sheet size, max. 24" x 36", numbered (i.e., sheet ____ of ____). Multiple sheets (match lines clearly showing where sheets join). | <u>1</u> (✓) () |
| b. | The words "PRELIMINARY SITE PLAN" clearly stated. | <u>1</u> (✓) () |
| c. | Date, north arrow, scale (1" = 60' or larger) and legend. | <u>1</u> (✓) () |
| d. | All lettering shall be neat and legible, and a minimum of 3/32" in height. | <u>1</u> (✓) () |
| e. | Vicinity map (scale of not less than 1" = 1 mile) which clearly shows the site in relationship to its surrounding. | <u>1</u> (✓) () |
| f. | All dimensions shall be in feet and decimals of a foot. | <u>1</u> (✓) () |
| g. | Standard signature sign-off block (Required with Administrative items only). | <u>1</u> (✓) () |

NOTE: Survey is required with all Planned Development Rezones.

2. Existing Site Conditions

- | | | |
|----|--|------------------|
| a. | Total project acreage. | <u>1</u> (✓) () |
| b. | Existing zoning and land uses onsite and on properties within two hundred (200) feet of the property boundaries. | <u>1</u> (✓) () |
| c. | The approximate location and size of existing easements, existing and platted streets, drainage ways, utilities, buildings and historic sites on site. | <u>1</u> (✓) () |
| d. | Location of existing and platted streets, drainageways, and utilities on contiguous properties a minimum of 100' beyond perimeter. | <u>1</u> (✓) () |
| e. | General topographic contours (five feet maximum interval) on site. | <u>1</u> (✓) () |

- f. Delineation of the flood zones and the Flood Protection Elevation data onsite, if applicable. 1 (✓) ()
- g. Where the project exceeds one hundred (100) acres in area, the latest available aerial photograph made at a scale of at least one inch equals four hundred feet (1"=400') showing all property within one thousand (1000) feet of the project boundaries. N/A _____ () ()
- h. Preliminary wetlands delineation, as required in Section 719 (See attachment #1). 1 (✓) ()
- i. Location of existing tree groupings pursuant to Section 714 1 (✓) ()

3. Development Description

- a. The approximate locations, intensity, and acreage of general land uses including dwelling unit types and general types of non-residential uses, open spaces, recreational facilities, and other proposed uses. 1 (✓) ()
- b. Proposed densities for each dwelling unit type and approximate total number of dwelling units by type. 1 (✓) ()
- c. Floor area ratios for all non-residential land uses and approximate total square footage of gross floor area for all non-residential buildings by general type, e.g. offices, neighborhood commercial, industrial, etc. N/A _____ () ()
- d. Amount of additional density or floor area applied for under any bonus provisions, and the calculations supporting the specific features giving rise to such bonus application. N/A _____ () ()
- e. Proposed development construction schedule indicating the approximate starting and completion dates for the project and any phases thereof, together with appropriate identification and descriptions of such phases. 1 Phase _____ () ()

4. Proposed Site Design

- a. Approximate dimensions and location of:
1. Proposed lot lines and land uses. 1 (✓) ()
 2. Proposed structures. 1 (✓) ()
 3. Proposed infrastructure. 1 (✓) ()
 4. Proposed and required easements. 1 (✓) ()
 5. Proposed open space areas. 1 (✓) ()
 6. Proposed parking and loading areas. 1 (✓) ()

7. Proposed Landscape Plan - A landscape plan showing Vehicle Use Area landscaping, including approximate locations of landscape areas and preliminary plant material calculations. Screening buffers, including approximate locations of the buffer areas and preliminary plant material calculations.

1 (X) ()

8. Proposed Vehicle Use Area Landscaping, including approximate locations of landscape areas and preliminary plant material calculations. Screening buffers, including approximate locations of the buffer areas and preliminary plant material calculations.

1 (X) ()

9. Proposed vehicular circulation facilities.

1 (X) ()

10. General sign and outdoor lighting plans, location or design principles.

1 (X) ()

b. Approximate dimensions of all building heights and required yards.

1 (X) ()

c. General sign and outdoor lighting plans, location or design principles.

1 (X) ()

5. **Required Improvements**

A description of intended actions necessary to satisfy the requirements of Section 722, Installation of Required Improvements. Such description shall be provided in graphic or narrative form, as necessary.

Water Service

1 (X) ()

Sewer Service

1 (X) ()

Solid Waste

1 (X) ()

Fire Protection

1 (X) ()

Effluent reuse for irrigation

N/A

 () ()

Sidewalks and distance to existing sidewalks

1 (X) ()

Access, including cross section

1 (X) ()

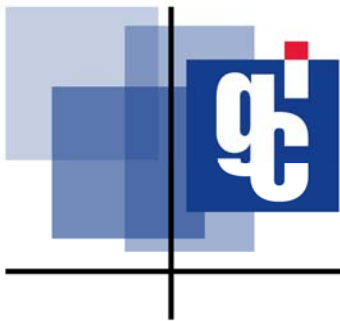
Drainage, including cross section

1 (X) ()

6. Supplemental Information

- a. General description of proposed legal measures to provide _____ (✓) ()
for any easements, dedications and reservations.

If the site is located within the 100 year floodplain, the information required for a Floodplain Management Permit is required. (Due at building permit stage).



grimail
crawford
inc.

Your Comprehensive Engineering, Planning and GIS Solutions Consultants

July 6, 2015

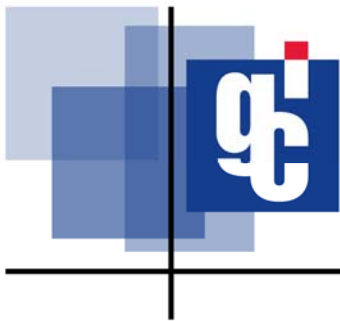
Jason Utley
Manatee County Public Works Department
Transportation Planning Division
1022 26th Avenue East
Bradenton, FL 34208

RE: Traffic Impact Statement for "The Oasis at University" Rezoning and Comprehensive Plan Amendment

Dear Mr. Utley:

This letter report is intended to serve as a Traffic Impact Statement (TIS) in support of the proposed Rezoning and Comprehensive Plan Amendment associated with "The Oasis at University" (Project), a proposed multi-family residential development. The Project site is located on the north side of University Parkway, to the east of US 301, in Manatee County. As illustrated on the site plan and location map under **Attachment 1**, the Project will have two access points: one primary driveway on University Parkway via Kentucky Street, and a secondary driveway on Florida Street, which also connects to University Parkway. The Project site comprises approximately 25.6 acres and is currently zoned as a mix of PDC (Planned Development Commercial) and LM (Light Manufacturing), with a future land use category (FLUC) of MU (Mixed Use).

In order to support the proposed development of 324 apartment units on the Project site, the applicant is proposing a Rezoning to PDR (Planned Development Residential) and a Comprehensive Plan Amendment to change the future land use category to RES-16. This letter analyzes the potential traffic impacts of each change relative to the current condition. Please note that a *Traffic Impact Analysis (TIA)* has also been prepared for this Project, which will provide a more detailed analysis of traffic conditions specific to the proposed site plan. This TIA will be submitted at the time that concurrency is evaluated for the Project.



Trip Generation Comparison

A TIS is generally intended to compare potential traffic conditions for the current allowable uses/intensities/densities to those of the proposed condition. The trip generation for each condition was estimated as follows.

Trip Generation Under Existing Zoning/Future Land Use Category

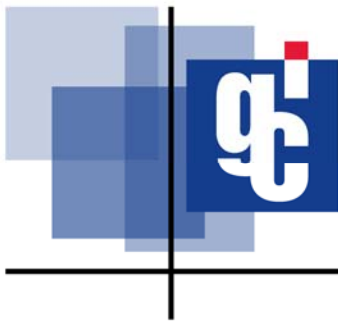
The Project site was previously rezoned in 1991, under PDC-92-05(Z)(P), which contemplated a hotel with 140 rooms and 176,400 square feet of office. However, the corresponding site plan has since expired. The allowable uses for this property are now dictated by the current zoning of PDC and LM, and the underlying FLUC of MU. The FLUC category MU allows a maximum residential density of 9 dwelling units per acre and a maximum FAR of 1.0. A maximum buildout scenario for the Project site would potentially involve a mix of residential and commercial uses. Per discussion with County staff, a representative buildout scenario would involve 150,000 square feet of office fronting University Parkway (3.5 acres x 43,560 sf/acre x 1.0 FAR) and 196 apartment units (22.1 acres x 9 units/acre). PM peak hour trips for this scenario have been estimated assuming the "Apartment" land use (LUC 220) and the "Office" land use (LUC 710) from the ITE Trip Generation Manual, 9th Edition. As documented under **Attachment 2**, this yields an estimate of 373 PM peak hour trips (125 in, 248 out).

Trip Generation Under Proposed Rezoning

The Project proposes a rezoning from PDC and LM to PDR. Under the PDR designation, office and/or commercial uses would not be permitted. Therefore, the maximum buildout scenario under this condition would involve only residential uses. Based on the current maximum allowable density of 9 units per acre, the Project site could hold up to 230 apartment units (25.6 acres x 9 units/acre). As documented under **Attachment 2**, this yields an estimate of 144 PM peak hour trips (94 in, 50 out).

Trip Generation Under Proposed FLUC

The Project proposes a FLUC change from MU to RES-16. Under this new FLUC, the Project site would allow up to 16 residential units per acre. While the proposed Project of 324 units reflects a density of only 12.8 units/acre, this TIS considers the potential "worst case" condition involving the maximum



allowable density. The maximum allowable density of 16 units per acre would result in 409 units (25.6 acres x 16 units/acre = 409 units). PM peak hour trips for this condition have been estimated assuming the "Apartment" land use (LUC 220) from the ITE Trip Generation Manual, 9th Edition. Calculations are documented in **Attachment 2**, and the resulting estimate for this condition is 243 PM peak hour trips (158 in, 85 out).

Table 1 compares the existing and proposed conditions for both the Rezoning and the FLUC change. As reported below, the proposed Rezoning represents a potential decrease of 229 PM peak hour trips, while the proposed FLUC change represents a potential decrease of 130 PM peak hour trips.

Table 1: Trip Generation Comparison

Scenario	Condition	Assumed Land Uses	PM Peak Hour Trips
Rezoning	Existing Zoning (PDC & LM)	150,000 s.f. office, 196 apartment units	373
	Proposed Zoning (PDR)	227 apartment units	144
	<i>Difference</i>		<i>-229</i>
FLUC Change (for CPA)	Existing FLUC (MU)	150,000 s.f. office, 196 apartment units	373
	Proposed FLUC (RES-16)	404 apartment units	243
	<i>Difference</i>		<i>-130</i>

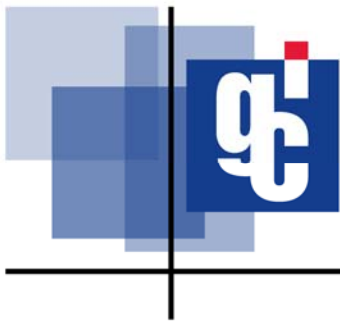
Analysis of First-Accessed Thoroughfare Roadway

The Project site will have primary access to one thoroughfare roadway, Link #3206: University Parkway, from US 301 to Tuttle Avenue. A generalized level of service (LOS) analysis was performed for this roadway, using the existing and reserved volumes provided in the *Manatee County Link Sheet* (included under **Attachment 3**) and the trip generation estimates from above. **Table 2** reports the results of this analysis.

**Table 2: Generalized Concurrency Analysis
University Parkway (US 301 to Tuttle Avenue)**

Condition	Existing PM Peak Hour Volume	Peak Hour Reserved	Estimated Project Traffic	Peak Hour Total Traffic	Peak Hour Service Volume*	Peak Hour LOS
Existing Zoning/FLUC	3,096	659	373	4,128	4,850	C
Proposed Zoning/FLUC	3,096	659	243	3,998	4,850	C

*Source: 2012 FDOT Generalized Tables (Table 4, non-state arterial 40 mph or higher)



As reported above, it appears that the level of service on University Parkway would be maintained at an acceptable standard under all conditions, including the proposed condition involving a density increase to 16 units per acre.

To evaluate potential long-term impacts of the proposed comprehensive plan amendment, an additional horizon-year analysis was performed for this roadway for the year 2035. As documented under **Attachment 4**, based on Manatee County's volume projections for the 2035 Financial Feasible roadway network, a future AADT of 58,000 is anticipated on University Parkway. Considering a standard K-factor of 9.0%, the resulting peak hour volume under 2035 conditions is 5,220 vph. As reported in **Table 1**, a decrease of 130 PM peak hour trips is estimated for the proposed FLUC change. Therefore, the total volume under 2035 conditions is estimated at 5,090 vph. As reported below in **Table 3**, these estimated volume conditions in 2035 exceed the generalized service volume on University Parkway, with or without the proposed FLUC change. However, it should be noted that the generalized service volume of 4,850 vph reflects a 10% decrease, to account for "non-state" roadway conditions (see Table 4, from FDOT Generalized Tables). The projected 2035 volumes would not exceed the un-adjusted volume of 5,390 vph. To determine which service volume is most applicable, the detailed operating characteristics of University Parkway, including signal timing, g/c ratios, and coordination would need to be evaluated. These details will be assessed as part of the *Traffic Impact Analysis* to be submitted for this Project.

**Table 3: Generalized Horizon Year Analysis
University Parkway (US 301 to Tuttle Avenue)**

Condition	Projected AADT	Standard K-Factor	2035 Peak Hour Traffic	Change in Peak Hour Traffic due to FLUC Change	Total Traffic in 2035	Peak Hour Service Volume*	Peak Hour LOS
Year 2035 (Financially Feasible Network)	58,000	9.0%	5,220	-130	5,090	4,850	E

*Source: 2012 FDOT Generalized Tables (Table 4, non-state arterial 40 mph or higher)



Your Comprehensive Engineering, Planning and GIS Solutions Consultants

I trust this information is sufficient to demonstrate that the proposed Rezoning and Comprehensive Plan Amendment are consistent with the Manatee County Comprehensive Plan. Should you have any questions or require additional information, please do not hesitate to call me at 813-387-0084.

Sincerely,

GRIMAIL CRAWFORD, INC.

A handwritten signature in blue ink that reads 'Richard W. Matthews'.

Richard W. Matthews, P.E.
Transportation Planning Engineer

Attachments

cc: Eric Halverson, Picerne Development



grimail
crawford
inc.

Your Comprehensive Engineering, Planning and GIS Solutions Consultants

ATTACHMENT 1

SITE PLAN LOCATION MAP



VICINITY MAP
MANATEE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST

NOTES

Existing Site Conditions

1. Total project acreage: 25.6± acres
2. Existing Zoning: PDC & LM w/ Entranceway Overlay to PDR
Proposed Zoning: PDR w/ Entranceway Overlay
3. Existing Land Use: MU
Proposed Land Use: RES-16
4. The project lies within Flood Zones "X" & "A" according to FEMA-FIRM Community Panel Number 1208100319E, effective March 17, 2014.
5. The tree grouping is reflected in the Protected Species Assessment completed by Universal Engineering Sciences on April 20, 2015.

Development Description

1. Project consists of 324 Apartments
2. Gross density = 324 Apts. / 25.6 acres = 12.7
3. Construction start date: July 2016
Construction completion date: December 2017

Proposed Site Data

1. Landscape plan shall comply with Sections 714, 715, & 737 of the LDC.
2. Open Space = 12.3± Ac.
3. Required Parking Spaces = (324 Units x 2 Spaces Per Unit = 648) +
(1 Guest Space x 324 Units/10 = 32.4) = 681 Spaces

Provided Parking: Standard Spaces = 531
Attached Garage Spaces = 62
Detached Garage Spaces = 50
Tandem Spaces = 62
Total = 705 Spaces

4. Proposed Building Height 45', 3 stories

Required Improvements

1. Water service, sewer service, solid waste service, & fire protection shall be provided by Manatee County.
2. Irrigation service will be provided by onsite private well.
3. Proposed detention pond will be privately owned and maintained.
Public drainage easement will be provided over the proposed detention pond for Kentucky Avenue and for the portion of Broadway Avenue located on the subject parcel.

PRELIMINARY SITE PLAN

Manatee County, Florida

Manatee County Building & Development Services Department Signature Block	
Project Number :	Project Name :
Approval Type :	DTS Number :
PROJECT PLANNER _____	DATE _____
PROJECT ENGINEER _____	DATE _____
CONCURRENCY _____	DATE _____
ENVIRONMENTAL PLANNING _____	DATE _____
ENVIRONMENTAL HEALTH _____	DATE _____
FIRE DISTRICT _____	DATE _____
Attention: The combination of this signed plan and accompanying approval letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application. There may be other documents, including a CLOS that affect this project approval.	
Rec'd by OWNER/AGENT _____	DATE _____



0 80' 160'
SCALE: 1" = 80'

This is a conceptual site plan and is subject to rezoning, final design, survey, environmental analysis, engineering, permitting and governmental approval. Site layout, product type and density are subject to change.

07/01/2015

Date Revision #

Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194



grimail
crawford
inc.

Your Comprehensive Engineering, Planning and GIS Solutions Consultants

ATTACHMENT 2

TRIP GENERATION CALCULATIONS

Trip Generation Calculations The Oasis at University TIS

Existing Zoning (PDC & LM)/FLUC Condition (MU)

Land Use	ITE Land Use Code	Size*	Units	Daily Trips	Gross PM Peak Hour Trips		
					In	Out	Total
Multi Family Apartment	220	198	d.u.	1,323	83	44	127
General Office Building	710	150,000	s.f.	1,787	42	204	246
Total				3,110	125	248	373

*Land Use Calculations:

$$\begin{array}{rcl}
 3.5 \text{ acres} & (x 43,560 \text{ s.f./acre} \times 1.0 \text{ FAR}) & = 150,000 \text{ s.f office} \\
 + 22.1 \text{ acres} & (x 9 \text{ units/acre}) & = 198 \text{ apartment units} \\
 \hline
 25.6 \text{ acres total} & &
 \end{array}$$

Proposed Zoning Condition (PDR)

Land Use	ITE Land Use Code	Size (X)	Units	Daily Trips (T=6.06*X+123.56)	Gross PM Peak Hour Trips (T=0.55*X+17.65)		
					In (65%)	Out (35%)	Total (T)
Multi Family Apartment	220	230	d.u.	1,517	94	50	144

Proposed FLUC Condition (RES-16)

Land Use	ITE Land Use Code	Size (X)	Units	Daily Trips (T=6.06*X+123.56)	Gross PM Peak Hour Trips (T=0.55*X+17.65)		
					In (65%)	Out (35%)	Total (T)
Multi Family Apartment	220	409	d.u.	2,602	158	85	243

Source : ITE, Trip Generation, 9th Ed., 2012



grimail
crawford
inc.

Your Comprehensive Engineering, Planning and GIS Solutions Consultants

ATTACHMENT 3

MANATEE COUNTY LINK SHEET EXCERPT

Manatee County Planning Department Concurrency Transportation Link Sheet

Report run on: November 18, 2014 10:10 AM

Page 19

Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Nu m Sig	Cl ass Gr p	Le ft Tu rns	5% Peak Hour Vol	Peak LOS	Los Std	Exist Los	Proje cted LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	O C S	Peak Hour Base	Peak Hour Res	Peak Hour Pend	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	De Im Rs	Stn Num
3200	TUTTLE AV	UNIVERSITY PKY	TALLEVAST RD	MC	UC	U	2U	0.00	0	US	Y	72	D	C	C	C	C	12	9309	0.090	O	838	143	0	981	1,440	459	0.000			0	07-04
3201	TUTTLE AV	TALLEVAST RD	72ND AVE EAST	MC	UC	U	2U	0.00			N	72	D	C	C	C	C	10	9674	0.095		919	1	0	920	1,440	520	0.000				07-04
3202	TUTTLE AV	TALLEVAST RD	WHITFIELD AV	MC	UC	U		0.00				63		A	A						0	0	0	0	1,260	1,260	0.000					
3203	TUTTLE AV	63 AVE E	WHITFIELD AV	MC	UC	U	2D	0.00				63		C	C	C	C	12	1526	0.090		137	0	0	137	1,260	1,123	0.000				06-55
3205	UNIVERSITY PKWY	301 BLVD	US 301	MC	MA	U	6D	0.00			Y	242.5		C	C	C	C	12	25559	0.090		2,300	22	0	2,322	4,850	2,528	0.000				06-48
3206	UNIVERSITY PKY	US 301	TUTTLE AV	MC	PA	U	6D	0.92	1	I	Y	242.5	D	C	C	C	C	12	34396	0.090		3,096	659	0	3,755	4,850	1,095	0.000				240
3210	UNIVERSITY PKY	TUTTLE AVE	LOCKWOOD RIDGE RD	MC	MA	U	6D	1.92	1	I	Y	242.5	D	C	C	C	C	12	37710	0.090	O	3,394	308	0	3,702	4,850	1,148	0.000		0	240.5	
3211	UNIVERSITY PKY	LOCKWOOD RIDGE RD	COUNTRY PARK WAY	MC	MA	U	6D	1.79	1	I	Y	242.5	D	C	C	C	C	12	42640	0.090		3,838	247	0	4,085	4,850	765	0.000			241	
3212	UNIVERSITY PKY	COUNTRY PARK WAY	WHITFIELD AVE	MC	MA	U	6D	1.79	1	I	Y	242.5	D	C	C	C	C	12	43279	0.090		3,895	335	0	4,230	4,850	620	0.000			241.3	
3213	UNIVERSITY PKY	WHITFIELD AVE	THE PARK BLVD	MC	MA	U	6D	1.96	1	I	Y	242.5	D	C	C	C	C	12	44379	0.090		3,994	355	0	4,349	4,850	501	0.000			241.5	
3214	UNIVERSITY PKY	THE PARK BLVD	MEDICI CT	MC	MA	U	6D	2.56	1	II	Y	242.5	D	C	C	C	C	12	46696	0.090		4,203	333	0	4,536	4,850	314	0.000			242	
3215	UNIVERSITY PKY	MEDICI CT	HONORE AVE	MC	MA	U	6D	1.89	1	I	Y	242.5	D	C	C	C	C	12	46427	0.090		4,178	380	0	4,558	4,850	292	0.000			242.5	
3216	UNIVERSITY PKY	HONORE AVE	COOPER CREEK BLVD	MC	MA	U	6D	1.96	1	I	Y	242.5	D	C	C	F	F	12	49504	0.090		4,455	603	0	5,058	4,850	-208	0.000			242.6	
3217	UNIVERSITY PKY	COOPER CREEK BLVD	I-75	MC	MA	U	6D	2.86	1	II	Y	242.5	D	F	F	F	F	12	57743	0.090		5,197	406	0	5,603	4,850	-753	0.000			242.7	
3225	UNIVERSITY PKY	I-75	TOWN CENTER PKY	MC	MA	U	6D	6.00	3	I	Y	242.5	D	C	C	C	C	12	43022	0.090	O	3,872	575	0	4,447	4,850	403	0.000		0	07-48	
3226	UNIVERSITY PKY	TOWN CENTER PKY	LAKEWOOD RANCH BLD	MC	MA	U	6D	6.00	3	II	Y	242.5	D	C	C	C	C	12	43022	0.090	O	3,872	504	0	4,376	4,850	474	0.000		0	07-48	
3227	UNIVERSITY PKY	LAKEWOOD RANCH BL	LORRAINE RD	MC	MA	U	4D	0.50	1	I	Y	161	D	C	C	C	C	12	14800	0.090		1,332	240	0	1,572	3,220	1,648	0.000			4999	
4400	UNIVERSITY PKY	DAM RD	CR 675					0.00				0		A	A						0	0	0	0	0	0	0.000					
4405	UNIVERSITY PKY	CR 675	SR 70					0.00				0		A	A						0	0	0	0	0	0	0.000					
3240	UPPER MANATEE RIVER RD	SR 64	CENTER OF CURVE	MC	MIC	U	2U	0.00	0		Y	72	D	C	C	C	C	12	8252	0.090	O	743	277	0	1,020	1,440	420	0.000		0	11-06	

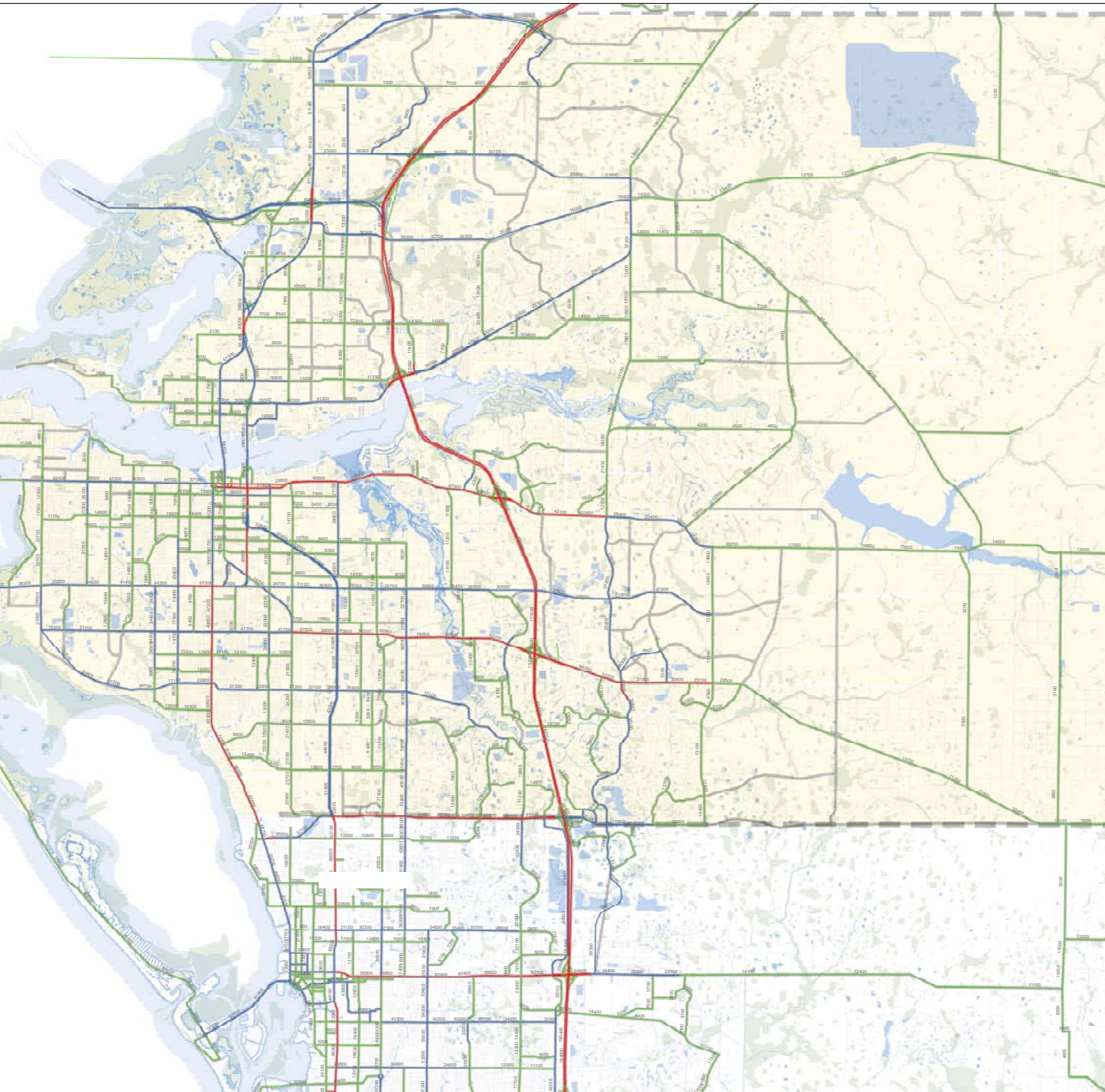
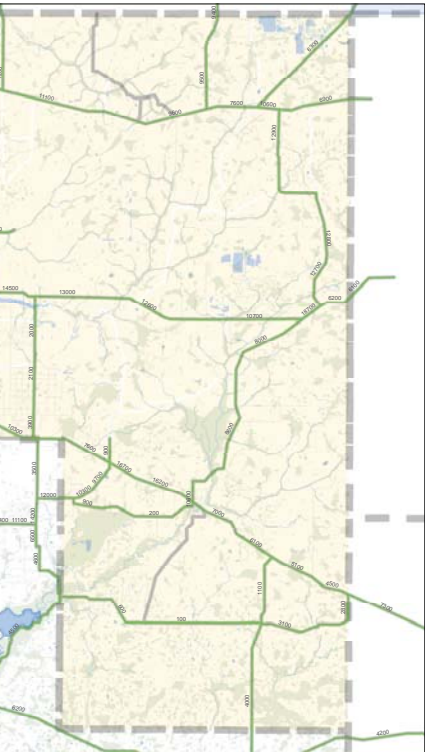
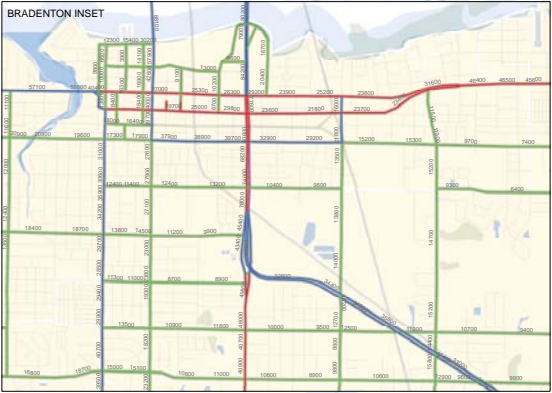


grimail
crawford
inc.

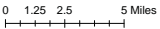
Your Comprehensive Engineering, Planning and GIS Solutions Consultants

ATTACHMENT 4

2035 VOLUME PROJECTIONS



Manatee County 2035 Volumes
with Sarasota / Manatee MPO Fincially Feasible Plan



Legend
Financially Feasible Lanes

- 2 Lanes
- 4 Lanes
- 6 Lanes





SCHOOL BOARD

Robert C. Gause
Chair

Dave "Watchdog" Miner
Vice Chair

Mary Cantrell
Karen Carpenter
Charlie Kennedy

SUPERINTENDENT

Diana Greene, PhD

1 Matzke Way
Bradenton, FL
34208
PH. (941) 708-8800
FAX. (941) 708-8832
www.manateeschools.net

SCHOOL DISTRICT OF MANATEE COUNTY

June 23, 2015

Ms. Valarie Hubbard
Akermann LLP
106 East College Ave Suite 1200
Tallahassee, FL 32301

RE: Pre-application School Report – University Parkway 324 Dwelling Units

Dear Ms. Hubbard,

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development pre-application University Parkway 324 Dwelling Units. This report is intended to be only information and analysis to assist Manatee County Government in its land-use decision.

The application is regarding land development pertaining to approximately 25 acres located 2075 University Parkway, Sarasota. The applicant has requested approval to Rezone from Commercial to Residential 16 dwelling units per acre (RES-16) with plans for 324 single-family dwelling units. The development schedule was not included.

This is a courtesy review for a pre-application and there is no fee for this report.

School Service Area and Current School Attendance Zones

This property is located in School Service Area 3 for school planning and concurrency purposes. The 2014-2015 school attendance zones are as follows:

1. Kinnan Elementary
2. Harllee Middle
3. Southeast High School

Five Year Capital Improvements Plan (CIP)

The School Board of Manatee County's 2014-2015 Five-Year Capital Improvement Plan does not include any capacity related improvements within the next five years.

Projected Educational Facilities Impact Fee

There has been a moratorium on the collection of Educational Facilities Impact Fees since July 27, 2009. On May 27, 2014, the School Board approved a request for an extension of the moratorium through July 27, 2015.

Projected Student Generation

The University Parkway 324 Dwelling Units pre-application requests a rezone from Commercial to RES-16. The current land use designation does not allow for residential dwelling units. The proposed RES-16 on 25 acres would allow for 400 single-family dwelling units. The projected number of students based on the proposed zoning and Single-Family Dwelling Unit Student Generation Rate is as follows:

❖ Elementary Students:	68
❖ Middle Students:	36
❖ High School students:	<u>44</u>
Total:	148

The development application uses the assumption of less than 100% build-out and proposes 324 residential dwelling units. The proposed dwelling units could potentially generate the following projected number of students based on the Single-Family Dwelling Unit Student Generation Rate:

❖ Elementary Students:	55
❖ Middle Students:	29
❖ High School Students:	<u>36</u>
Total:	120

NOTE: Rounding differences may occur

Preliminary School Concurrency Analysis

The School Board of Manatee County and Manatee County Government have adopted a school concurrency management system and this development is required to obtain a Certificate of Level of Service for Public School Facilities upon submission of an application for horizontal or vertical construction approval (final site plan or functional equivalent).

This is a preliminary report of the potential effects on school capacity and does not encumber, reserve or guarantee capacity will be available. The available capacity for elementary and middle schools is analyzed by the four School Service Areas (SSA) and High Schools are analyzed district-wide. The following is a preliminary analysis of available school capacity based on the proposed 324 additional dwelling units:

1. Elementary Schools do have sufficient capacity to support the proposed land development application in School Service Area 3.
2. Middle Schools **do not** have sufficient capacity to support the proposed land development application in School Service Area 3.
 - a. The contiguous School Service Area **4** **does** have middle school capacity to support the proposed land development application.
 - b. The available capacity in the contiguous School Service Area may be utilized to support the proposed land development application in accordance with the Interlocal Agreement for Public School Facility Planning.
3. High Schools do have sufficient capacity to support the proposed land development application.

Development Compatibility

University Parkway 324 Dwelling Units project is not located adjacent to an existing school site and appears to be compatible with nearby school sites.

Projected School Sites

A school site is not being requested within the property boundaries.

Sidewalks and Bicycle Paths

University Parkway 324 Dwelling Units is not located within the two mile walking radius of an existing school. The School District generally requests that the sidewalks and bicycle paths connect to existing sidewalks throughout the neighborhood providing students with a safe route to the bus stops. Sidewalk needs will be evaluated when a site plan is submitted.

The School District requests a sidewalk connection to PDMU-13-03/FSP-13-23 University Groves West to 27th St E/Circus Rd. The sidewalk connection would provide for the development to be within the two mile walking radius and would provide students from the proposed residential development with a shorter, more direct and potentially safer route to Kinnan Elementary School located at 3415 Tallevast Rd.

Crosswalks, Traffic Signalization, School Signs & Markings

The School District is not requesting school signs or markings for this project at this time.

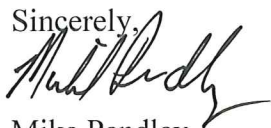
Transportation, Bus Stops, and Bus Shelters

University Parkway 324 Dwelling Units is not located within the two mile walking radius of an existing school without the requested pedestrian connection to University Groves West. The School District has observed a growing trend of parents driving students to bus stops and parking vehicles near the bus stop. The School District generally suggests providing a wider roadway near bus stops to accommodate additional parked cars or a parking area so the bus will be able to safely load/unload students and pass parked cars on the roadway. The School District also suggests providing a bus shelter, bicycle racks and lighting in the immediate area.

If the neighborhood is gated, the School District recommends providing a key pad at an accessible height for bus drivers and/or a key fob to allow access if circumstances require a bus to enter the subdivision (i.e. special needs students). The School District recommends roundabouts and cul-de-sacs provide sufficient radius for a bus to turn around. The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.

If you have any questions regarding this School Report, feel free to contact me at 708-8800 Ext 1056.

Sincerely,



Mike Pendley
Executive Planner



UNIVERSAL ENGINEERING SCIENCES

**PROTECTED SPECIES ASSESSMENT
UNIVERSITY PARKWAY PROPERTY
University Parkway and Kentucky Street
Sarasota, Manatee County, FL**

**UES Project No. 0140.1500114.0000
Report No. 1220900
Date: April 20, 2015**


Prepared For:

**Picerne Development Corporation of FL
247 N. Westmonte Drive
Altamonte Springs, FL 32714**

Prepared By:

**Universal Engineering Sciences, Inc.
3532 Maggie Boulevard
Orlando, Florida 32811
(407)423-0504
www.uesorl.com
COA# 00000549**

Prepared By:


David S. Whitney
Senior Environmental Scientist

Consultants in: Geotechnical Engineering • Environmental Sciences • Construction Materials Testing • Threshold Inspection
Offices In: Atlanta • Daytona Beach • DeBary • Fort Myers • Fort Pierce • Gainesville • Jacksonville • Leesburg • Miami • Ocala
• Orlando • Palm Coast • Panama City • Pensacola • Rockledge • Sarasota • St. Augustine • Tampa • West Palm Beach



UNIVERSAL ENGINEERING SCIENCES

Consultants in Geotechnical Engineering • Environmental Sciences
Construction Materials Testing • Threshold Inspection • Plans Review
Private Provider/Building Inspection • Geophysical Services

OFFICES IN:

- Atlanta
- Daytona
- Fort Myers
- Fort Pierce
- Gainesville
- Jacksonville
- Kissimmee
- Leesburg
- Miami
- Ocala
- Orlando (Headquarters)
- Palm Coast
- Panama City
- Pensacola
- Rockledge
- Sarasota
- Tampa
- West Palm Beach

April 20, 2015

Picerne Development Corporation of Florida
247 North Westmonte Drive
Altamonte Springs, FL 32714

Attention: Mr. Erik Halverson, Development Associate

Reference: Protected Species Assessment
University Parkway Property (25.97± acres)
Kentucky Street & University Parkway
Sarasota, Manatee County, FL
UES Project No. 0140.150008114.0000
Report No. 1220900

Dear Mr. Halverson:

Universal Engineering Sciences, Inc. (UES) is pleased to have completed the preliminary protected species assessment for the above-referenced site and have attached the summary report for your use. The purpose of this assessment was to determine if protected species (flora and fauna) could or currently do utilize or reside on the subject property, if known nesting sites on or near the property will affect development, and if the site contains critical habitat areas.

Based on the results of the protected species assessment conducted, there was no direct evidence of utilization of the site by any listed species. There were no nests, dens, tracks, or scat observed that would indicate the site is inhabited or utilized by any listed species. There are no federally listed critical habitat areas found on site. No listed plant species were observed or anticipated to be present on-site. It is our opinion that the development of the subject property should have very minimal effect, if any, on any species of protected wildlife. Further explanation can be found in the attached summary report.

Please contact me at (407)423-0504 if you have any questions regarding this report.

Respectfully submitted,
Universal Engineering Sciences, Inc.

Jennifer McCurdy
David S. Whitney
Senior Environmental Scientist

TABLE OF CONTENTS

TEXT	Page No.
-------------	-----------------

1.0 General Site Description.....	1
2.0 Existing Conditions/Habitat Descriptions.....	1
3.0 Wildlife Assessment Methodology	3
4.0 Assessment Results.....	3
5.0 Summary.....	5

FIGURES

1. Vicinity/Topo Map
2. Aerial/Land Use Map
3. NRCS/SCS Soils Map

APPENDICES

- A. Site Photos
- B. FNAI, FFWCC, USFWS Data/Maps

1.0 GENERAL SITE DESCRIPTION

The subject property is approximately 25.97± acres in size and is located on the north side of University Parkway and Kentucky Street, in Sarasota, Manatee County, FL (Figures 1 & 2). The site is currently disturbed land with no development. The site is located in Section 32, Township 35 South, & Range 18 East. The subject property includes four tax parcels (PIDs: 2032000008, 2033900008, 2035100003, & 2035200001). The site consists of uplands and surface waters. There are no wetlands currently present on the subject property. The property was formerly developed and used as an automotive salvage yard dating back to about 1960 through the late 1980s.

2.0 EXISTING CONDITIONS

On-site land uses: The land uses described in this report are based on the Florida Department of Transportation's handbook "Florida Land Use Cover and Forms Classification System" 1999 edition.

Currently there are two (2) land uses on the project site including uplands and surface waters (Figure 3). Photographs of each land use can be found in Appendix A. On-site habitat descriptions are as follows:

Uplands

- FLUCCS 740: Disturbed Land (25.48 acres/ 98.11%)

The majority of the subject property is considered disturbed land. The entire property was used as a salvage yard from the 1950s through the 1980s. The property was cleared, leveled, and backfilled with concrete debris and pavement. This habitat/land use is dominated by Brazilian pepper trees (*Schinus terebinthifolius*). There are a few other canopy tree species scattered on the property that include live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), and cabbage palm (*Sabal palmetto*). Shrub species include Brazilian pepper and saltbush (*Bacharris* spp.). Groundcover is dominated cogon grass (*Imperata cylindrica*), with other species such as ragweed (*Ambrosia artemisiifolia*), caesarweed (*Urena lobata*), sandspur (*Cenchrus incertus*), and poor man's pepper (*Lepidium virginicum*).

Surface Waters

- FLUCCS 511: Manmade Ditch (0.49 acres/1.89%)

There are multiple manmade ditches located around the perimeter of the subject property. These ditches have very minimal vegetation in most areas due to the dense cover of Brazilian pepper along the edges. Canopy trees along the edges include the Brazilian pepper, red maple (*Acer rubrum*), laurel oak, and cabbage palm. The shrubs include wax myrtle (*Myrica cerifera*). Groundcover, where present, includes

pickerelweed (*Pontederia lanceolata*), alligatorweed (*Alternanthera philoxeroides*), wild taro (*Colocasia esculenta*), buttonbush (*Cephalus occidentalis*), and duckweed (*Lemna minor*).

Topography: The topography of the site is very flat throughout the interior and drops steeply into the ditches around the perimeter of the property. Based on Google Earth, the property is approximately 16-17 feet above sea level.

Soils: According to the Soil Conservation Service, Manatee County Soil Survey, surficial soils at the subject property are classified as follows (See Figure 3).

20: *EauGallie fine sand (0-2% slopes)*: This soil is classified as poorly drained. The depth to water table is about 6 to 18 inches of the surface.

22: *Felda fine sand (0-2% slopes)*: This soil is classified as poorly drained. It is found on flatwoods, marine terraces, and drainageways. The depth to water table is about 0 to 12 inches of the surface.

31: *Myakka fine sand (2-5% slopes)*: This soil is classified as poorly drained. It is found on flatwoods of marine terraces. The depth to water table is about 6 to 18 inches of the surface.

39: *Parkwood Variant-Chobee, Limestone Substratum-Parkwood Complex*: The Parkwood Variant soil is classified as poorly drained. It is found in drainageways on marine terraces. The depth to water table is about 6 to 18 inches of the surface. The Parkwood soil is classified as poorly drained and has a water table of about 0 to 12 inches of the surface. The Chobee soil is classified as very poorly drained and has a water table of about 0 inches.

40: *Pinellas fine sand*: This soil is classified as poorly drained. It is found on flats on marine terraces. The depth to water table is about 6 to 18 inches of the surface.

47: *Tomoka Muck*: This soil is classified as poorly drained. It is found on depressions of marine terraces. The depth to water table is about 0 inches of the surface.

Drainage: The subject property has a system of perimeter ditches surrounding the large north portion of the site. The west-central ditch is isolated with no outfall as it is a remnant ditch that has been partially backfilled. The southeast, east, and north ditches are interconnected and have an eventual outfall into the large conveyance ditch that borders the west property boundary. The conveyance channel appears to run north with an eventual outfall into the Braden River, Manatee River, and the Gulf of Mexico.

Adjacent Land Uses: The site is in a heavily developed area with residential, commercial, educational, and industrial land uses in the vicinity. The adjoining properties to east include industrial and agricultural. The adjoining properties to the south include University Parkway,

residential and undeveloped land. The adjoining properties to the west include residential and industrial uses. The adjoining property to the north includes a new residential neighborhood.

3.0 WILDLIFE ASSESSMENT METHODOLOGY

UES staff scientists reviewed the property for signs of utilization or presence of any flora or fauna listed as protected by the U.S. Fish and Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FFWCC), and Florida Department of Agriculture and Consumer Services (FDACS) based on known habitat preference and geographical distribution. The field assessment was performed on April 15 & 16, 2015. Weather conditions were sunny and 78-90 degrees during the field assessment.

The protected species assessment included:

- (1) A review of aerial photographs to assess past uses and the potential for protected wildlife based on geographic area and ecological significance.
- (2) A review of numerous databases and reference materials including, but not limited to, those provided by the USFWS, FFWCC, and FNAI to determine the potential species of protected wildlife that may inhabit or utilize the subject property (Appendix B).
- (3) Site reconnaissance to evaluate existing site conditions. This included quiet observation for 15-20 minutes at various locations on the property. The assessment covered approximately 70% of the property via pedestrian transects.
- (4) A review of the FFWCC eagle nest database website for nearby bald eagle nesting sites and the waterbird colony locator for known wading bird nesting areas (Appendix B).
- (5) A review of the species occurrence data available from the FFWCC and Fish and Wildlife Research Institute

4.0 ASSESSMENT RESULTS:

4.1 Potential Protected Wildlife

Based on the existing habitat found on site, the surrounding land uses, field observations, and the data obtained from the FNAI and FFWCC (Appendix B), the site has adequate habitat to support nesting and/or foraging by few listed wildlife species. The species of protected wildlife that are most likely to be found utilizing the property includes various wading bird species. Few other listed species have limited potential to be found foraging on-site due to the habitat types found on the site, the adjacent land uses, and/or the lack of contiguous undeveloped areas around the property. The current listed status and potential for specific species to utilize the site are discussed in Table 1 below.

TABLE 1: Potential for individual listed species to occur on the subject property.

Common Name	Scientific Name	Status *(FWC/USFWS)	Potential (low, moderate, high)	Comments
Florida Sandhill Crane	<i>Grus canadensis pratensis</i>	T/none	Moderate-Low	The open disturbed land could provide some foraging opportunities for this species. However, the presence of concrete throughout most of the uplands on the site likely minimizes foraging potential. None were observed.
Wood Stork	<i>Mycteria americana</i>	E/E	Moderate-Low	The ditches on-site provide foraging opportunities for this species. The heavy density of canopy and shrub vegetation likely minimizes useage by this species. No birds or nests were observed on-site.
Little Blue Heron	<i>Egretta caerulea</i>	SSC/None	Moderate-Low	The ditches on-site provide foraging opportunities for this species. The heavy density of canopy and shrub vegetation likely minimizes useage by this species. No birds or nests were observed on-site.
Tri-colored Heron	<i>Egretta tricolor</i>	SSC/none	Moderate-Low	The ditches on-site provide foraging opportunities for this species. The heavy density of canopy and shrub vegetation likely minimizes useage by this species. No birds or nests were observed on-site.
Limpkin	<i>Aramus guarauna</i>	SSC/none	Moderate-Low	The ditches on-site provide foraging opportunities for this species. The heavy density of canopy and shrub vegetation likely minimizes useage by this species. No birds or nests were observed on-site.
White Ibis	<i>Eudocimus albus</i>	SSC/none	Moderate-Low	The ditches on-site provide foraging opportunities for this species. The heavy density of canopy and shrub vegetation likely minimizes useage by this species. No

				birds or nests were observed on-site.
Gopher Tortoise	<i>Gopherus polyphemus</i>	T/T	Low	The high/shallow water table, lack of corridor due to perimeter ditching, and presence of fill and concrete spread across this site greatly reduces the opportunity for this species to be found on-site. No tortoise or burrows were observed.

*SSC-species of special concern, T-threatened, E-endangered

4.2 Observed Protected Wildlife/Plants

UES did not observe any listed species of flora or fauna on the subject property during the assessment.

4.3 Non-Protected Wildlife Observations/Evidence

Non-protected wildlife evidence observed on-site during the site visit included direct observations of the house sparrow, tufted titmouse, black vulture, blue jay, blue-gray gnatcatcher, brown anole, leopard frog, bull frog, black racer, cottontail rabbit, and the northern cardinal.

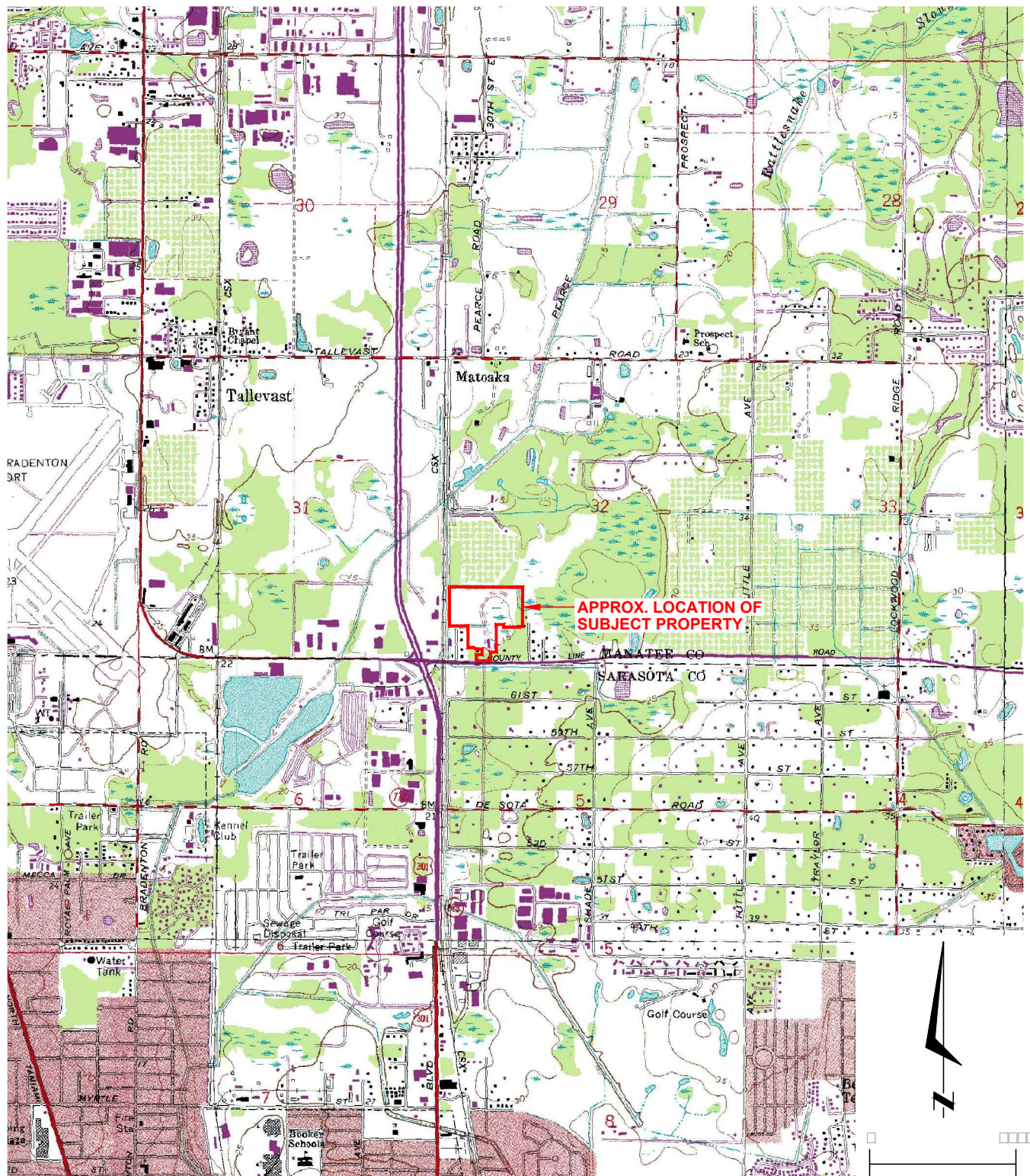
5.0 SUMMARY:

The results of the assessment found no direct evidence of utilization of the site by the any listed species. There were no nests, dens, tracks, or scat observed that would indicate the site is inhabited or utilized by any listed species. The existing land use found on-site (disturbed land with concrete fill throughout), the lack of a contiguous undeveloped corridor in the surrounding vicinity, and the surrounding land uses, likely reduce the potential for many listed species to be found on the property. A review of the FFWCC Eagle Nest Database and Waterbird Colony Locator websites were negative as of April 13 & 19, 2015 (Appendix A). The closest known waterbird colony is approximately 3.34 miles northwest of the subject property. The closest known bald eagle nest is located approximately 2.0 miles northeast of the subject property. No listed plant species were observed. There are no federally listed critical habitat areas found on site. Based upon the results of this assessment, it is our opinion that the proposed development of the property is not likely to have an adverse effect on any species of protected wildlife.

This assessment represents the results of our review on the date indicated. UES accepts no responsibility for recruitment of protected wildlife to the site following the date(s) of this assessment. The USFWS, FFWCC, and local government agencies may request additional assessments and/or surveys at any time. Universal Engineering Sciences is pleased to provide this preliminary protected species assessment report for the above referenced site. If there are any comments and/or questions regarding this report, please contact David Whitney at (407) 423-0504.

FIGURE 1

VICINITY/TOPO MAP



SOURCE: USGS □ UADRANGLE MAP OF "RADENTON, FLORIDA" □

SCALE (FT) □



UNIVERSAL
ENGINEERING SCIENCES

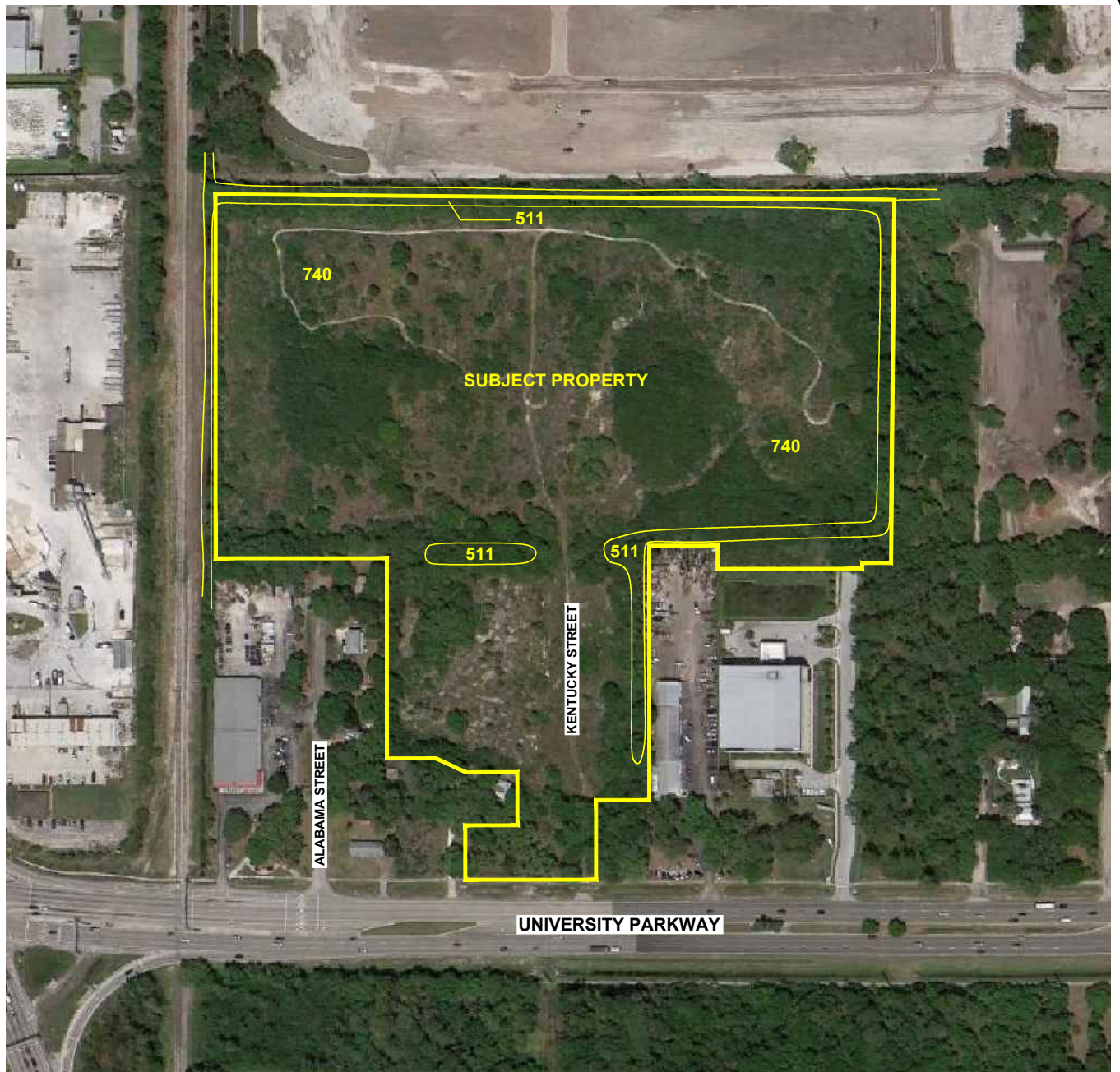
PROTECTED SPECIES ASSESSMENT
UNIVERSITY PARKWAY PROPERTY
UNIVERSITY PARKWAY □ CENTURY STREET
SARASOTA-MANATEE COUNTY, FLORIDA

SITE LOCATION MAP

DRAWN BY: R□□S□	DATE: □□□□□□	CHECKED BY:	DATE:
SCALE: AS SHOWN	PROJECT NO: □□□□□□□□□□	REPORT NO:	FIGURE NO: □

FIGURE 2

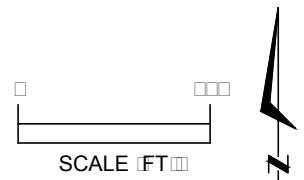
AERIAL/LAND USE MAP



FLUCCS LEGEND

☐ ☐ MANMADE DITCH ☐ ☐ ACRES ☐ ☐ ☐ ☐
☐ ☐ DISTURBED LAND ☐ ☐ ACRES ☐ ☐ ☐ ☐

TOTAL PROPERTY AREA = 25.97± ACRES



AERIAL PHOTO SOURCE: GOOGLE EARTH



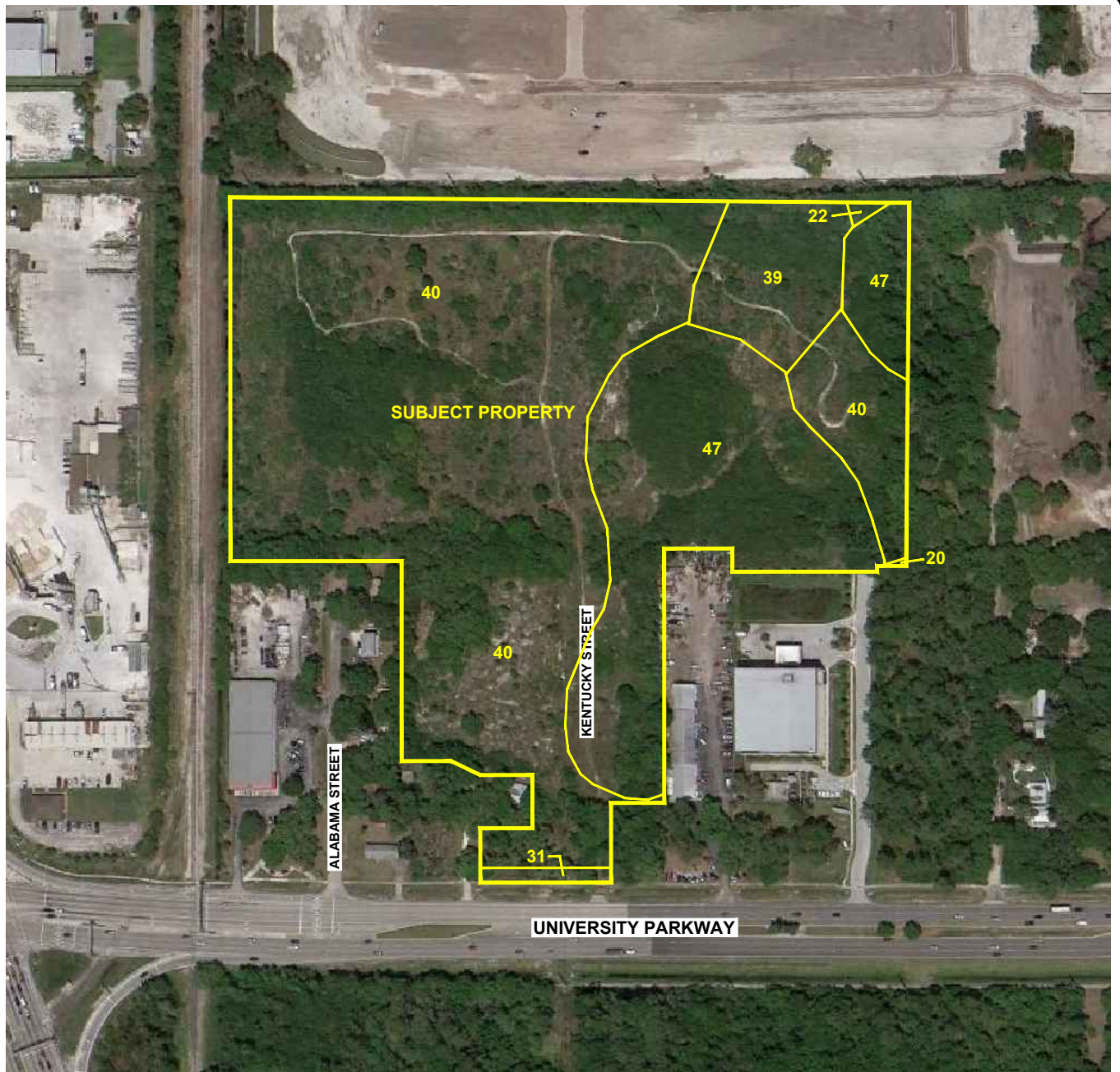
UNIVERSAL
ENGINEERING SCIENCES

PROTECTED SPECIES ASSESSMENT UNIVERSITY PARKWAY PROPERTY UNIVERSITY PARKWAY & KENTUCKY STREET SARASOTA-MANATEE COUNTY-FLORIDA

FLUCCS MAP AERIAL PHOTOGRAPH

DRAWN BY: R. S.	DATE: 11/11/2020	CHECKED BY:	DATE:
SCALE: AS SHOWN	PROJECT NO: 20200000000000000000	REPORT NO:	FIGURE NO: 1

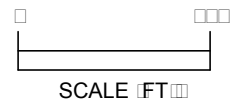
FIGURE 3
SOILS MAP



SOILS LEGEND

- □ EUGALLIE FINE SAND □ □ TO □ PERCENT SLOPES
- □ FELDA FINE SAND □ □ TO □ PERCENT SLOPES
- □ MYA □ □ A FINE SAND □ □ TO □ PERCENT SLOPES
- □ PAR □ □ OOD VARIANT CHO □ EE □ LIMESTONE SU □ STRATUM □ PAR □ □ OOD COMPLE □
- □ PINELLAS FINE SAND
- □ TOMO □ A MUC □

AERIAL PHOTO SOURCE: GOOGLE EARTH
SOIL DATA SOURCE: USDA NRCS □ E □ SOIL SURVEY



UNIVERSAL
ENGINEERING SCIENCES

PROTECTED SPECIES ASSESSMENT UNIVERSITY PARKWAY PROPERTY UNIVERSITY PARKWAY □ KENTUCKY STREET SARASOTA □ MANATEE COUNTY □ FLORIDA

USDA □ NRCS SOIL SURVEY MAP

DRAWN BY: R □ S □	DATE: □ □ □ □ □ □	CHECKED BY:	DATE:
SCALE: AS SHOWN	PROJECT NO: □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	REPORT NO:	FIGURE NO: □

APPENDIX A

SITE PHOTOS



PHOTO #1 – View from the south side of the property facing north at the entrance drive.



PHOTO #2 - View along the south property boundary facing west along University Parkway.



PHOTO #3 – View of the disturbed land in the southern portion of the property.



PHOTO #4 - View of the access drive (Kentucky St.) leading through the south portion of the property to the north portion.



PHOTO #5 – View of Ditch #1 located in the west-central portion of the property.



PHOTO #6 - View of Ditch #2 located along the west side of the subject property. Photo taken from south toward north.



PHOTO #7 – View of intersection of the west portion of Ditch #2 and the north portion of Ditch #2 located at the northwest corner of the subject property.



PHOTO #8 - View of the east portion of Ditch #2 on the east side of the subject property.

APPENDIX B

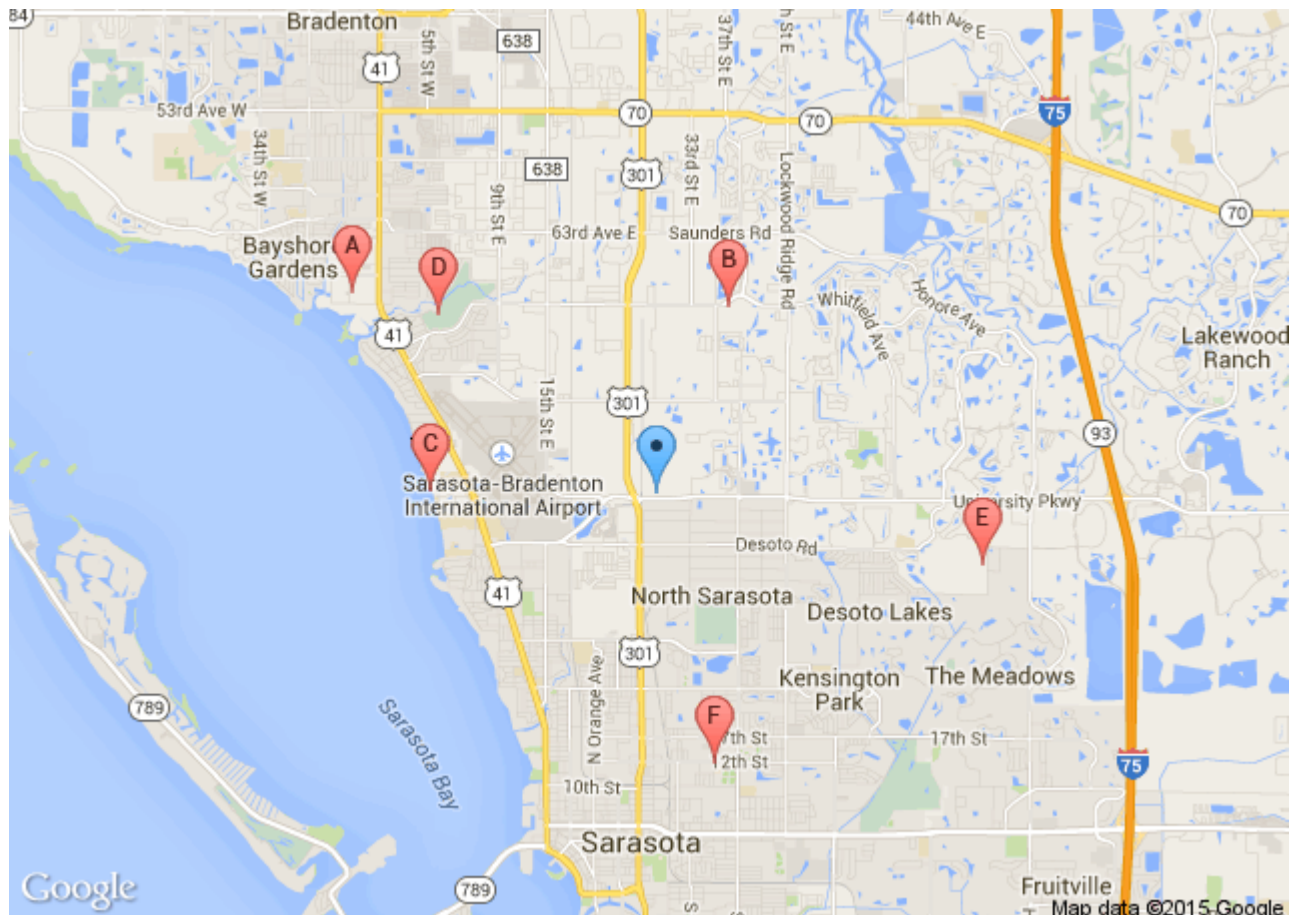
FNAI, FFWCC, USFWS DATA/MAPS

This report was generated using the bald eagle nest locator at <https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx> on 4/13/2015 11:24:17 AM.

Search Entered: Within 5 miles of Kentucky street, Sarasota, fl (latitude 27.38951 and longitude -82.528042); All Search Results

6 record(s) were found; 6 record(s) are shown

Bald Eagle Nest Map:



Bald Eagle Nest Data Search Results:

Results per page:

Letter	Nest ID	County	Latitude	Longitude	Township	Range	Section	Gaz Page	Last Known Active	Last Surveyed	Act 9	Act 10	Act 11	Act 12	Act 13	Dist. (Mi)
A	MN003	Manatee	27 25.20	82 34.80	35S	17E	22	97	1979	2011	*	-	-	*	*	3.82
B	MN004	Manatee	27 25.07	82 30.94	35S	18E	29	97	2013	2013	*	Y	*	*	Y	2.10
C	MN009	Manatee	27 23.40	82 34.00	35S	17E	35	97	1991	2013	*	-	N	*	-	2.37
D	MN018	Manatee	27 25.00	82 33.93	35S	17E	26	97	2013	2013	*	Y	Y	*	Y	2.96
E	SA022	Sarasota	27 22.72	82 28.33	36S	18E	02	97	2010	2013	*	Y	*	*	U	3.51
F	SA057	Sarasota	27 20.91	82 31.09	36S	18E	17	97	2013	2013	*	Y	*	*	Y	2.90

"Y" denotes an active nest

"N" denotes an inactive nest

"-" denotes an unobserved nest

"U" denotes a nest that was visited but status was undetermined

"*" denotes a nest that was not surveyed



Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 4/13/2015

(Contact the FNAI Data Services Coordinator at 850.224.8207 for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 24678

Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 24678

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	LE	FE

Matrix Unit ID: 24678**5 Potential** Elements for Matrix Unit 24678

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S3	LT	FT
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Lithobates capito</i> Carolina Gopher Frog	G3	S3	N	SSC
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3	S3	N	N
<i>Sciurus niger shermani</i> Sherman's Fox Squirrel	G5T3	S3	N	SSC

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



Florida Natural Areas Inventory

Biodiversity Matrix Query Results

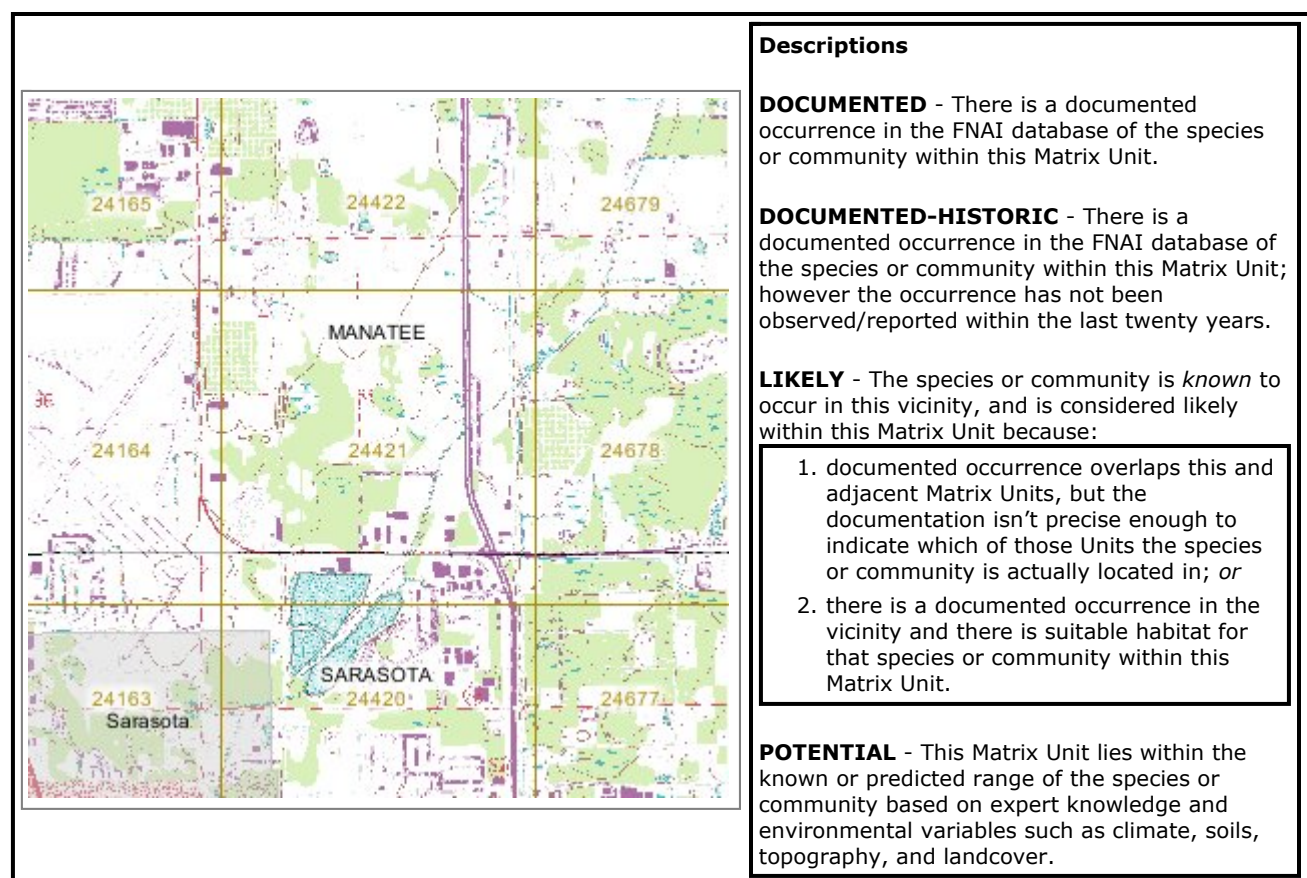
UNOFFICIAL REPORT

Created 4/13/2015

(Contact the FNAI Data Services Coordinator at 850.224.8207 for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 24421



Matrix Unit ID: 24421

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
	G4	S2	LE	FE

[Mycteria americana](#)
Wood Stork

Matrix Unit ID: 24421

5 **Potential** Elements for Matrix Unit 24421

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Egretta thula Snowy Egret	G5	S3	N	SSC
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lithobates capito Carolina Gopher Frog	G3	S3	N	SSC
Sciurus niger shermani Sherman's Fox Squirrel	G5T3	S3	N	SSC

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



UNIVERSAL ENGINEERING SCIENCES

Consultants in Geotechnical Engineering • Environmental Sciences
Construction Materials Testing • Threshold Inspection • Plans Review
Private Provider/Building Inspection • Geophysical Services

OFFICES IN:

- Atlanta
- Daytona
- Fort Myers
- Fort Pierce
- Gainesville
- Jacksonville
- Kissimmee
- Leesburg
- Miami
- Ocala
- Orlando (Headquarters)
- Palm Coast
- Panama City
- Pensacola
- Rockledge
- Sarasota
- Tampa
- West Palm Beach

April 23, 2015

Picerne Development Corporation of FL
247 N. Westmonte Drive
Altamonte Springs, FL 32714

Attn: Mr. Erik Halverson

**RE: Wetland Delineation Summary
University Parkway Property (25.97 acres)
University Pkwy. & Kentucky St.
Sarasota, Manatee County, Florida.
UES Project No. 0140.1500114.0000
UES Document No. 1222310**

Dear Mr. Halverson:

The purpose of this transmittal is to provide you with the results of the wetland delineation performed on the subject property. During the delineation efforts on the property we found that there are currently no jurisdictional wetlands on the site. However, there are multiple man-made ditches on the perimeter of the subject property that are jurisdictional to the Southwest Florida Water Management District (SWFWMD) and the U.S. Army Corps of Engineers (ACOE). Portions of the east and south ditches appear to have potentially been excavated from pre-existing wetlands, based on review of historic aerials and soils data. The property was filled and the ditches were excavated prior to the 1970s when the property was leveled for use as a salvage yard. The southwest ditch (Ditch 1) is currently isolated with no connection off-site. The remaining ditch systems (Ditch 2 & 3) are interconnected and appear to have an eventual outfall into the Braden River, Manatee River, and the Gulf of Mexico. Coordination with SWFWMD indicated that mitigation would likely not be necessary for backfilling of these ditches unless significant wetland habitat was still in place where the ditches were cut from pre-existing wetland soils. A field review with SWFWMD will be necessary prior to or during review of the future ERP permit application when it is submitted for the proposed development of the property. Maps of the approximate flagging locations have been provided with this summary report.

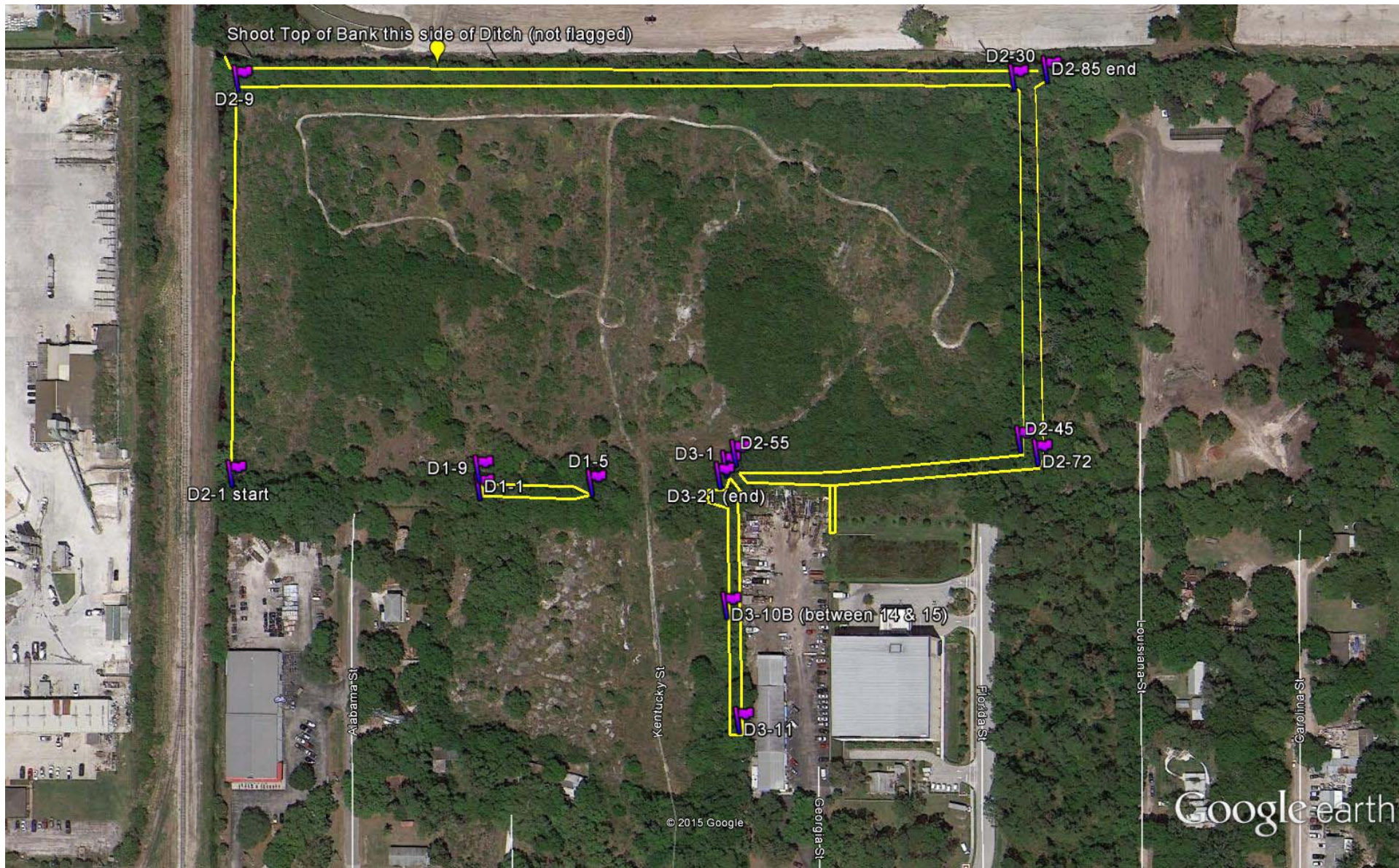
Please contact me with any questions and to schedule the on-site field inspection at your convenience.

Sincerely,

UNIVERSAL ENGINEERING SCIENCES, INC.

David S. Whitney
Senior Environmental Scientist

Enclosures: Wetland Flagging Maps

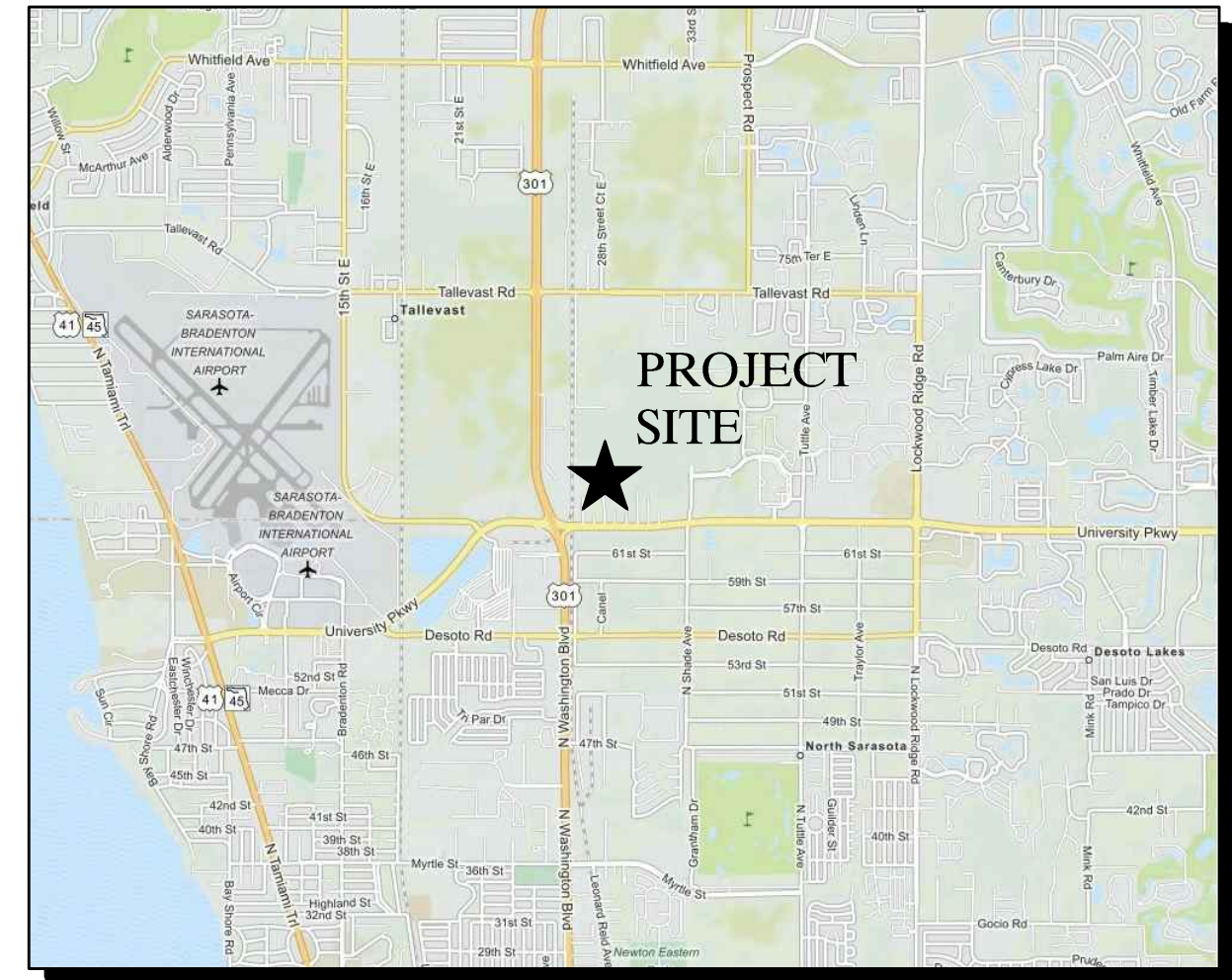


Google earth

feet
meters



OASIS AT UNIVERSITY
PICERNE REAL ESTATE GROUP



VICINITY MAP
MANATEE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST

INDEX OF SHEETS:

SHEETS 1-3 PRELIMINARY SITE PLAN
SHEET 4 CONCEPTUAL LANDSCAPE PLAN
SHEET 5 PROJECT ACREAGE BREAKDOWN

NOTES

Existing Site Conditions

- Total project acreage: 25.6± acres
- Existing Zoning: PDC & LM w/ Entranceway Overlay to PDR
Proposed Zoning: PDR w/ Entranceway Overlay
- Existing Land Use: MU
Proposed Land Use: RES-16
- The project lies within Flood Zones "X" & "A" according to FEMA-FIRM Community Panel Number 12081C0319E, effective March 17, 2014.
- The tree grouping is reflected in the Protected Species Assessment completed by Universal Engineering Sciences on April 20, 2015.

Development Description

- Project consists of 324 Apartments
- Gross density = 324 Apts. / 25.6 acres = 12.7
- Net density = 324 Apartments / (total project acreage - Broadway ROW - Kentucky ROW - Clubhouse area) = 324 / (25.6 - .58 - .83 - .60) = 13.7
- Construction start date: July 2016
Construction completion date: December 2017

Proposed Site Data

- Landscape plan shall comply with Sections 700, 701, & 900 of the LDC.
- Open Space = 12.3± AC., or 48% of the site. Proposed Ponds comprise 38% of Open Space
- Required Parking Spaces = (324 Units x 2 Spaces Per Unit = 648) +
(1 Guest Space x 324 Units / 10 = 32.4) = 681 Spaces
(2 Clubhouse Spaces / 100 Units x 324 = 6.5 Spaces
Total = 687 Spaces

Provided Parking: Standard Spaces = 532

Attached Garage Spaces = 62
Detached Garage Spaces = 50
Tandem Spaces = 62
Total = 706 Spaces

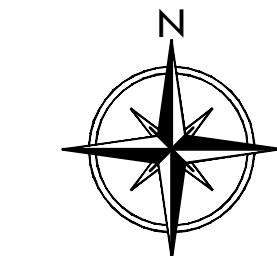
- Proposed Building Height 45', 3 stories
- Separation between Buildings = 20' min.
- Setbacks from Property Lines to Parking Areas, Accessory Structures, and Building = 20' Min.
- See sheet 4 of 4 for Project Acreage Breakdown

Required Improvements

- Water service, sewer service, solid waste service, & fire protection shall be provided by Manatee County.
- Irrigation service will be provided by onsite private well.
- Proposed detention pond will be privately owned and maintained.
Public drainage easement will be provided over the proposed detention pond for Kentucky Avenue and for the portion of Broadway Avenue located on the subject parcel.
- The proposed potable water, reclaimed water and/or wastewater facilities shown are conceptual only and are included to graphically demonstrate the intent to comply with the requirements of section 722 of the Manatee County LDC. The size and location of these facilities will be finalized during the final site/construction plan review process.

PRELIMINARY SITE PLAN

Manatee County, Florida



0 80' 160'
SCALE: 1" = 80'

This is a conceptual site plan and is subject to rezoning, final design, survey, environmental analysis, engineering, permitting and governmental approval. Site layout, product type and density are subject to change.

09/23/2015

07/07/2015

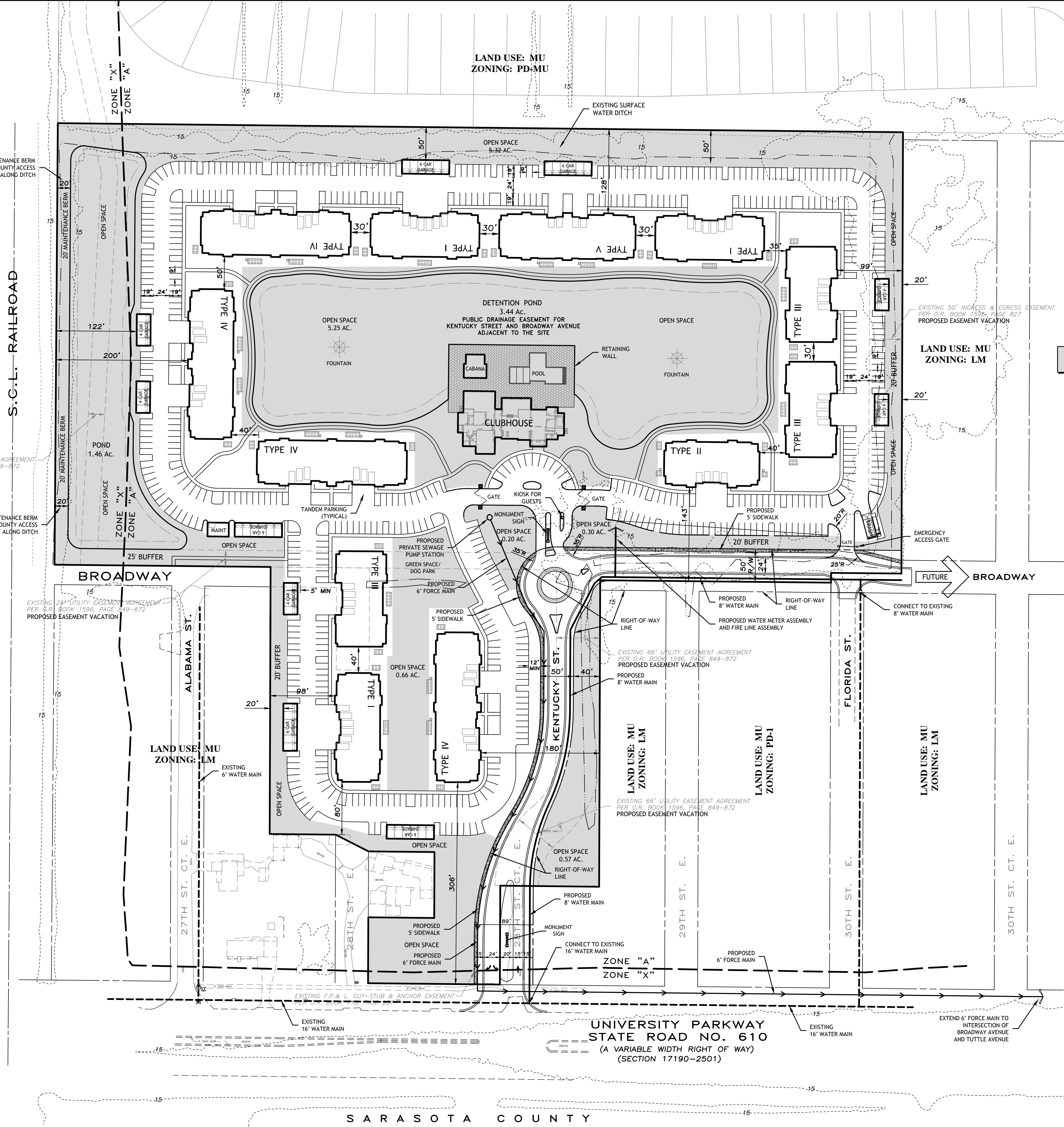
Date

Revision #

Fuxan Engineering, Inc.

15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194

SHEET 1 OF 3



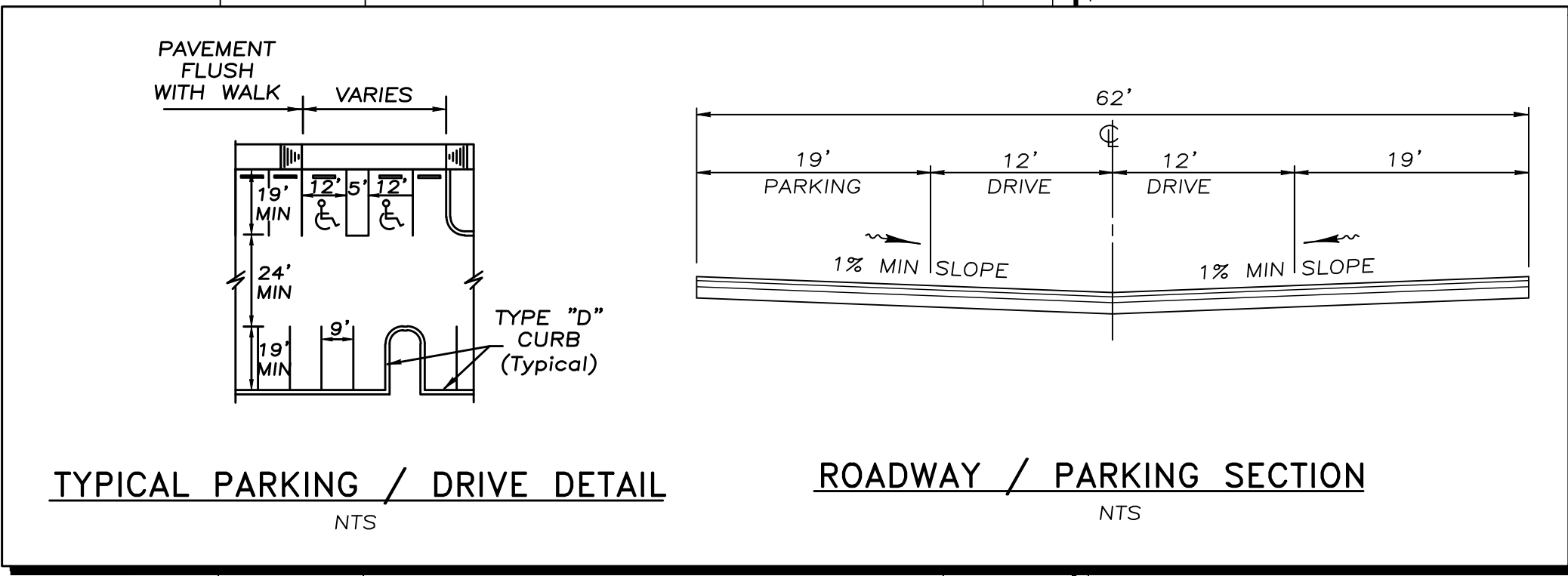
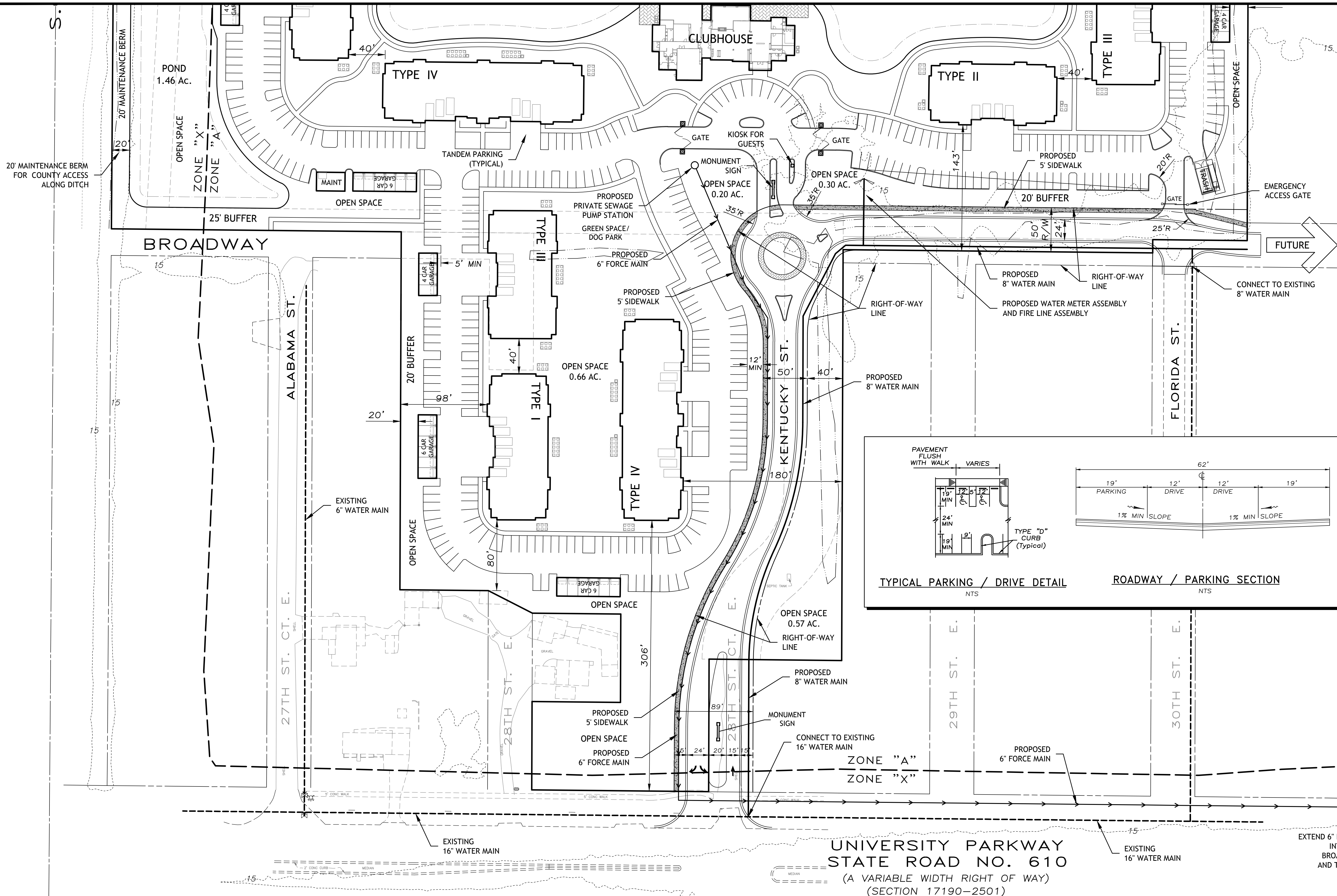
Manatee County Building & Development Services Department Signature Block

Project Number: _____ Project Name: _____
Approval Type: _____ DTS Number: _____

PROJECT PLANNER _____ DATE _____
PROJECT ENGINEER _____ DATE _____
CONCURRENCY _____ DATE _____
ENVIRONMENTAL PLANNING _____ DATE _____
ENVIRONMENTAL HEALTH _____ DATE _____
FIRE DISTRICT _____ DATE _____

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

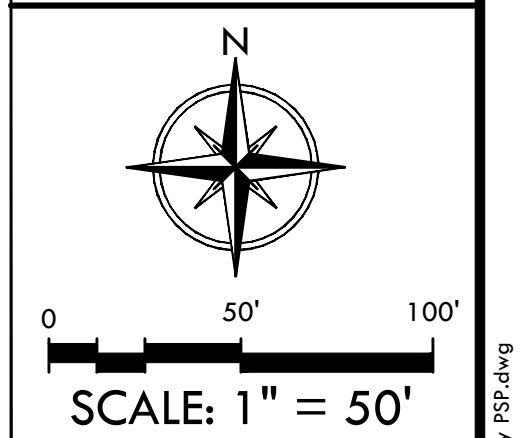
Rec'd by OWNER/AGENT: _____ DATE _____



UNIVERSITY PARKWAY
STATE ROAD NO. 610
(A VARIABLE WIDTH RIGHT OF WAY)
(SECTION 17190-2501)

PRELIMINARY SITE PLAN
Manatee County, Florida

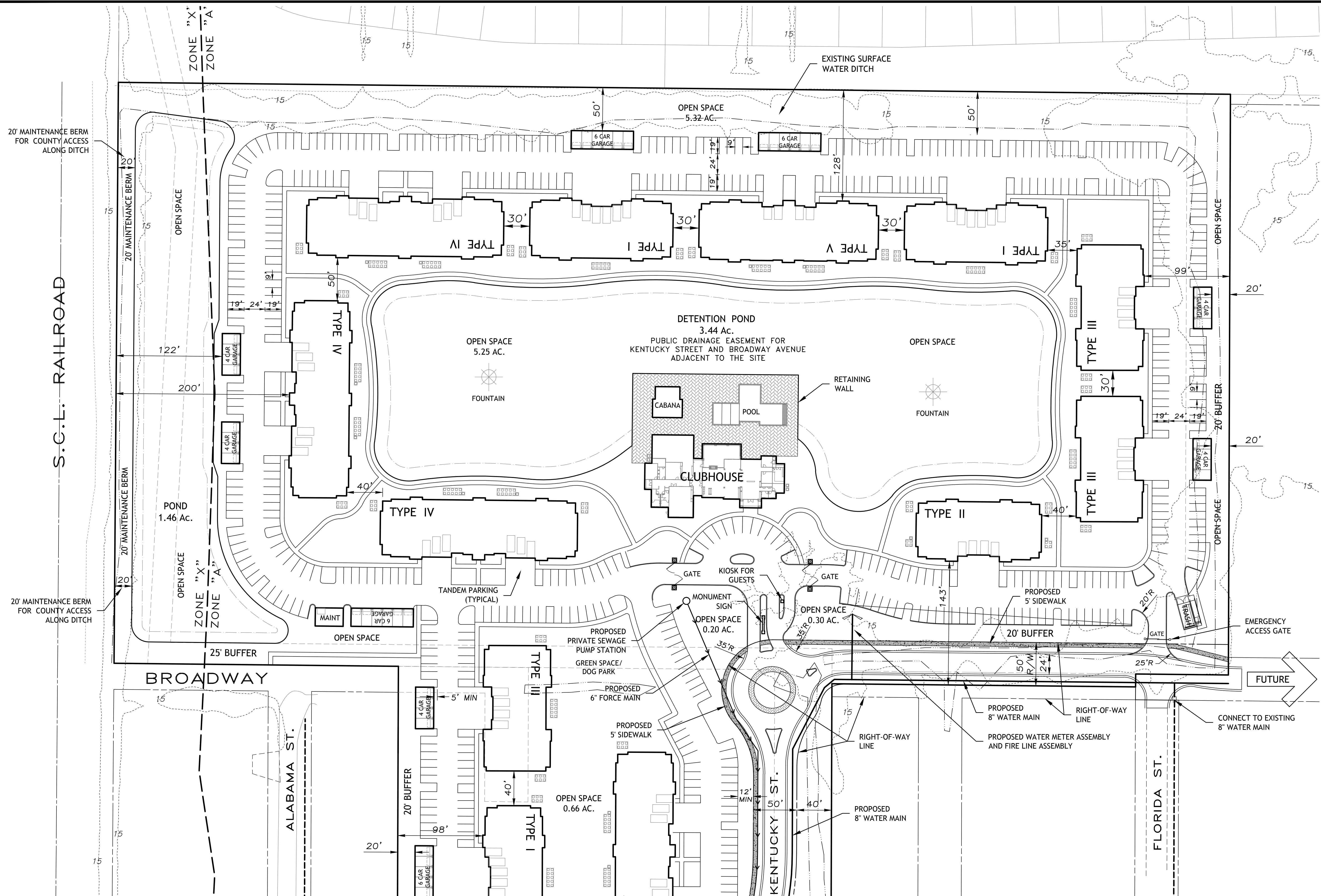
OASIS AT UNIVERSITY
PICERNE REAL ESTATE GROUP



This is a conceptual site plan and is subject to rezoning, final design, survey, environmental analysis, engineering, permitting and governmental approval. Site layout, product type and density are subject to change.

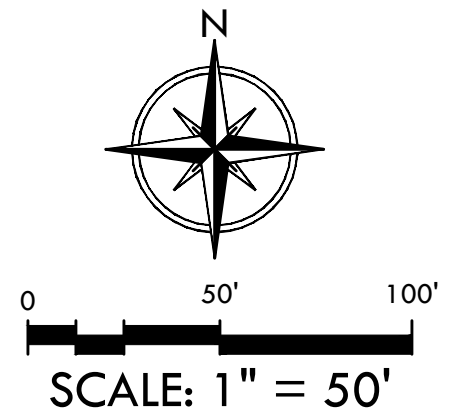
09/23/2015	
07/07/2015	
Date	Revision #

Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194



PRELIMINARY SITE PLAN
Manatee County, Florida

OASIS AT UNIVERSITY
PICERNE REAL ESTATE GROUP

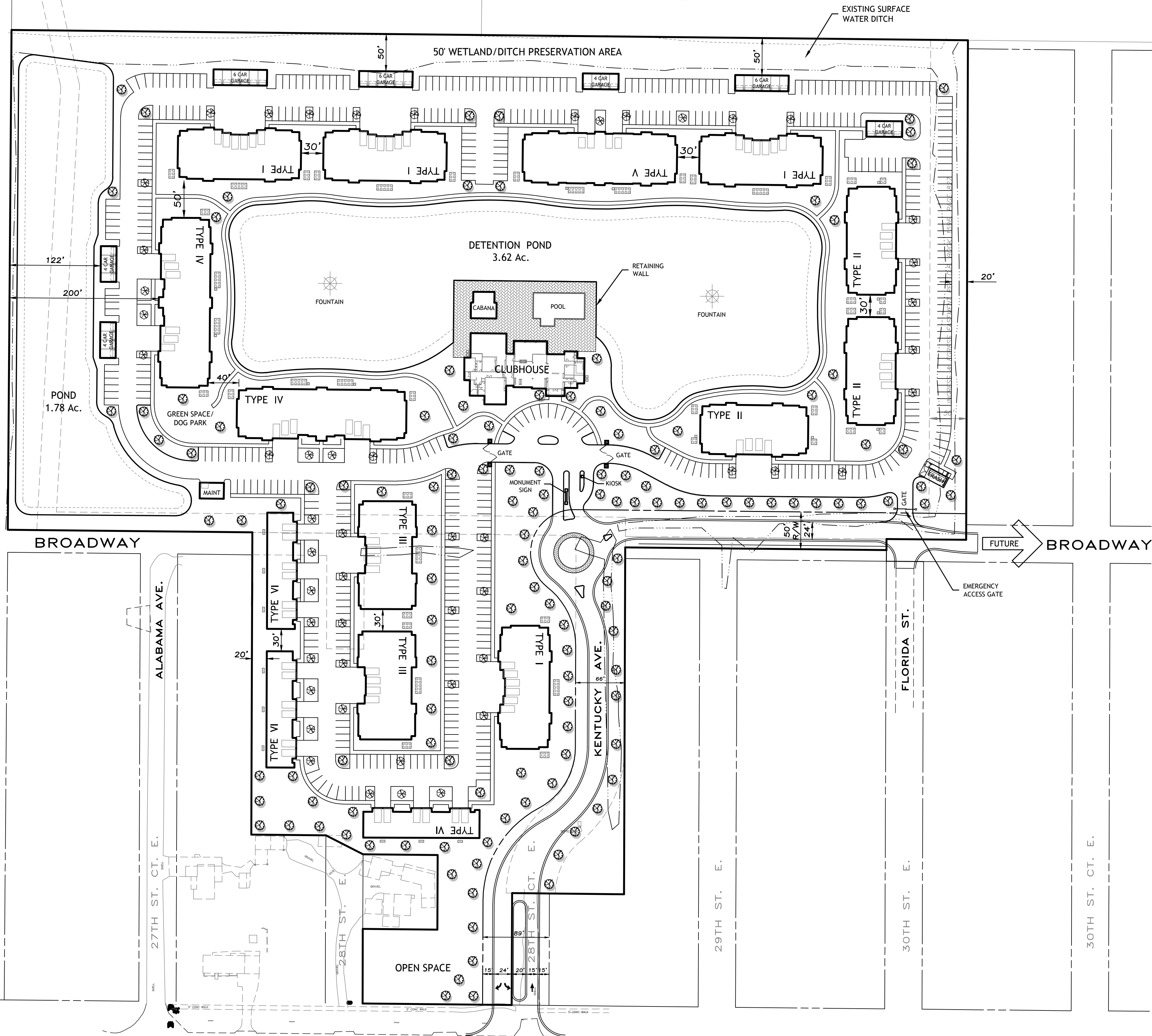


This is a conceptual site plan and is subject to rezoning, final design, survey, environmental analysis, engineering, permitting and governmental approval. Site layout, product type and density are subject to change.

09/23/2015	
07/07/2015	
Date	Revision #

Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194
SHEET 3 OF 3

S.C.L. RAILROAD



SARASOTA COUNTY
STATE ROAD NO. 610
(A VARIABLE WIDTH RIGHT OF WAY)
(SECTION 17190-2501)

PARKING TABULATION

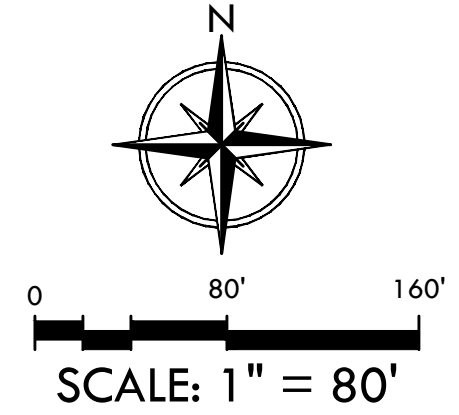
PARKING REQUIRED: 318 UNITS

TOTOL = 668 Spaces

PARKING PROVIDED:

Standard Spaces = 478
Attached Garage Spaces = 78
Detached Garage Spaces = 34
Tandem Spaces = 78

TOTAL = 668 Spaces



This is a conceptual site plan and is subject to rezoning, final design, survey, environmental analysis, engineering, permitting and governmental approval. Site layout, product type and density are subject to change.

06/05/2015
Date Revision #

Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194

OASIS AT UNIVERSITY
PICERNE REAL ESTATE GROUP

EXISTING 25' UTILITY EASEMENT AGREEMENT
PER O.R. BOOK 1596, PAGE 849-872

LAND USE: IH
ZONING: HM

ROW to be vacated Portion of Tennessee - .14 acres

Vacated ROW (Tennessee): .34 acres

LAND USE: MU
ZONING: LM

ROW to be vacated Portion of Broadway: .09 acres

"New" Broadway ROW: .46 acres

Vacated ROW (Broadway): .12 acres
This same area will be dedicated as ROW

ROW Realignment (Kentucky): .83 acres

LAND USE: MU
ZONING: LM

LAND USE: MU
ZONING: PD-1

LAND USE: MU
ZONING: LM

SARASOTA COUNTY
STATE ROAD NO. 610
(A VARIABLE WIDTH RIGHT OF WAY)
(SECTION 17190-2501)

PROJECT ACREAGE BREAKDOWN
SHEET 5 OF 5

THE OASIS AT UNIVERSITY COMP. OCCUPANCY RATES			
PROPERTY	ADDRESS	COMPLETED	OCC.
Venue at Lakewood Ranch	8240 Lakewood Ranch Blvd. Lakewood Ranch, FL 34202	2015	98.0%
Creekside Apartments	11102 Ranch Creek Terrace Bradenton, FL 34211	2014	98.1%
Ranch Lake Apartments	8110 Misty Wood Ave. Bradenton, FL 34202	2013	97.0%
Lost Creek at Lakewood Ranch	11140 Lost Creek Terrace Bradenton, FL 34211	2012	98.0%
Marigot Bay	4001 Taggart Cay North Sarasota, FL 34233	2003	96.4%
Colonial Grand at Lakewood Ranch	8100 Nature's Way Bradenton, FL 34202	1999	98.0%
TGM Palm Aire	6104 Turnbury Park Drive Sarasota, FL 34243	1998	96.0%
Summer Cove	7887 North Lockwood Ridge Rd. Sarasota, FL 34243	1996	98.0%
AVERAGE			97.4%

Survey Date: 09-02-2015



This copy is for your personal, noncommercial use only. You can order presentation-ready copies for distribution to your colleagues, clients or customers [here](#) or use the "Reprints" tool that appears above any article. [Order a reprint of this article now](#)

Stricter rules make mortgages hard to get

By [John Hielscher](#)

Published: Sunday, February 10, 2013 at 7:15 p.m.

A new set of tighter mortgage rules designed to prevent the kind of lending frenzy that led to the 2007 housing crash are being established, but some worry they could dampen Southwest Florida's budding housing recovery.

that is because the new rules, aimed at protecting consumers from abusive lending practices, could wind up making it even harder for some borrowers to obtain mortgages.

"Lenders are very careful now. People who should get loans are getting loans, but it is a more difficult process for everyone," said David Hunihan, director of sales at homebuilder Neal Communities.

"My fear is that the legislation is too far reaching, that people who should get loans won't be able to, and that's not good for anyone," he said.

Borrowers already are facing uphill battles for mortgage loans, a reaction to free-wheeling lending practices that pushed consumers to buy homes they could not afford during the real estate boom of the mid-2000s.

Cash buyers, meanwhile, who have been key players in the revival of the region's housing market, also are elbowing out those who must borrow money to buy a home, said Lois Seropian, a Realtor with Coldwell Banker on Siesta Key.

"Most of our deals are cash," she said. "Mortgages are very hard on us. Even though rates are great, you have to have perfect credit.

"When those buyers go up against a cash buyer, the seller will take the cash. A mortgage is going to take six to eight weeks, while with cash you close in 10 days," she said.

The new rules issued by the Consumer Financial Protection Bureau (CFBP) are expected to have a profound impact on mortgage markets when they go fully into effect in January 2014.

Under them, lenders are banned from making risky "interest-only" and "no documentation" loans that helped inflate the housing bubble. Low interest "teaser" rates intended to draw in borrowers also are now prohibited.

Just as significantly, a borrower's total debt load cannot exceed 43 percent of their pre-tax income. Those loans, known as "qualified mortgages," will be the most common issued under the new rules.

That new standard will be phased in over seven years, so borrowers with heavier debt burdens or other credit issues can still get loans if they comply with FHA or Fannie Mae standards.

"When consumers sit down at the closing table, they shouldn't be set up to fail with mortgages they can't afford," said CFPB director Richard Corday.

Big banks are generally reacting favorably to the new rules. that is because they get

more protection, or safe harbor, on prime qualified mortgages that limit a borrower's ability to sue over a loan. But the banks won't have as much protection on loans they make to borrowers with weaker credit.

Copyright © 2015 HeraldTribune.com — All rights reserved. Restricted use only.

"The new rule is a positive development for borrowers and industry members because it will help ensure that borrowers have the ability to repay their loans, and provides a degree of regulatory certainty for lenders and the secondary market," said Kris Yamamoto, a senior vice president at Bank of America.

Consumer groups have also applauded the borrower protections, in part because provisions were made for those who might not meet the qualified-buyer standard.

"This is especially important for low- and moderate- income consumers, whose debt levels may be above the threshold but who have shown the ability to repay loans," said Barry Zigas of the Consumer Federation of America.

Sarasota mortgage banker Joe Adamaitis said many lenders have already effectively adopted the more stringent standards called for in the new rules.

Still, he contends it took government action for that to occur.

"Part of that was the fear that the government was going to come in and begin regulating, and that is what has happened," he said.

Today's mortgage applicant faces plenty of scrutiny, he said. For an owner-occupied house, a credit score of at least 640 is required, along with two years' employment history, and a downpayment of up to 20 percent, although buyers with good credit and high incomes can sometimes put less down.

"They want to know where every dime in the bank account comes from," Adamaitis said.

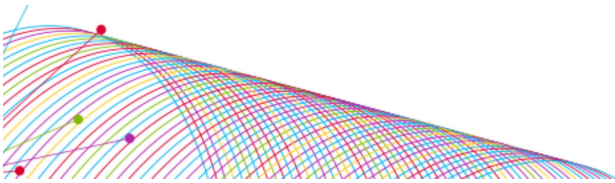
Adamaitis said lenders and brokers are still unhappy with a proposed 3 percent cap on the fees and origination expenses they can charge on a loan. They plan to continue lobbying the CFPB to increase that cap.

Though they, too, may oppose the cap, smaller lenders could benefit even more under the new edicts.

At least for now, smaller lenders will not face the same rigid lending standards under the new CFPB rules.

That will help community banks create new opportunities and tailor loans to borrowers on a case-by-case basis, said Charlie Brown, president of Insignia Bank of Sarasota.

"As they create a big box for the larger institutions and mass lending, borrowers will turn to a local banker who is capable of understanding their more complicated financial elements and can take the time to do so," he said.

[INSIGHTS](#) [SOLUTIONS](#) [NEWS CENTER](#) [ABOUT](#)

MILLENNIALS PREFER CITIES TO SUBURBS, SUBWAYS TO DRIVEWAYS

CONSUMER | 03-04-2014

NEWSWIRE

RELATED NEWS

The Hispanic Home Owners' Gap

Christmas in October? Not Quite, but 22% of Americans are Already Shopping

Home Ownership: Not Just a Dream for American Millennials

Insurance: To Switch, or Not to Switch

Millennials: Much Deeper Than Their Facebook Pages

RELATED REPORT

The New American Vanguard: Latinos 50+ are Healthy, Wealthy and Wise

Millennials in 2015: Financial Deep Dive

Increasingly Affluent, Educated and Diverse: African-American Consumers

2014 Consumer Insurance Sentiments

Proudly Setting Trends: The 2015 LGBT Consumer Report

Millennials are the social generation, both online and in-person. As the founders of the social media movement, they're never more than a few clicks away from friends and family. And offline, they prefer to live in dense, diverse urban villages where social interaction is just outside their front doors.

Interested in learning more?

[Contact Us](#)

Breaking from previous generations' ideals, this group's "American Dream" is transitioning from the white picket fence in the suburbs to the historic brownstone stoop in the heart of the city. And their dreams have the power to affect cities and towns across the U.S. According to Nielsen's recent [Millennials – Breaking the Myths](#) report, those aged 18-36 are 77 million strong, or 24 percent of the population—the same as Baby Boomers (between 49-67 years old). As Millennials continue to come of age and control an increasing share of the economy, understanding how their diversity and values play into their lifestyle and purchasing preferences will be essential to appeal to this generation of consumers.

A METROPOLITAN FEEL HAS A MILLENNIAL APPEAL

Millennials like having the world at their fingertips. With the resurgence of cities as centers of economic energy and vitality, a majority are opting to live in urban areas over the suburbs or rural communities. Sixty-two percent indicate they prefer to live in the type of mixed-use communities found in urban centers, where they can be close to shops, restaurants and offices. They are currently living in these urban areas at a higher rate than any other generation, and 40 percent say they would like to live in an urban area in the future. As a result, for the first time since the 1920s growth in U.S. cities outpaces growth outside of them.

The markets where Millennials are most highly concentrated reflect their desire to live in more socially conscious, creative environments. Austin, Texas has the highest concentration of this group—almost 1.2 times the national average—and fits the Millennial ideal, combining urban convenience with an exciting art and music scene. Within Austin, most Millennials are found near the city core and less in the suburban and rural areas. With the exception of Washington D.C., the top markets for Millennials are in the western portion of the country, unlike their Boomer counterparts who are mostly highly concentrated on the East Coast. And the growing young population in the Western U.S. will affect demand in these areas.

Tagged: [DEMOGRAPHICS](#) | [GENERATION](#) | [HOUSING](#)

VIEW ALL

COMPANY INFO

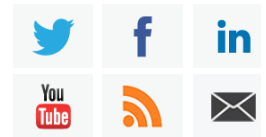
[About Nielsen](#)
[Investor Relations](#)
[Nielsen Families](#)
[Citizenship & Sustainability](#)
[Press Room](#)
[Careers](#)
[Contact Us](#)

INSIGHTS

[Newswire](#)
[Reports](#)
[Top Ten & Trends](#)
[How We Measure](#)
[Webinars & Events](#)
[Newsletter Sign-up](#)

SOLUTIONS

[Advertising Effectiveness](#)
[Audience Measurement](#)
[Marketing Mix](#)
[Price and Promotion](#)
[Product Development](#)
[Reputation Management](#)
[Segmentation](#)
[Shopper](#)



[Privacy Policy](#) | [Terms of Use](#) | [Site Map](#)

Copyright © 2015 The Nielsen Company. All Rights Reserved.



SCHOOL BOARD

Robert C. Gause
Chair

Dave "Watchdog" Miner
Vice Chair

Karen Carpenter
John Colón
Charlie Kennedy

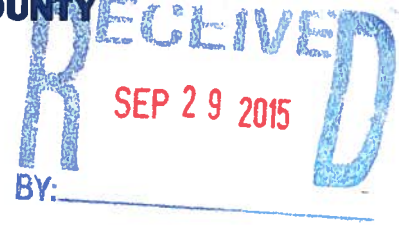
SUPERINTENDENT

Diana Greene, PhD

1 Matzke Way
Bradenton, FL
34208
PH. (941) 708-8800
FAX. (941) 708-8832
www.manateeschools.net

SCHOOL DISTRICT OF MANATEE COUNTY

September 10, 2015



Margaret Tusing
Manatee County Government, Planning Department
Post Office Box 1000
Bradenton, FL 34206-1000

**RE: School Report – The Oasis at University
PA-15-02/ORD-15-32 DTS# 20150243(1) & PDR-15-13(Z)(P)
20150244(1)**

Dear Ms. Tusing,

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application for The Oasis at University. This report is intended to be only information and analysis to assist Manatee County Government in its land-use decision.

The application is regarding land development pertaining to approximately 25.6 acres located on Kentucky St on the north side of University Parkway and west of Shade, Sarasota. The applicant has requested approval of a Comprehensive Plan Amendment, Rezone with a Preliminary Site Plan for 324 multi-family dwelling units. The development is scheduled to begin construction July 2015 with an estimated completion date of December 2017.

The School Report Fee is \$650 and to date has not been received by the School District of Manatee County. The School Report is being sent in good faith the fees will be collected and remitted by Manatee County Government.

Previous Reports

1. 06/23/15 Pre-Application School Report – University Parkway 324 Dwelling Units - 324 single-family dwelling units – Courtesy No Fee
2. 09/10/15 School Report – PA-15-02/ORD-15-32 20150243(1) & PDR-15-13(Z)(P) 20150244(1) The Oasis at University – Comprehensive Plan Amendment, Rezone with a Preliminary Site Plan – 324 multi-family dwelling units – Active - **\$650 fee due**

School Service Area and Current School Attendance Zones

This property is located in School Service Area 3 for school planning and concurrency purposes. The 2015-2016 school attendance zones are as follows:

1. Kinnan Elementary
2. Harlee Middle
3. Southeast High School

Five Year Capital Improvements Plan (CIP)

The School Board of Manatee County's 2014-2015 Five-Year Capital Improvement Plan does not include any capacity related improvements within the next five years.

Projected Student Generation

The Oasis at University Comprehensive Plan, Rezone and Preliminary Site Plan requests a rezone from Planned Development Commercial (PDC) and Light Industrial (IL) to Planned Development Residential (PDR) with a proposed future land use change from MU to RES-16. The proposed RES-16 on 25 acres would allow for 400 single-family dwelling units. The projected number of students based on the proposed zoning and Single-Family Dwelling Unit Student Generation Rate is as follows:

❖ Elementary Students:	68
❖ Middle Students:	36
❖ High School students:	<u>44</u>
Total:	148

The development application uses the assumption of less than 100% build-out and proposes 324 multi-family dwelling units. The proposed dwelling units could potentially generate the following projected number of students based on the Multi-Family Dwelling Unit Student Generation Rate:

❖ Elementary Students:	14
❖ Middle Students:	7
❖ High School Students:	<u>11</u>
Total:	32

NOTE: Rounding differences may occur

Preliminary School Concurrency Analysis

The School Board of Manatee County and Manatee County Government have adopted a school concurrency management system and this development is required to obtain a Certificate of Level of Service for Public School Facilities upon submission of an application for horizontal or vertical construction approval (final site plan or functional equivalent).

This is a preliminary report of the potential effects on school capacity and does not encumber, reserve or guarantee capacity will be available. The available capacity for elementary and middle schools is analyzed by the four School Service Areas (SSA) and High Schools are analyzed district-wide. The following is a preliminary analysis of available school capacity based on the proposed 324 additional dwelling units:

1. Elementary Schools do have sufficient capacity to support the proposed land development application in School Service Area 3.
2. Middle Schools **do not** have sufficient capacity to support the proposed land development application in School Service Area 3.
 - a. The contiguous School Service Area **4** **does** have middle school capacity to support the proposed land development application.
 - b. The available capacity in the contiguous School Service Area may be utilized to support the proposed land development application in accordance with the Interlocal Agreement for Public School Facility Planning.
3. High Schools do have sufficient capacity to support the proposed land development application.

Development Compatibility

The Oasis at University project is not located adjacent to an existing school site and appears to be compatible with nearby school sites.

Projected School Sites

A school site is not being requested within the property boundaries.

Sidewalks and Bicycle Paths

The Oasis at University is not located within the two mile walking radius of an existing school. The School District requests a sidewalk connection north to PDMU-13-03/FSP-13-23 University Groves West to 27th St E/Circus Rd. The development would then be within the two mile walking radius to Kinnan Elementary School located at 3415 Tallevast Rd. This sidewalk network would provide students from the proposed residential development with a shorter, more direct route to school.

The School District requests the following sidewalks to provide students with a safe route to area bus stops: (see attached exhibit)

1. Kentucky St – East & West side
2. Broadway Ave – North & South side
3. Emergency Access Roadway on the east side of development to requested sidewalks on Broadway Ave – East & West side
4. Development Entrance Roundabout – Connecting to requested sidewalks on Broadway Ave and Kentucky St.

Crosswalks, Traffic Signalization, School Signs & Markings

The School District is not requesting school signs or markings for this project at this time. The proposed developments current internal sidewalk network may require students to cross through the parking lot in several locations to reach the gated exit. The School District recommends marked crosswalks on internal roadways to provide students with a safe pedestrian route to exit the development.

In the future, crosswalks may be necessary at the roundabout on Kentucky St and Broadway Ave to provide pedestrians with access to a potential bus stop on University Parkway. If crossing guards are requested by the residents, the Manatee Sheriff's Office (MSO) may have reoccurring annual expense for a crossing guard in this area.

Transportation, Bus Stops, and Bus Shelters

The Oasis at University is not located within the two mile walking radius of an existing school without the requested pedestrian connection north to University Groves West. At this time, the School District intends to utilize University Parkway and the Kentucky St as student pickup and drop off for the development.

When Broadway Ave is constructed and connects to the existing roadway at Shade Ave, the bus stop may be relocated to this area. Sidewalks from the emergency access roadway will provide students with a more direct route to this proposed bus stop.

Transportation, Bus Stops, and Bus Shelters continued:

The School District has observed a growing trend of parents driving students to bus stops and parking vehicles near the bus stop. The School District generally suggests providing a wider roadway near bus stops to accommodate additional parked cars or a parking area so the bus will be able to safely load/unload students and pass parked cars on the roadway. The School District also suggests providing a bus shelter, bicycle racks and lighting in the immediate area.

Future circumstances may require a bus to enter the gated subdivision (i.e. special needs students). The School District recommends providing a key pad at an accessible height for bus drivers and roundabouts and cul-de-sacs provide sufficient radius for a bus turn around. The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.

If you have any questions regarding this School Report, feel free to contact me at 708-8800 Ext 1056.

Sincerely,

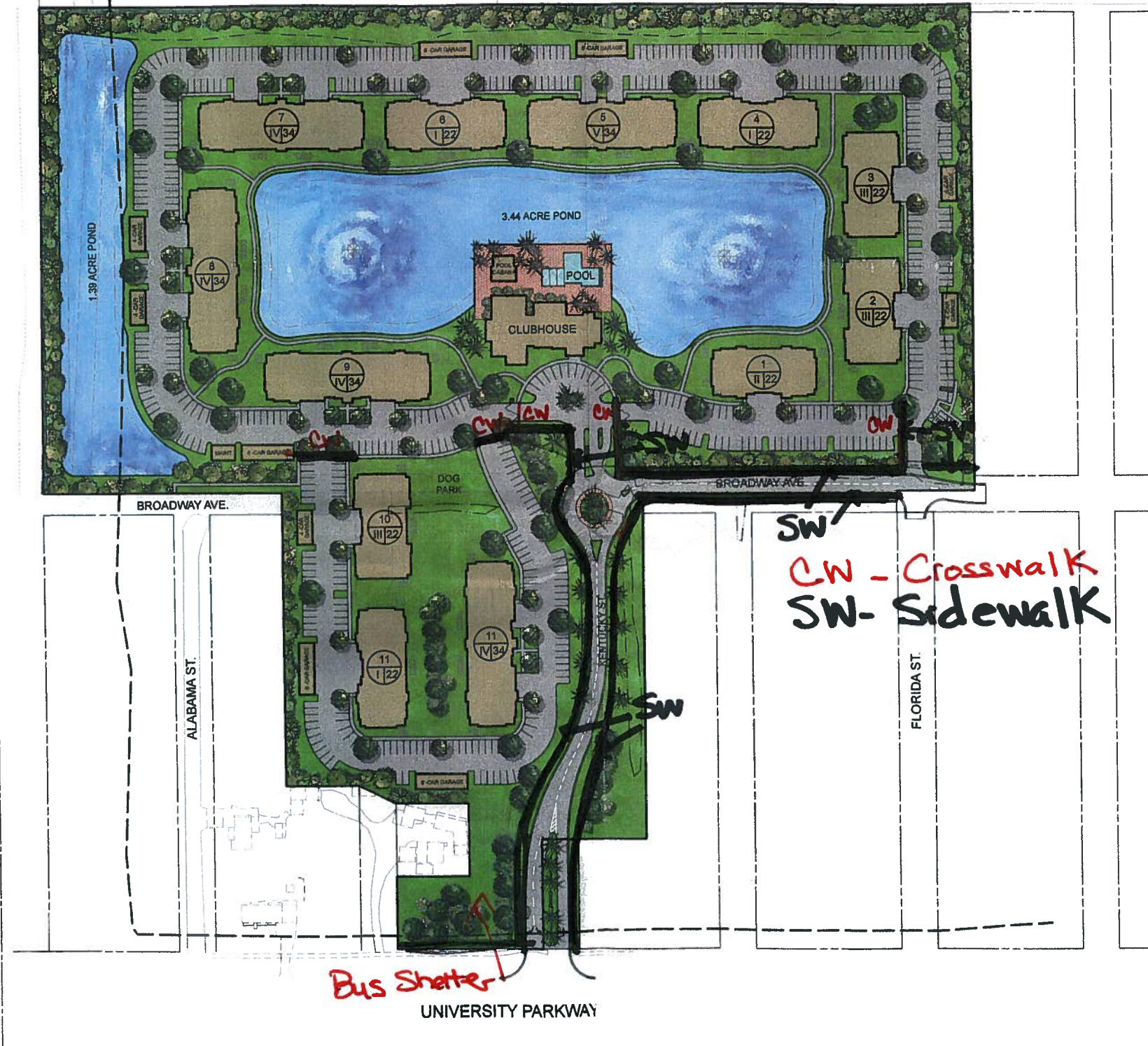


Mike Pendley
Executive Planner

The Oasis at University

PDR-15-13(Z)(P)

20150244



SHADE AVE.

SW
CW - Crosswalk
SW - Sidewalk

Bus Shelter
UNIVERSITY PARKWAY

FORUM

745 Orienta Avenue • Suite 1121 • Altamonte Springs FL 32701
407-830-1400 • www.ForumArchitecture.com • AA002731

Conceptual Site Plan



OASIS AT UNIVERSITY

29 JUL 2015 • Manatee County, FL

PICERNE
REAL ESTATE GROUP

FORUM ARCHITECTURE & INTERIOR DESIGN, INC. This document and its content is the property of Forum Architecture & Interior Design, Inc. and is provided for informational and illustrative purposes only for the project(s) specifically noted. This content of this document is subject to change beyond the date noted. Any reproductions, revisions or modifications of these documents without expressed written consent from Forum Architecture & Interior Design, Inc. is prohibited by law.

Bobbi Roy

From: Clarke Davis
Sent: Monday, November 23, 2015 10:13 AM
To: Nelson Galeano; Susan Barfield
Subject: FW: The Oasis at University TIS - Comp Plan and Rezone Approval Letter

Follow Up Flag: Follow up
Flag Status: Flagged

[Does this help?](#)

==--==

Clarke Davis
[941.708.7450](tel:941.708.7450) x7272

From: Jason Utley
Sent: Thursday, August 13, 2015 4:54 PM
To: Rickey Matthews (RMatthews@gc-inc.com)
Cc: Steve Kollar; Clarke Davis; Susan Barfield; Nelson Galeano; Paul Villaluz; Tim Collins; Kathleen Thompson; Margaret Tusing
Subject: The Oasis at University TIS - Comp Plan and Rezone Approval Letter

RE: Manasara Corp/Tennessee Street Property, LLC/The Oasis at University – Traffic Impact Statement
Petition # PA-15-02/Ord 15-32 - DTS# 20150243
Consultant: Grimail Crawford, Inc.

Dear Mr. Matthews,

The Manatee County Public Works Department, Transportation Planning Division, has reviewed the Traffic Impact Statement (TIS) submitted by Grimail Crawford, Inc, dated July 6, 2015, for the above-referenced project. The TIS compares the maximum traffic impacts (worst-case scenario) possible resulting from the development of the subject parcel at maximum densities/intensities allowed in the existing approved future land use designations versus those densities/intensities anticipated in the proposed future land designation. The existing land use designations are: 3.5 acres of possible office uses with an assumed buildout of 150,000 square feet and 22.1 acres of possible residential uses with an assumed buildout of 196 apartment homes. The total estimated trips generated by these two land uses is 373 PM Peak-Hour trips.

A maximum density/intensity buildout scenario under the proposed rezoning from Planned Development Commercial (PDC) and Light Manufacturing District (LM) to Planned Development Residential (PDR) with the existing future land use designation will allow for 230 apartment units which could generate 144 PM Peak-Hour trips. This represents a reduction of 229 PM Peak Hour trips from the potential trips generated by existing conditions.

A maximum density/intensity buildout scenario under the proposed future land use designation will allow for up to 409 apartment units which could generate 243 PM Peak-Hour trips. This represents a reduction of 130 PM Peak Hour trips from the potential trips generated by existing conditions.

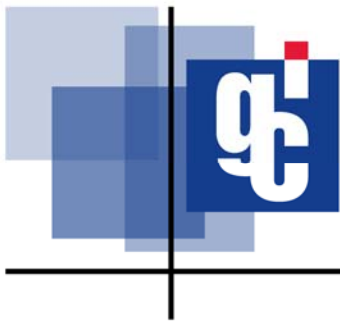
The following comparison table depicts the land use designation and its trip generation for the proposed scenarios.

Volume Condition	Assumed Land Use Scenario On Project Site		Resulting Peak Hour Total Traffic (vph)	Peak Hour LOS
Existing Traffic Plus Reserved Trips from Approved Development	Existing Zoning/FLUC	150,000 s.f. office, 196 apartment units	4,128	C
	Proposed Zoning/FLUC	409 apartment units	3,998	C
Year 2035 Conditions on Financially Feasible Roadway Network	Existing Zoning/FLUC	150,000 s.f. office, 196 apartment units	5,220	E
	Proposed Zoning/FLUC	409 apartment units	5,090	E

Based upon the above information, the Manatee County Transportation Planning Division recommends approval of the proposed plan amendment. It should be noted that this application is for a plan amendment only and no concurrency approvals are granted for this plan amendment. Prior to obtaining PSP/FSP/Construction Plan approvals, the Applicant will be required to submit a Traffic Impact Analysis (TIA) in order to be granted concurrency approval.

If you have any questions or require further assistance, please contact Nelson Galeano (941.708.7450 x7420, nelson.galeano@mymanatee.org) or me at the number below.

Jason Utley, AICP
Transportation Systems Modeler
Manatee County Government
941.708.7478
jason.utley@mymanatee.org
1022 26th Avenue East
Bradenton, FL 34208



grimail
crawford
inc.

Your Comprehensive Engineering, Planning and GIS Solutions Consultants

July 6, 2015

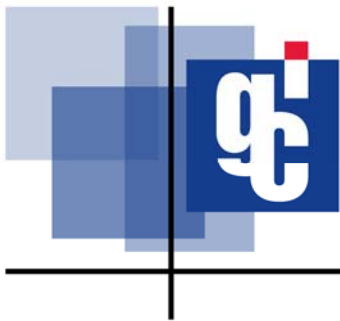
Jason Utley
Manatee County Public Works Department
Transportation Planning Division
1022 26th Avenue East
Bradenton, FL 34208

RE: Traffic Impact Statement for "The Oasis at University" Rezoning and Comprehensive Plan Amendment

Dear Mr. Utley:

This letter report is intended to serve as a Traffic Impact Statement (TIS) in support of the proposed Rezoning and Comprehensive Plan Amendment associated with "The Oasis at University" (Project), a proposed multi-family residential development. The Project site is located on the north side of University Parkway, to the east of US 301, in Manatee County. As illustrated on the site plan and location map under **Attachment 1**, the Project will have two access points: one primary driveway on University Parkway via Kentucky Street, and a secondary driveway on Florida Street, which also connects to University Parkway. The Project site comprises approximately 25.6 acres and is currently zoned as a mix of PDC (Planned Development Commercial) and LM (Light Manufacturing), with a future land use category (FLUC) of MU (Mixed Use).

In order to support the proposed development of 324 apartment units on the Project site, the applicant is proposing a Rezoning to PDR (Planned Development Residential) and a Comprehensive Plan Amendment to change the future land use category to RES-16. This letter analyzes the potential traffic impacts of each change relative to the current condition. Please note that a *Traffic Impact Analysis (TIA)* has also been prepared for this Project, which will provide a more detailed analysis of traffic conditions specific to the proposed site plan. This TIA will be submitted at the time that concurrency is evaluated for the Project.



Trip Generation Comparison

A TIS is generally intended to compare potential traffic conditions for the current allowable uses/intensities/densities to those of the proposed condition. The trip generation for each condition was estimated as follows.

Trip Generation Under Existing Zoning/Future Land Use Category

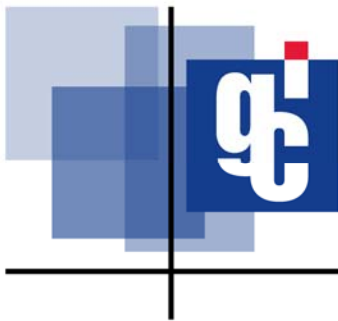
The Project site was previously rezoned in 1991, under PDC-92-05(Z)(P), which contemplated a hotel with 140 rooms and 176,400 square feet of office. However, the corresponding site plan has since expired. The allowable uses for this property are now dictated by the current zoning of PDC and LM, and the underlying FLUC of MU. The FLUC category MU allows a maximum residential density of 9 dwelling units per acre and a maximum FAR of 1.0. A maximum buildout scenario for the Project site would potentially involve a mix of residential and commercial uses. Per discussion with County staff, a representative buildout scenario would involve 150,000 square feet of office fronting University Parkway (3.5 acres x 43,560 sf/acre x 1.0 FAR) and 196 apartment units (22.1 acres x 9 units/acre). PM peak hour trips for this scenario have been estimated assuming the "Apartment" land use (LUC 220) and the "Office" land use (LUC 710) from the ITE Trip Generation Manual, 9th Edition. As documented under **Attachment 2**, this yields an estimate of 373 PM peak hour trips (125 in, 248 out).

Trip Generation Under Proposed Rezoning

The Project proposes a rezoning from PDC and LM to PDR. Under the PDR designation, office and/or commercial uses would not be permitted. Therefore, the maximum buildout scenario under this condition would involve only residential uses. Based on the current maximum allowable density of 9 units per acre, the Project site could hold up to 230 apartment units (25.6 acres x 9 units/acre). As documented under **Attachment 2**, this yields an estimate of 144 PM peak hour trips (94 in, 50 out).

Trip Generation Under Proposed FLUC

The Project proposes a FLUC change from MU to RES-16. Under this new FLUC, the Project site would allow up to 16 residential units per acre. While the proposed Project of 324 units reflects a density of only 12.8 units/acre, this TIS considers the potential "worst case" condition involving the maximum



allowable density. The maximum allowable density of 16 units per acre would result in 409 units (25.6 acres x 16 units/acre = 409 units). PM peak hour trips for this condition have been estimated assuming the "Apartment" land use (LUC 220) from the ITE Trip Generation Manual, 9th Edition. Calculations are documented in **Attachment 2**, and the resulting estimate for this condition is 243 PM peak hour trips (158 in, 85 out).

Table 1 compares the existing and proposed conditions for both the Rezoning and the FLUC change. As reported below, the proposed Rezoning represents a potential decrease of 229 PM peak hour trips, while the proposed FLUC change represents a potential decrease of 130 PM peak hour trips.

Table 1: Trip Generation Comparison

Scenario	Condition	Assumed Land Uses	PM Peak Hour Trips
Rezoning	Existing Zoning (PDC & LM)	150,000 s.f. office, 196 apartment units	373
	Proposed Zoning (PDR)	227 apartment units	144
	Difference		-229
FLUC Change (for CPA)	Existing FLUC (MU)	150,000 s.f. office, 196 apartment units	373
	Proposed FLUC (RES-16)	409 apartment units	243
	Difference		-130

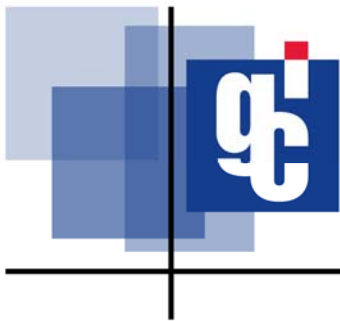
Analysis of First-Accessed Thoroughfare Roadway

The Project site will have primary access to one thoroughfare roadway, Link #3206: University Parkway, from US 301 to Tuttle Avenue. A generalized level of service (LOS) analysis was performed for this roadway, using the existing and reserved volumes provided in the *Manatee County Link Sheet* (included under **Attachment 3**) and the trip generation estimates from above. **Table 2** reports the results of this analysis.

**Table 2: Generalized Concurrency Analysis
University Parkway (US 301 to Tuttle Avenue)**

Condition	Existing PM Peak Hour Volume	Peak Hour Reserved	Estimated Project Traffic	Peak Hour Total Traffic	Peak Hour Service Volume*	Peak Hour LOS
Existing Zoning/FLUC	3,096	659	373	4,128	4,850	C
Proposed Zoning/FLUC	3,096	659	243	3,998	4,850	C

*Source: 2012 FDOT Generalized Tables (Table 4, non-state arterial 40 mph or higher)



As reported above, it appears that the level of service on University Parkway would be maintained at an acceptable standard under all conditions, including the proposed condition involving a density increase to 16 units per acre.

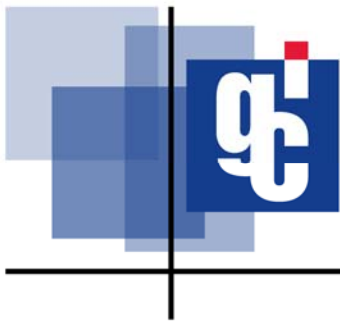
To evaluate potential long-term impacts of the proposed comprehensive plan amendment, an additional horizon-year analysis was performed for this roadway for the year 2035. As documented under **Attachment 4**, based on Manatee County's volume projections for the 2035 Financial Feasible roadway network, a future AADT of 58,000 is anticipated on University Parkway. Considering a standard K-factor of 9.0%, the resulting peak hour volume under 2035 conditions is 5,220 vph. As reported in **Table 1**, a decrease of 130 PM peak hour trips is estimated for the proposed FLUC change. Therefore, the total volume under 2035 conditions is estimated at 5,090 vph. As reported below in **Table 3**, these estimated volume conditions in 2035 exceed the generalized service volume on University Parkway, with or without the proposed FLUC change. However, it should be noted that the generalized service volume of 4,850 vph reflects a 10% decrease, to account for "non-state" roadway conditions (see Table 4, from FDOT Generalized Tables). The projected 2035 volumes would not exceed the un-adjusted volume of 5,390 vph. To determine which service volume is most applicable, the detailed operating characteristics of University Parkway, including signal timing, g/c ratios, and coordination would need to be evaluated. These details will be assessed as part of the *Traffic Impact Analysis* to be submitted for this Project.

**Table 3: Generalized Horizon Year Analysis
University Parkway (US 301 to Tuttle Avenue)**

Condition	Projected AADT	Standard K-Factor	2035 Peak Hour Traffic	Change in Peak Hour Traffic due to FLUC Change	Total Traffic in 2035	Peak Hour Service Volume*	Peak Hour LOS
Year 2035 (Financially Feasible Network)	58,000	9.0%	5,220	-130	5,090	4,850	E

*Source: 2012 FDOT Generalized Tables (Table 4, non-state arterial 40 mph or higher)

A summary of the findings from **Table 2** and **Table 3** is provided below in **Table 4**. **Table 4** displays the projected traffic conditions and the resulting LOS on University Parkway for each of the land use scenarios described above.



**grimail
crawford
inc.**

Your Comprehensive Engineering, Planning and GIS Solutions Consultants

**Table 4: Level of Service Summary for
University Parkway (US 301 to Tuttle Avenue)**

Volume Condition	Assumed Land Use Scenario On Project Site		Resulting Peak Hour Total Traffic (vph)	Peak Hour LOS
Existing Traffic Plus Reserved Trips from Approved Development	Existing Zoning/FLUC	150,000 s.f. office, 196 apartment units	4,128	C
	Proposed Zoning/FLUC	409 apartment units	3,998	C
Year 2035 Conditions on Financially Feasible Roadway Network	Existing Zoning/FLUC	150,000 s.f. office, 196 apartment units	5,220	E
	Proposed Zoning/FLUC	409 apartment units	5,090	E

I trust this information is sufficient to demonstrate that the proposed Rezoning and Comprehensive Plan Amendment are consistent with the Manatee County Comprehensive Plan. Should you have any questions or require additional information, please do not hesitate to call me at 813-387-0084.

Sincerely,

GRIMAIL CRAWFORD, INC.

Richard W. Matthews, P.E.
Transportation Planning Engineer

Attachments

cc: Eric Halverson, Picerne Development



grimail
crawford
inc.

Your Comprehensive Engineering, Planning and GIS Solutions Consultants

ATTACHMENT 1

SITE PLAN LOCATION MAP



VICINITY MAP
MANATEE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST

NOTES

Existing Site Conditions

1. Total project acreage: 25.6± acres
2. Existing Zoning: PDC & LM w/ Entranceway Overlay to PDR
Proposed Zoning: PDR w/ Entranceway Overlay
3. Existing Land Use: MU
Proposed Land Use: RES-16
4. The project lies within Flood Zones "X" & "A" according to FEMA-FIRM Community Panel Number 1208100319E, effective March 17, 2014.
5. The tree grouping is reflected in the Protected Species Assessment completed by Universal Engineering Sciences on April 20, 2015.

Development Description

1. Project consists of 324 Apartments
2. Gross density = 324 Apts. / 25.6 acres = 12.7
3. Construction start date: July 2016
Construction completion date: December 2017

Proposed Site Data

1. Landscape plan shall comply with Sections 714, 715, & 737 of the LDC.
2. Open Space = 12.3± Ac.
3. Required Parking Spaces = (324 Units x 2 Spaces Per Unit = 648) +
(1 Guest Space x 324 Units/10 = 32.4) = 681 Spaces

Provided Parking: Standard Spaces = 531
Attached Garage Spaces = 62
Detached Garage Spaces = 50
Tandem Spaces = 62
Total = 705 Spaces

4. Proposed Building Height 45', 3 stories

Required Improvements

1. Water service, sewer service, solid waste service, & fire protection shall be provided by Manatee County.
2. Irrigation service will be provided by onsite private well.
3. Proposed detention pond will be privately owned and maintained.
Public drainage easement will be provided over the proposed detention pond for Kentucky Avenue and for the portion of Broadway Avenue located on the subject parcel.

PRELIMINARY SITE PLAN

Manatee County, Florida

Manatee County Building & Development Services Department Signature Block	
Project Number :	Project Name :
Approval Type :	DTS Number :
PROJECT PLANNER _____	DATE _____
PROJECT ENGINEER _____	DATE _____
CONCURRENCY _____	DATE _____
ENVIRONMENTAL PLANNING _____	DATE _____
ENVIRONMENTAL HEALTH _____	DATE _____
FIRE DISTRICT _____	DATE _____
Attention: The combination of this signed plan and accompanying approval letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application. There may be other documents, including a CLOS that affect this project approval.	
Rec'd by OWNER/AGENT _____	DATE _____



0 80' 160'
SCALE: 1" = 80'

This is a conceptual site plan and is subject to rezoning, final design, survey, environmental analysis, engineering, permitting and governmental approval. Site layout, product type and density are subject to change.

07/01/2015

Date Revision #

Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194



grimail
crawford
inc.

Your Comprehensive Engineering, Planning and GIS Solutions Consultants

ATTACHMENT 2

TRIP GENERATION CALCULATIONS

Trip Generation Calculations The Oasis at University TIS

Existing Zoning (PDC & LM)/FLUC Condition (MU)

Land Use	ITE Land Use Code	Size*	Units	Daily Trips	Gross PM Peak Hour Trips		
					In	Out	Total
Multi Family Apartment	220	198	d.u.	1,323	83	44	127
General Office Building	710	150,000	s.f.	1,787	42	204	246
Total				3,110	125	248	373

*Land Use Calculations:

$$\begin{array}{rcl}
 3.5 \text{ acres} & (x 43,560 \text{ s.f./acre} \times 1.0 \text{ FAR}) & = 150,000 \text{ s.f office} \\
 + 22.1 \text{ acres} & (x 9 \text{ units/acre}) & = 198 \text{ apartment units} \\
 \hline
 25.6 \text{ acres total} & &
 \end{array}$$

Proposed Zoning Condition (PDR)

Land Use	ITE Land Use Code	Size (X)	Units	Daily Trips (T=6.06*X+123.56)	Gross PM Peak Hour Trips (T=0.55*X+17.65)		
					In (65%)	Out (35%)	Total (T)
Multi Family Apartment	220	230	d.u.	1,517	94	50	144

Proposed FLUC Condition (RES-16)

Land Use	ITE Land Use Code	Size (X)	Units	Daily Trips (T=6.06*X+123.56)	Gross PM Peak Hour Trips (T=0.55*X+17.65)		
					In (65%)	Out (35%)	Total (T)
Multi Family Apartment	220	409	d.u.	2,602	158	85	243

Source : ITE, Trip Generation, 9th Ed., 2012



grimail
crawford
inc.

Your Comprehensive Engineering, Planning and GIS Solutions Consultants

ATTACHMENT 3

MANATEE COUNTY LINK SHEET EXCERPT

Manatee County Planning Department Concurrency Transportation Link Sheet

Report run on: November 18, 2014 10:10 AM

Page 19

Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Nu m Sig	Cl ass Gr p	Le ft Tu rns	5% Peak Hour Vol	Peak LOS	Los Std	Exist Los	Proje cted LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	O C S	Peak Hour Base	Peak Hour Res	Peak Hour Pend	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	De Im Rs	Stn Num
3200	TUTTLE AV	UNIVERSITY PKY	TALLEVAST RD	MC	UC	U	2U	0.00	0	US	Y	72	D	C	C	C	C	12	9309	0.090	O	838	143	0	981	1,440	459	0.000			0	07-04
3201	TUTTLE AV	TALLEVAST RD	72ND AVE EAST	MC	UC	U	2U	0.00			N	72	D	C	C	C	C	10	9674	0.095		919	1	0	920	1,440	520	0.000				07-04
3202	TUTTLE AV	TALLEVAST RD	WHITFIELD AV	MC	UC	U		0.00				63		A	A						0	0	0	0	1,260	1,260	0.000					
3203	TUTTLE AV	63 AVE E	WHITFIELD AV	MC	UC	U	2D	0.00				63		C	C	C	C	12	1526	0.090		137	0	0	137	1,260	1,123	0.000				06-55
3205	UNIVERSITY PKWY	301 BLVD	US 301	MC	MA	U	6D	0.00			Y	242.5		C	C	C	C	12	25559	0.090		2,300	22	0	2,322	4,850	2,528	0.000				06-48
3206	UNIVERSITY PKY	US 301	TUTTLE AV	MC	PA	U	6D	0.92	1	I	Y	242.5	D	C	C	C	C	12	34396	0.090		3,096	659	0	3,755	4,850	1,095	0.000				240
3210	UNIVERSITY PKY	TUTTLE AVE	LOCKWOOD RIDGE RD	MC	MA	U	6D	1.92	1	I	Y	242.5	D	C	C	C	C	12	37710	0.090	O	3,394	308	0	3,702	4,850	1,148	0.000		0		240.5
3211	UNIVERSITY PKY	LOCKWOOD RIDGE RD	COUNTRY PARK WAY	MC	MA	U	6D	1.79	1	I	Y	242.5	D	C	C	C	C	12	42640	0.090		3,838	247	0	4,085	4,850	765	0.000				241
3212	UNIVERSITY PKY	COUNTRY PARK WAY	WHITFIELD AVE	MC	MA	U	6D	1.79	1	I	Y	242.5	D	C	C	C	C	12	43279	0.090		3,895	335	0	4,230	4,850	620	0.000				241.3
3213	UNIVERSITY PKY	WHITFIELD AVE	THE PARK BLVD	MC	MA	U	6D	1.96	1	I	Y	242.5	D	C	C	C	C	12	44379	0.090		3,994	355	0	4,349	4,850	501	0.000				241.5
3214	UNIVERSITY PKY	THE PARK BLVD	MEDICI CT	MC	MA	U	6D	2.56	1	II	Y	242.5	D	C	C	C	C	12	46696	0.090		4,203	333	0	4,536	4,850	314	0.000				242
3215	UNIVERSITY PKY	MEDICI CT	HONORE AVE	MC	MA	U	6D	1.89	1	I	Y	242.5	D	C	C	C	C	12	46427	0.090		4,178	380	0	4,558	4,850	292	0.000				242.5
3216	UNIVERSITY PKY	HONORE AVE	COOPER CREEK BLVD	MC	MA	U	6D	1.96	1	I	Y	242.5	D	C	C	F	F	12	49504	0.090		4,455	603	0	5,058	4,850	-208	0.000				242.6
3217	UNIVERSITY PKY	COOPER CREEK BLVD	I-75	MC	MA	U	6D	2.86	1	II	Y	242.5	D	F	F	F	F	12	57743	0.090		5,197	406	0	5,603	4,850	-753	0.000				242.7
3225	UNIVERSITY PKY	I-75	TOWN CENTER PKY	MC	MA	U	6D	6.00	3	I	Y	242.5	D	C	C	C	C	12	43022	0.090	O	3,872	575	0	4,447	4,850	403	0.000		0		07-48
3226	UNIVERSITY PKY	TOWN CENTER PKY	LAKEWOOD RANCH BLD	MC	MA	U	6D	6.00	3	II	Y	242.5	D	C	C	C	C	12	43022	0.090	O	3,872	504	0	4,376	4,850	474	0.000		0		07-48
3227	UNIVERSITY PKY	LAKEWOOD RANCH BL	LORRAINE RD	MC	MA	U	4D	0.50	1	I	Y	161	D	C	C	C	C	12	14800	0.090		1,332	240	0	1,572	3,220	1,648	0.000				4999
4400	UNIVERSITY PKY	DAM RD	CR 675					0.00				0		A	A						0	0	0	0	0	0	0.000					
4405	UNIVERSITY PKY	CR 675	SR 70					0.00				0		A	A						0	0	0	0	0	0	0.000					
3240	UPPER MANATEE RIVER RD	SR 64	CENTER OF CURVE	MC	MIC	U	2U	0.00	0		Y	72	D	C	C	C	C	12	8252	0.090	O	743	277	0	1,020	1,440	420	0.000		0		11-06

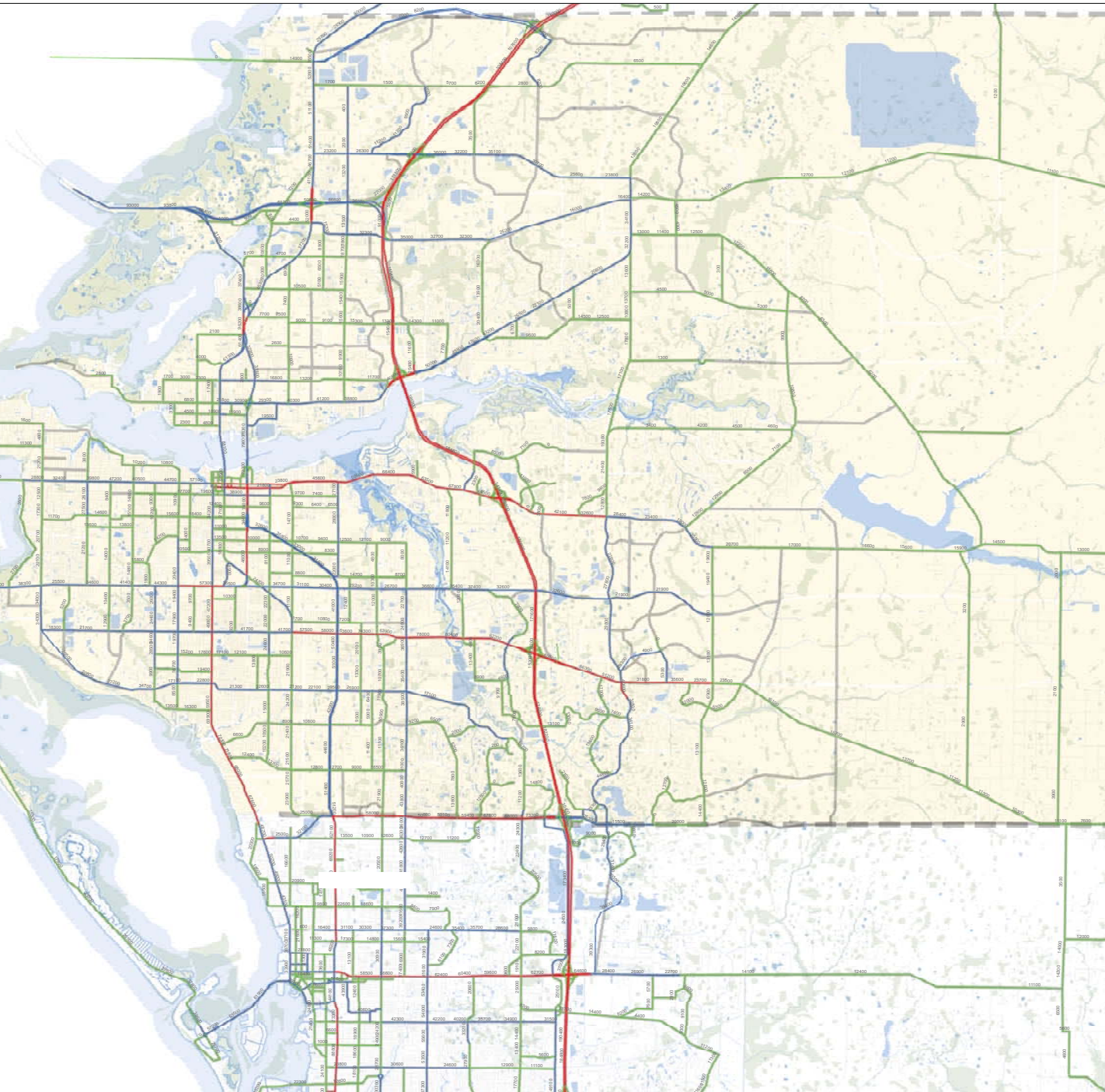
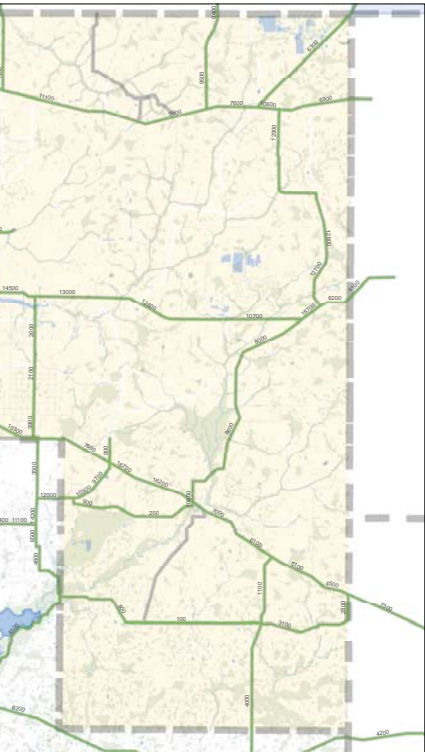
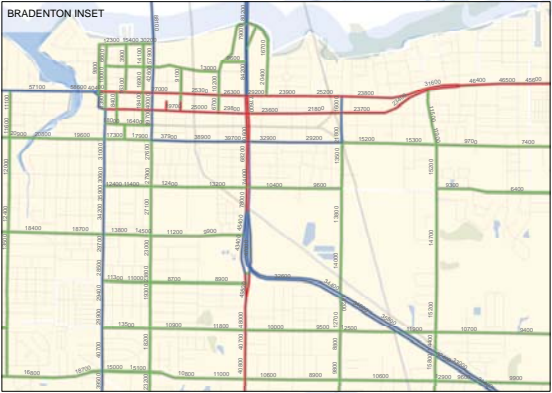


grimail
crawford
inc.

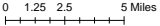
Your Comprehensive Engineering, Planning and GIS Solutions Consultants

ATTACHMENT 4

2035 VOLUME PROJECTIONS



Manatee County 2035 Volumes
with Sarasota / Manatee MPO Fincially Feasible Plan



Legend
Financially Feasible Lanes

— 2 Lanes — 4 Lanes — 6 Lanes



P.C. 12/10/2015

PA-15-02 / ORDINANCE 15-32
Manasara Corp/Tennessee Street Property, LLC

Transmittal of a Plan Amendment of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (the Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for an amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property from the MU (Mixed Use) Future Land Use Classification (25.6± acres) to the RES-16 (Residential - 16 dwelling units per acre) Future Land Use Classification; property being generally located on the north side of University Parkway, between Florida Street on the east and the S.C.L. Railroad on the west, and south of Broadway Avenue, Sarasota (Manatee County).

P.C.:	12/10/2015	B.O.C.C.: 01/07/2016	- Transmittal - Adoption
Type of Amendment	Large Scale Map		

RECOMMENDED MOTION

Based upon the evidence presented, comments made at the Public Hearing, the technical support documents, and finding the request to be **CONSISTENT** with the Community Planning Act as codified in applicable portions of Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, I move to recommend **TRANSMITTAL** of Plan Amendment PA-15-02, as recommended by staff.

PLAN AMENDMENT SUMMARY SHEET

Project Name: The Oasis at University

Applicant: Manasara Corp/Tennessee Street Property, LLC

Case Numbers: PA-15-02 / Ordinance 15-32 (DTS# 20150243)

Request: Amendment to the Future Land Use Map of the Future Land Use Element from the MU (Mixed Use) Future Land Use Classification to RES-16 (Residential - 16 dwelling units per acre) Future Land Use Classification for 25.6± acres of land

Location: Generally located on the north side of University Parkway, between Florida Street on the east and the S.C.L. Railroad on the west, and south of Broadway Avenue.

Type: Large Scale Map Amendment

Recommendation: TRANSMITTAL

Requested Plan Amendment

The applicant is requesting a Comprehensive Plan Future Land Use Map amendment from the existing future land use category of MU (Mixed Used) to RES-16 (Residential – 16 dwelling units per acre) for an approximately 25.6 acre parcel. The property is located at 2075 and 2083 University Parkway. The parcel at 2075 University Parkway is less than one half an acre. The bulk of the property (25+/- acres) is north and accessed via Kentucky Street. The property is approximately 1,300 feet deep from University Parkway.

The applicant has also submitted an application (PDR-15-13(Z)(P)) to rezone the property from PDC (Planned Development – Commercial) and LM (Light Manufacturing) to the PDR (Planned Development Residential) zoning district. The rezone request is subject to this plan amendment being adopted by the Board of County Commissioners and becoming effective.

There are several existing multi-family and single family residential areas within close proximity to the amendment site. Immediately adjacent to the property to the north and east of the amendment site are several projects with both residential and non-residential uses that are part of overall developments known as University Groves and/or the University Commons DRI.

University Groves

- Soleil West, a single-family residential subdivision with a density of 2.73 units per gross acre.

- Residences at University Groves, a single-family residential subdivision with a density of 3.4 units per gross acre.
- Soleil Condominiums, a subdivision of townhomes with a density of 6.3 units per gross acre.
- Townhouse Residences at University Groves, a townhome subdivision with a density of 3.4 units per gross acre.
- San Michele at University Groves, a townhome subdivision with a density of 6.45 units per gross acre
- University Groves Apartments, a multi-family development with a density of 18.75 units per net acre

University Commons DRI

- Serenata Sarasota, a multi-family development with a density of 12.8 units per net acre.

The site was given an IL (Industrial – Light) Future Land Use designation with the adoption of the Comprehensive Plan in 1989. In 1995 the site was amended to the current MU (Mixed Use) Future Land Use designation (PA-95-11/ORD 95-30). The subject property and several adjacent parcels have remained vacant. The industrially designated properties to the east of the S.C.L. Railroad has been slow to develop.

Existing FLU –vs- Proposed FLU

MU – Mixed-Use Existing Future Land Use Designation

The intent of the MU designation is “to identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established as major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along functionally classified roadways. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting”.

The range of potential uses for the MU designation include “retail, wholesale, office uses, light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, other than special agricultural uses, agriculturally-compatible residential uses and water-dependent uses.”

The MU designation allows the following:

- A maximum gross residential density of 9 dwelling units per acre;
- A maximum net residential density of 20 dwelling units per acre;

- A maximum floor area ratio (FAR) of 1.0;
- A maximum floor area ratio (FAR) of 2.0 inside the UIRA;
- A maximum square footage for neighborhood, community or region-serving retail uses of 300,000 square feet (large).

RES-16 – Residential 16 dwelling units per acre – Proposed Future Land Use Designation

The intent of the RES-16 designation is “to identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a moderate-density urban residential uses. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these moderate density urban areas. Lodging places may also be located within this future land use category.”

The range of potential uses for the RES-16 designation include “suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, low-intensity recreational uses, public or semi-public uses, schools, lodging places, and appropriate water-dependent/water-related/water enhanced uses”.

The RES-16 designation allows the following:

- A maximum gross residential density of 16 dwelling units per acre;
- A maximum net residential density of 20 dwelling units per acre;
- A maximum floor area ratio (FAR) of 0.25 (0.35 for mini-warehouse uses only)
- A maximum floor area ratio (FAR) of 1.0 inside the UIRA;
- A maximum square footage for neighborhood retail uses of 150,000 square feet (medium).

Legislative Policy Decision

The legislative policy decision of the Board of County Commissioners is to determine whether the Proposed Map Amendment to RES-16 is in the best interest of the public considering:

- Is the proposed Map Amendment compatible with the development trends in the area of consideration?
- Is the proposed Map Amendment compatible with surrounding uses and densities or intensities?

The Board of County Commissioners should make this decision based upon a comparison of the range of uses allowed in each Future Land Use designation.

The existing MU designation allows for “the potential of retail, wholesale, office uses, light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, and hospital uses”.

The proposed RES-16 designation allows for “the potential of suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, low-intensity recreational uses, public or semi-public uses, schools, lodging places uses”.

Staff recommends adoption of this amendment request

Background

This general area, from Tallavest Road, south to University Parkway, was designated IL (Industrial – Light) with the adoption of the Comprehensive Plan in 1989. In 1995, approximately 162 acres was amended to the MU (Mixed-Use) future land use designation. The subject property was included in the 162+/- acre amendment.

A majority of the 162+/- acres has been developed or is under construction. DR Horton, Inc. is developing a large residential subdivision immediately north of the amendment site. The subject property is the largest vacant piece of property remaining within the MU.

The concrete batch plant, west of the amendment site, is separated by Circus Road and a railroad line. There are numerous smaller lots fronting University Parkway with uses ranging from single family residential units to heavy commercial uses to vacant industrial sites.

Land Use Characteristics and Development Trends

RESIDENTIAL			
PROJECT	LOTS / UNITS	DENSITY	FLUC
Soleil West	133	2.73	MU
Soleil Condominiums	184	6.3	MU
University Groves Apartment Complex	180	18.75	RES-6
Serenata Sarasota	240	12.8	ROR
Residences at University Groves	71	3.4	RES-6
Townhouse Residences at University Groves	47	3.4	RES-6
San Michele	130	6.45	ROR

Category/Zoning/Land Use Summary Table			
	Existing FLUC	Zoning	Present Land Use
Site	MU	PDC	Vacant
North	MU	PDR	Soleil West (SFD) and Soleil Condominium (SFA)
South	MU	LM and PDI	Various non-residential uses
East	MU	LM	Vacant
West	IH	HM / LM	S.C.L. Railroad / concrete batch plant / SRQ Park of Commerce

Summary

Positive Aspects

- Surrounding area is developed with existing multi-family and single family attached residential projects, as well as existing single family detached residential subdivisions.
- Roadway networks, utilities and other services exist in the area.
- This request discourages “leap frog” development by concentrating development at locations close to existing urban development.

Negative Aspects

- The western boundary of the property is adjacent to a SCL railroad line and near an existing concrete batch plant.
- The site is adjacent to a perennial stream.

Mitigating Factors

- The applicant, in a separate rezoning application (PDR-15-13(Z)(P)), is proposing additional screening and buffering along the western property line to ensure adequate separation distances between the site and the adjacent railroad tracks and existing industrial uses.
- The property is adjacent to a perennial stream. The applicant has submitted a separate rezoning application (PDR-15-13(Z)(P)) that seeks to rezone the site to a Planned Development District, which satisfies the special approval requirements of a project being adjacent to a perennial stream.

Development History

1981 Comprehensive Zoning and Land Development Code Zoning Designation
Industrial Zoning

1990 Land Development Code Zoning Designation
LM Light Manufacturing

1989 Comprehensive Plan Future Land Use Designation
IL – Light Industrial

1995 Comprehensive Plan Future Land Use Designation
MU – Mixed Use

Current Zoning and Future Land Use Designation
LM – Light Manufacturing and PDC (Planned Development Commercial – PDC-92-05(Z)(P)
MU – Mixed Use

Plan Amendment Detailed Review Land Planning Analysis

Roadways

The Traffic Impact Statement (TIS) compares the maximum traffic impacts possible resulting from the development of the subject parcel at maximum densities/intensities allowed in the existing approved future land use designations versus those densities/intensities anticipated in the proposed future land designation.

The existing land use designations are: 3.5 acres of General Office uses with an assumed build out of 150,000 square feet and 22.1 acres of Residential (MU – 9 dwelling unit per gross acre) multi-family uses with an assumed build out of 220 multi-family apartments. This will generate 373 PM Peak Hour trips.

Based upon the maximum density/intensity expected by the proposed future land use designation for 25.6 acres of Residential (RES 16 – 16 dwelling units per acre) uses with an assumed a build out of 409 multi-family apartments. It is estimated that 243 PM Peak Hour trips will be generated.

A comparison of the land use scenarios indicates the proposed future land use designation will reduce potential PM Peak-Hour trips by 130.

Estimated Existing	373 PM Peak Hour vehicle trips
Estimated Proposed	243 PM Peak Hour vehicle trips
Potential decrease	130 PM Peak Hour vehicle trips

Roadway Name	Description	Adopted Level of Service	Operating Level of Service
University Parkway	US 301 – Tuttle Avenue	D	C

Utilities

A change in future land use from MU to RES-16 has the potential to **increase** water and wastewater impacts. A more detailed analysis may be required prior to issuance of a Certificate of Level of Service for utilities.

Any necessary upgrades to the existing wastewater lines, downstream lift stations or potable water lines due to the additional flows required to serve this development shall be at the expense of the developer.

ALLOWABLE UNDER CURRENT LAND USE OF MU	Acres	Dwelling units/ FAR	Max. # Dwelling Units/SF	PPH	Total Capita	GPD Potable Water	TOTAL GPD Potable Water	GDP Sanitary Sewer	TOTAL GPD S/S	TOTAL CYPD Solid Waste
MU – Mixed Use ¹	25.6	9	230 dwelling units	2	65	29,900		29,900		1.725
MU – Mixed Use ²	25.6	1.0	140 room hotel 176,400 SF office	150 0.24	21,000 42,336			16,800 35,280		0.3125 1.47
TOTAL ALLOWABLE UNDER CURRENT LAND USE GPD/CYPD							42,336		35,280	1.725

¹Assumes that the entire project area of 25.6 acres is developed with multi-family residential units.

²Assumes that the entire project area of 25.6 acres is developed with non-residential uses as previously approved in PDC.

PROPOSED LAND USE OF RES-16	Acres	Dwelling units GA/ FAR	Max. Intensity/ FAR	PPH	Total Capita	GPD Potable Water	TOTAL GPD Potable Water	GDP Sanitary Sewer	TOTAL GPD S/S	TOTAL CYPD Solid Waste
Multi-Family (RES-16) ¹	25.6	16	409	2	65	53,170		53,170		3.0675
Non-Residential Uses (RES-16) ²	25.6	0.25	150,000 square feet		0.24	36,000		30,000		1.25
TOTAL PROPOSED GPD/CYPD							53,170		53,170	3.0676

¹Assumes that the entire project area of 25.6 acres is developed with multi-family residential units.

²Assumes that the entire project area of 25.6 acres is developed with non-residential units at an FAR of 0.25; with Comprehensive Plan limitation of 150,000 square feet

Schools

ALLOWABLE UNDER CURRENT LAND USE	Total Dwelling Units	Max. Intensity FAR	Elementary Students Generated*	Middle Students Generated*	High Students Generated*
Multi-Family (RES-16) ¹	230	NA	10	5	8
TOTAL STUDENTS ALLOWABLE UNDER CURRENT LAND USE			10	5	8

PROPOSED LAND USE	Total Dwelling Units	Max. Intensity/ FAR	Elementary Students Generated*	Middle Students Generated*	High Students Generated*
RES-16 – Multi-Family Residential (25.6 acres)	409	NA	18	9	14
TOTAL PROPOSED STUDENTS			18	9	14

The proposed change in FLUC's from MU to RES-16 increases the number of school students by a total of 18.

The site is located within School Service Area 3. The school attendance zones are as follows:

1. Kinnan Elementary
2. Harllee Middle School
3. Southeast High School

The School Board of Manatee County and Manatee County Government have adopted a school concurrency management system and the development is required to obtain a Certificate of Level of Service for Public School Facilities upon submission of an application for horizontal or vertical construction approval (Final Site Plan or equivalent).

The School Board of Manatee County provided a preliminary report of the potential effects on school capacity. The available capacity for elementary and middle schools is analyzed by the four School Service Areas (SSA) and High Schools are analyzed district-wide. Based on the applicant's request, the School Board reports:

1. Elementary Schools do have sufficient capacity to support the proposed land development application in School Service Area 3.
2. Middle Schools **do not** have sufficient capacity to support the proposed land development application in School Service Area 3.
 - a. The contiguous School Service Area 4 does have middle school capacity to support the proposed land development application.
 - b. The available capacity in the contiguous School Service Area may be utilized to support the proposed land development application in accordance with the Interlocal Agreement for Public School Facility Planning.
3. High Schools do have sufficient capacity to support the proposed land development application.

Reclaimed Water

Manatee County reclaimed water facilities are not available in this area.

Transit

There are no existing transit facilities located adjacent to or in close proximity to the subject property. The closest Manatee County Area Transit (MCAT) bus stop is located at the Sarasota/Bradenton Airport serviced by the 99 and 16 routes.

There is an existing Sarasota County Area Transit (SCAT) Route (Route 30), which runs along University Parkway; however, the closest stop is approximately 1.5 miles east of the site at the intersection of University Parkway and Lockwood Ridge (Walmart Shopping Center).

The SCAT Route 30 also utilizes the Sarasota/Bradenton Airport for transfers, and as such there is the potential that should future transit stops be established closer to the subject site that there would be greater ability for transit riders to use and connect to SCAT or MCAT transit.

Parks

County Parks (within 5 miles)

- McArthur Park (3-acre park)
- Whitfield Park (4-acre park with pavilions, playground, rest rooms, softball)
- Conservatory Park (55-acre park with pavilions, pier and trail)
- University Place Community Park (4-acre park with pavilion, multi-purpose field, lighted tennis courts)
- Braden River Park (78-acre park with baseball fields, canoe/kayak launch, playground, soccer fields)
- John H. Marble Park (7-acre park with basketball courts, bocce ball courts, pavilion, playground, remote control race track)
- Pride Park (15-acre park with basketball courts, multi-purpose trail, playgrounds, softball field, splash park)

County Preserve

- Jiggs Landing (7-acres on Braden River with boardwalks, canoe/kayak launch, wildlife viewing areas, nature-themed playground, dock)

There appears to be sufficient recreational facilities to service this site.

Existing FLU designation		Max. Dwelling Units
MU	25.6 acres x 9 du/ga	230
Proposed FLU designation		
RES-16	25.6 acres x 16 du/ga	409
Total Proposed		324
Potential Maximum Increase in Dwelling units		179

Soils and Topography

There are several soil types on this site. The soil types, based on the Universal Engineering Sciences report dated April 20, 2015, consist of:

Type 20 – **EauGallie fine sand (0-2% slopes)**. The EauGallie fine sand soil is classified as poorly drained. The depth to water table is about 6 to 18 inches of the surface.

Type 22 – **Felda fine sand (0-2% slopes)**. The Felda fine sand soil is classified as poorly drained. It is found on flatwoods, marine terraces, and drainage ways. The depth to water table is about 0 to 12 inches of the surface.

Type 31 – **Myakka fine sand (2-5% slope)**. The Myakka fine sand soil is classified as poorly drained. It is found on flatwoods of marine terraces. The depth to water table is about 6 to 18 inches of the surface.

Type 39 – **Parkwood Variant-Chobee, Limestone Substratum-Parkwood Complex**. The Parkwood Variant soil is classified as poorly drained. It is found in

drainage ways on marine terraces. The depth to water table is about 6 to 18 inches of the surface. The Parkwood soil is classified as poorly drained and has a water table of about 0-12 inches of the surface. The Chobee soil is classified as very poorly drained and has a water table of about 0 inches.

Type 40 – **Pinellas fine sand**. The Pinellas fine sand soil is classified as poorly drained. It is found on flats on marine terraces. The depth to water table is about 6 to 18 inches of the surface.

Type 47 – **Tomoka Muck**. The Tomoka muck soil is classified as poorly drained. It is found on depressions of marine terraces. The depth to water table is about 0 inches of the surface.

The topography of the site is very flat throughout the interior and drops steeply into the ditches around the perimeter of the property. Based on Google Earth, the property is approximately 16-17 feet above sea level.

Flood Prone Areas/S.L.O.S.H./Hurricane Evacuation

Project Located in Flood Prone Area: **Yes**

Type of Flooding (i.e. rainfall, riverine, storm surge, etc.): **Rainfall**

Project Subject to flow reduction: **Yes; 50% reduction in peak pre-developed runoff applies for Pearce Drain/Gap Creek.**

Project subject to OFW: **N/A**

Watershed/Basin: **Pearce Drain/Gap Creek**

Project located within Floodplain and/or Floodway: **Yes, project is located entirely within the FEMA 2014 FIRM 100-year floodplain (Zone “A”).**

Drainage Easements/Access Easements required for existing system(s): **Drainage and Maintenance Access Easements shall be required for all existing drainage systems which convey runoff from public right-of-way.**

Project site lies in Zones X and A with no base flood elevation determined per FIRM Panel 12081C0319E, effective date 3/17/2014. Developer to establish the base flood elevation in NAVD 1988 at Final Site Plan. Future submittals will be reviewed for compliance with floodplain management regulations.

The proposed site is located **outside** the Hurricane Evacuation Zone.

Beach Accessibility Evaluation

The plan amendment site is located inland; therefore beach access considerations are not applicable.

Historic Resources

According to the report titled: *An Archaeological Resource Inventory and Archaeological Site Predictive Model for Manatee County, Florida*, by Piper Archaeology/Janus Research (1992), the parcel is **not** in an area of potential for archaeological sites. If any significant historical or archaeological resource is discovered in the future, during development activities, the findings shall be immediately reported to the Florida Division of Historical Resources and

treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offences Concerning Dead Bodies and Graves) shall be followed.

Habitat for Endangered, Threatened, or Special Concern Species

Universal Engineering Sciences performed a Protected Species Assessment dated April 20, 2015 for the subject site. According to this report, there was no direct evidence of utilization of the site by any listed species. There were no nests, dens, tracks, or scat observed that would indicate the site is inhabited or utilized by any listed species. The closest known waterbird colony is approximately 3.34 miles northwest of the subject property and the closest known bald eagle nest is located approximately 2.0 miles northeast of the subject property. There are no federally listed critical habitat areas found on the site. No listed plant species were observed or anticipated to be present on-site.

Urban Development Considerations

Urban Sprawl Analysis

The existing MU future land use category allows for a maximum gross density of 9 dwelling units per gross acre, so the current gross residential potential is 230 dwelling units.

EXISTING FUTURE LAND USE DESIGNATIONS

Existing FLUC	Acreage	Maximum number of units	Persons (2.3/DU)
MU	25.6±	230	529
TOTAL existing potential population			529

PROPOSED FUTURE LAND USE DESIGNATIONS

Proposed FLUC	Acreage	Maximum number of units	Persons (2.3/DU)
RES-16	25.6±	409	941
TOTAL proposed potential population			941

Based on the population projections for Subarea 10, the population can easily be accommodated in the Subarea which has a projected population of approximately 59,109 by 2020 and approximately 75,386 by year 2035.

The potential population increase as a result of the RES-16 (FLUC) will not affect the overall population projection for the subarea.

The proposed plan amendment may have the impact of reducing urban sprawl by:

- Discouraging “leap frog” development by concentrating urban development at locations adjacent to existing urban development
- Maximizing the use of existing adjacent infrastructure and future infrastructure relating to other development – existing and proposed
- Timing of potential development and compatibility to adjacent uses
- The proposed plan amendment may have the impact of reducing urban sprawl because it increases density where public facilities are in the vicinity – 16” potable water main along University Parkway and 2” sanitary sewer force main along Kentucky Street and University Parkway and 6” sanitary force main at Tuttle Avenue and Broadway Avenue (approximately 6400’ to the east).

Consistency of the Proposed Amendment with the Comprehensive Plan

The proposed plan amendment is anticipated to assist in attaining the following cited goals and objectives, and appears to be consistent with the following cited policies of the Comprehensive Plan.

Objective 2.1.1 - Mapping Methodology for the Future Land Use Map: Follow a mapping methodology limiting urban sprawl which recognizes existing development; projected growth areas; projected population and employment growth; and a possible development density and intensity less than the maximum specified on the Future Land Use Map.

Policy 2.1.1.1 Maintain the Future Land Use Map with reserve capacity to accommodate the projected population and employment base through 2025.

Based on the population projections for Subarea 10, the increased population of 412 persons can easily be accommodated in the Subarea which has a projected population of approximately 59,109 by 2020 and approximately 75,386 by year 2035.

Policy 2.1.1.2 - Designate on the Future Land Use Map land within existing developed areas at densities and intensities which are compatible with the existing development.

The requested RES-16 future land use designation is compatible with the average densities of existing multi-family (15.8 du/ac) and multi-family and single family attached (9.54) developments in the area.

Policy 2.1.1.3 - Designate on the Future Land Use Map, land within currently undeveloped growth areas at densities and intensities which permit significant increases over current land use designations without creating urban sprawl.

The plan amendment site is located west of the Future Development Area Boundary (FDAB) and in an area that is served by existing infrastructure. The site connects to University Parkway, a principal arterial roadway. The density increase is compatible with existing developments in the immediate area.

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

The plan amendment site is in an area with existing public facilities (water, sewer and transportation). Utility plant capacity and transmission line capacity are not determined at this stage in the development review process. The applicant will be required to pay their proportionate share of the costs to mitigate any impacts from the project on utility plant and transmission capacity, in accordance with applicable County Codes and Ordinances.

Objective 2.1.2 - Geographic Extent of Future Development: Limit urban sprawl through provision of locations for new residential and non-residential development consistent with the adopted Land Use Concept, to that area west of the Future Development Area Boundary (FDAB) thereby, preserving agriculture as the primary land use east of the FDAB through 2020.

Policy 2.1.2.2 - Limit urban sprawl by prohibiting all future development to the area east of the established FDAB.

The plan amendment site is located west of the Future Development Area Boundary.

Policy 2.1.2.3 - Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.

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

The plan amendment will allow for consideration of new infill residential development that will be designed to be compatible with the existing development in the area. There are several well established residential projects north and east of the subject property that include a range of densities compatible with that which would be entitled to the property should the comprehensive plan amendment be approved.

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.

The subject property is currently undeveloped, but is adjacent to existing single family and multi-family residential development and is a suitable site to offer increased diversity to the community's housing options.

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.

The site is within an area of existing development (residential, non-residential and light industrial uses) and is suitable for new development.

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
- applicable specific area plans
- (See also policies under Objs. 2.6.1 - 2.6.3)

Approval of the map amendment:

- allows for the potential increase in density that is compatible with surrounding density ranges from 2.73 to 18.75 and residential housing types (single family detached, single family attached, and multi-family),
- decreases the number of PM Peak Hour trips on University Parkway,
- utilizes existing infrastructure or the applicant will pay their proportionate share of the costs to mitigate impacts
- limits urban sprawl with the development of a vacant infill piece of property

Policy: 2.2.1.15 RES-16: Establish the Residential-16 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.15.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a moderate-density urban residential uses. Also, to provide a complement of residential support uses normally utilized during the daily activities of residents of these moderate density urban areas. Lodging places may also be located within this future land use category (see also Objective 6.1.3).

Policy: 2.2.1.15.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, low-intensity recreational uses, public or semi-public uses,

schools, lodging places, and appropriate water-dependent/water-related/water enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy: 2.2.1.15.3 Range of Potential Density/Intensity:

**Maximum Gross Residential Density:
16 dwelling units per acre**

**Minimum Gross Residential Density: 13.0 only in
CRA's and UIRA for residential projects that
designate a minimum of 25% of the dwelling units as
"Affordable Housing"**

**Maximum Net Residential Density:
20 dwelling units per acre**

**28 dwelling units per acre within the UIRA
for residential projects that designate a minimum of
25% of the dwelling units as "Affordable Housing"
(except within the WO or CHHA Overlay
Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5)**

**Maximum Floor Area Ratio:
0.25 (0.35 for mini-warehouse uses only)
1.00 inside the CRA's and UIRA**

**Maximum Square Footage for Neighborhood
Retail Uses: Medium (150,000sf)**

Policy: 2.2.1.15.4 Other Information:

- a) All mixed and multiple-use projects, or projects containing any lodging place not consistent with the locational criteria for medium commercial uses contained in this element, shall 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 density exceeds 9 dwelling units per acre, or in which any net residential density exceeds 12 dwelling units per acre, shall require special approval.**
- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.**

Future development will comply with the density/intensity limitations set forth in the RES-16 category.

Attachments:

1. Consistency with State Comprehensive Plan, Florida Administrative Code, and Florida Statutes
2. Copy of Newspaper Advertising
3. Back-Up Data and Analysis
4. School Report
5. Traffic Impact Statement

Attachment 1

PA-15-02 (Proposed Ordinance 15-32)

The proposed amendment is consistent with
Florida Statutes 163 Part II

163.3184 Process for adoption of comprehensive plan or plan amendment states “in compliance” means consistent with the requirements of ss. 163.3177, 163.3178, 163.3180, 163.3191, 163.3245 and 163.3248

163.3177 Required and optional elements of comprehensive plan; studies and surveys
This plan amendment request maintains the structure of the Comprehensive Plan.

163.3178 Coastal Management
This plan amendment request maintains the structure of the Comprehensive Plan.

163.3180 Concurrency
This plan amendment request maintains the structure of the Comprehensive Plan.

163.3191 Evaluation and appraisal of comprehensive plan
The county has determined there is no need to amend the Comprehensive Plan through the Evaluation and Appraisal process (December 2013)

163.3245 Sector plans
There are no sector plans established at this time.

163.3248 Rural Land Stewardship areas
There are no Rural Land Stewardship areas established at this time.

All State goals and policies taken from Chapter 187.201, Florida Statutes.

The proposed amendment is consistent with the following goals and policies
of the State Comprehensive Plan:

187.201 (15) (a)
187.201 (17) (a)
187.201 (17) (b) 2

THE OASIS AT UNIVERSITY

A 324-UNIT RESORT STYLE
MULTIFAMILY DEVELOPMENT



GENESIS STUDIOS

Utilized by Stephen Novacki

THE OASIS AT UNIVERSITY LUXURY APARTMENT HOMES

Table of Contents:

- Who is Picerne Real Estate Group?
- What will the community look like?
- Is there demand for new apartments?
- What will this project do for Manatee County?

PICERNE REAL ESTATE GROUP

- Family owned and operated since 1925
- Offices in Orlando since 1984
- Vertically Integrated: Development, Construction & Property Management
- 40,000 units developed since 1925
- Portfolio today includes 30,000 units in 23 states
- We own our properties for the long-term
- Recently completed the Oasis at Brandon 310 units just north in Hillsborough County

PROFESSIONALLY MANAGED BY PICERNE MANAGEMENT

- Management staff of over 700 employees
- Ranked as one of the top property management companies in the Country by National Real Estate Investor Magazine
- Professional staff of eight employees on-site daily from: 9:00 a.m. to 6:00 p.m.
- Courtesy officers patrol onsite after hours
- Strict income guidelines and background check for prospective residents prior to leasing an apartment

WHAT WILL THIS
PROJECT LOOK LIKE?

PROPOSED SITE PLAN



THE OASIS AT UNIVERSITY

324-UNIT RESORT STYLE
MULTIFAMILY DEVELOPMENT



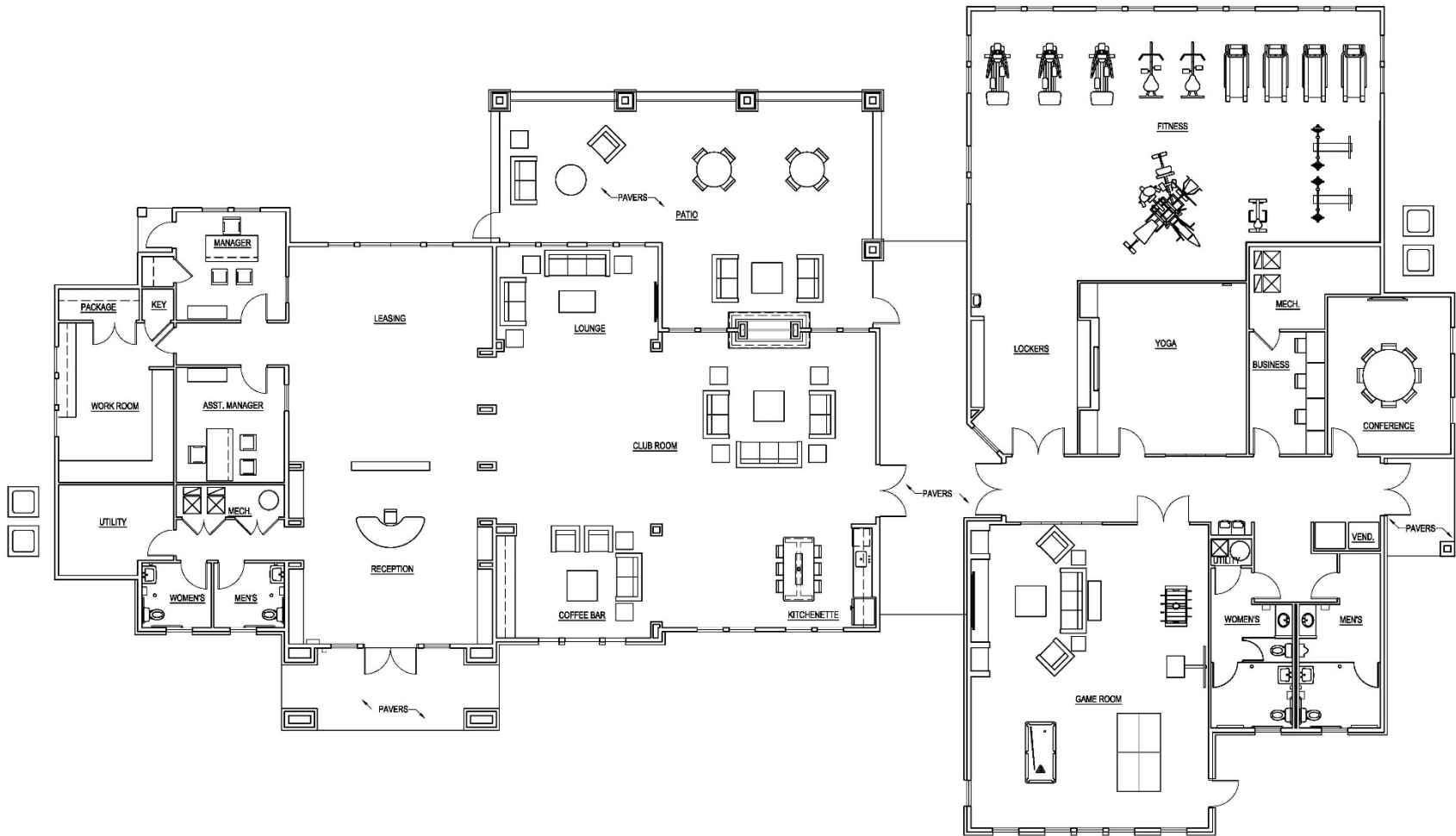
REPRESENTATIVE PROJECT THE OASIS AT MOSS PARK, ORLANDO, FL



PRPOSED CLUBHOUSE & LIFESTYLE AMENITY CENTER



OVER 10,000 SF OF AMENITIES



LUXURY INTERIOR FINISHES



IS THERE DEMAND FOR DEMAND
FOR NEW APARTMENTS?

Occupancy Rates Sarasota / Manatee By Apartment Age

Year Built	Occupancy Rate
Before 1970	98.3%
1970-1979	95.6%
1980-1989	97.8%
1990-1999	95.7%
2000-2009	96.8%
After 2009	97.4%
All	96.9%

Inventory By Building Age Sarasota / Manatee

Year Built	Percent
Before 1970	3.0%
1970-1979	21.0%
1980-1989	31.0%
1990-1999	27.0%
2000-2009	16.0%
After 2009	2.0%
All	100.0%

As of 06/30/15

BENEFITS FOR MANATEE COUNTY

- New Road and utility Infrastructure
 - Kentucky and Broadway
 - Sewer Line
- Catalyst for future Retail & Restaurant Development
- New Construction jobs
- Total Projected Impact Fees: \$2,500,000
- Projected Annual Property Taxes: \$650,000

Consistency with Comprehensive Plan and LDC

Application demonstrates consistency with Comprehensive Plan and LDC criteria:

- Meets criteria for RES-16 Future Land Use designation.
- Consistent with other applicable Comprehensive Plan policies, including urban growth patterns, infrastructure, compatibility.
- Meets criteria for PD zoning and PSP.

Meets Specific Planning Objectives

- Appropriate density within designated urban growth area, resulting in more efficient use of land.
- More efficient use of facilities and services.
- Expands housing options near employment.
- Compatibility with adjacent uses through Future Land Use designation and the implementing PD, PSP.
- Proximity to jobs, shopping and services promotes a more compact, walkable, livable mixed use area.
- Exceeds Entranceway criteria.
- Consistent with *How Shall We Grow* and *One Bay* growth visioning exercises.

