

December 10, 2015 - Planning Commission Meeting
Agenda Item #5

CONTINUED TO APRIL 14, 2016

Subject

PDR-15-13(Z)(P) – MANASARA CORP / TENNESSEE STREET PROPERTY, LLC / THE OASIS AT UNIVERSITY
- (DTS #20150244) - Quasi-Judicial - 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

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-15-13(Z)(P) subject to Ordinance No. 15-32 amending the Comprehensive Plan becoming effective; APPROVAL of the Preliminary Site Plan with Stipulations A.1 – A.4, B.1, C.1 – C.-4 , D.1 –D.6, E.1, and F.1; the MAKING of a Specific Finding that the multi-family buildings exceeding 35-feet in height are consistent with Land Development Code Section 402.7.D.9. in that the development, as approved and stipulated, is compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development or the entranceway; GRANTING Special Approval for a project exceeding a gross density of 9 dwelling units per acre in the RES-16 Future Land Use Category, adjacent to a perennial stream, and for a project located within the Entranceway; subject to Plan Amendment PA-15-02/Ordinance No. 15-32 becoming effective; 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 Rezone and Preliminary Site Plan for 324 multi-family units. The site is approximately 25.6 acres and is 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.
- The site is located in the RES-16 (Residential - 16 dwelling units per gross acre) Future Land Use Category (FLUC) (PA-15-02/ORD 15-32).
- The following Special Approvals are required:
- Gross residential density exceeding 9 du/ac (12.7 du/ac)
- Project located adjacent to a perennial stream (Pearce Drain/Gap Creek)
- Project located within the Entranceway
- No Specific Approvals are requested.
- County potable water and waste water are available by connection or extension.
- Sidewalks will be constructed on both sides of Kentucky and Florida Streets. The project provides internal sidewalks adjacent to parking areas that connect the parking areas to the apartment structures. A network of internal sidewalks are provided throughout the development tying the residential units to the amenity areas and service areas such as the mail kiosk.
- Recreational amenities will be provided on 1.26-acres of property and will include a clubhouse with a resort-style entry pool.
- Approximately 12.3 acres (48%) are proposed for open space (30% is required).
- There are no jurisdictional wetlands, native habitat nor endangered species on the project site.
- The project will have primary access to University Parkway via Kentucky Street with secondary access to University Parkway via Florida Street.
- Staff recommends approval with Stipulations.

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 - Zonning, FLU, and Aerials - Oasis at University - PDR-15-13.pdf](#)

Attachment: [Traffic Impact Analysis and Approval Letter -Oasis at Univeristy - PDR-15-13\(Z\)\(P\).pdf](#)

Attachment: [Copy of Newspaper Advertising - Oasis at University - PDR-15-13\(Z\)\(P\) - Sarasota Herald Tribune - 12-10-15 PC.pdf](#)

Attachment: [Copy of Newspaper Advertising - The Oasis at University PSP - PDR-15-13\(Z\)\(P\) - Bradenton Herald - 12-10-15 PC.pdf](#)

Attachment: [School Report - Oasis at University - PDR-15-13\(Z\)\(P\).pdf](#)

Attachment: [Height Analysis - Oasis at University - PRD-15-13\(Z\)\(P\).pdf](#)

Attachment: [Public Comments - Oasis at University - Manasara - PDR-15-13\(Z\)\(P\).pdf](#)

Attachment: [Preliminary Site Plan - Oasis at University -PDR-15-13\(Z\)\(P\) 12-01-2015.pdf](#)

Attachment: [Staff Report - Oasis at Univeristy - PDR-15-13\(Z\)\(P\).pdf](#)

Attachment: [Zoning Disclosure -Oasis at University - Manasara - PDR-15-13\(Z\)\(P\).pdf](#)

Attachment: [Zoning Disclosure -Oasis at University - Picerne - PDR-15-13\(Z\)\(P\).pdf](#)

Attachment: [Zoning Disclosure -Oasis at University - Tennesse - PDR-15-13\(Z\)\(P\).pdf](#)

Attachment: [Renderings - Oasis at University - PRD-15-13\(Z\)\(P\).pdf](#)

MEMORANDUM



To: Nicole M. Knapp, Planning Section Manager
From: Danielle Walker, Planning Tech II
Date: **December 9, 2015**
Subject: Agenda Update for the December 10, 2015 Planning Commission

THIS MEMO AND THE CHANGES INDICATED BELOW ARE REFLECTED IN THE ELECTRONIC AGENDA (E-AGENDA)

ITEM 2. Minutes for Approval – Remove from Agenda, put on agenda in error

ITEM 5. PDR-15-13(Z)(P) – Manasara Corp / Tennessee Street Property, LLC / The Oasis At University - (DTS #20150244) – Quasi-Judicial – Margaret Tusing
This item will be continued to the April 14, 2016 Planning Commission Meeting

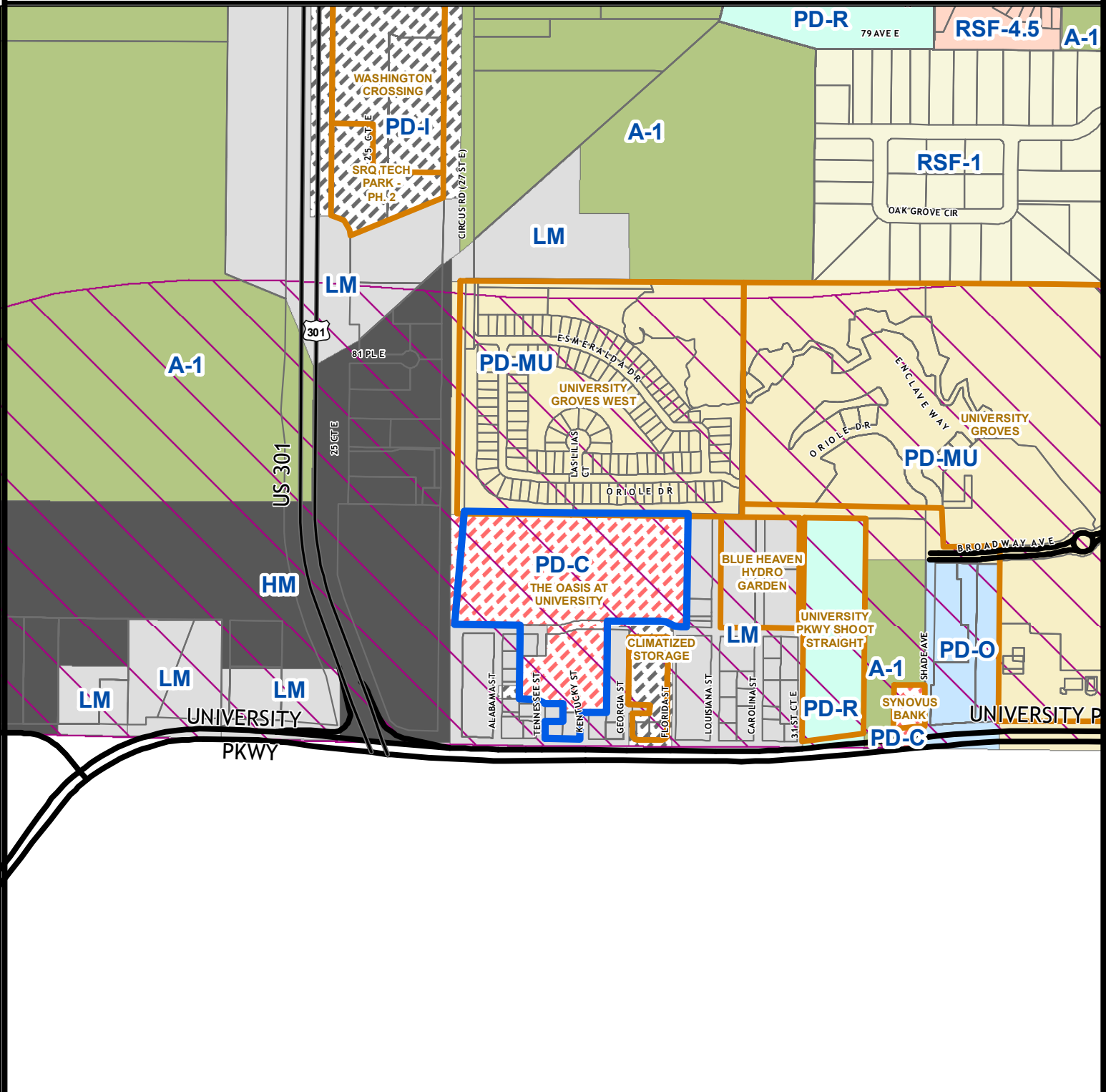
ITEM 6. Ordinance 16-03 – educational facilities impact fees – legislative
Additional Documents: Public Comment Letter and Slide Show Presentation

/dw

cc: Planning Commissioners – 7
Clarke Davis, Transportation Planning Manager
Tom Gerstenberger, Stormwater Engineering Division Manager
Joel Christian, Environmental Review Manager
Sarah Schenk, Assistant County Attorney
William Clague, Deputy County Attorney
Nicole Knapp, Planning Section Manager
Bobby Jones, Development Review Specialist
Margaret Tusing, Principal Planner
Stephanie Moreland, Principal Planner
Bobbi Roy, Planning Coordinator
John Osborne, AICP Planning Official
Board Records
Counter Copy

Building and Development Services
Public Hearings
1112 Manatee Avenue West, 4th Floor
Phone number: (941)-748-4501

ZONING



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

 Entranceways

Project Name: The Oasis at University
 Project #: PDR-15-13(Z)(P)
 DTS#: 20150244
 Proposed Use:

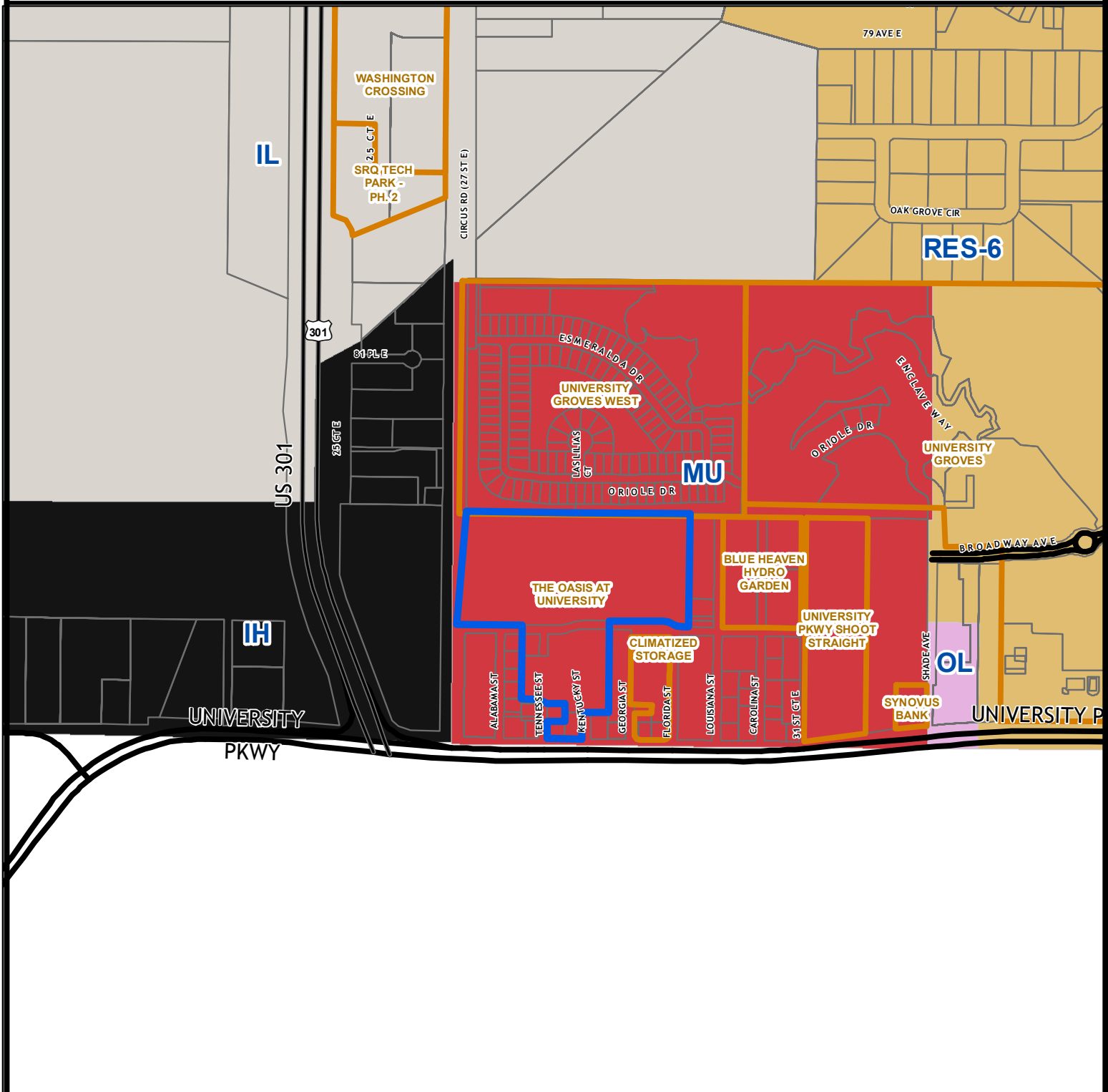
S/T/R: Sec 32 Twn 35 Rng 18
 Acreage: 25.6
 Existing Zoning: LM,PD-C
 Existing FLU: MU
 Overlays: NONE
 Special Areas: NONE

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



Manatee County
 Staff Report Map
 Map Prepared 8/12/2015
 1 inch = 790 feet

FUTURE LAND USE



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

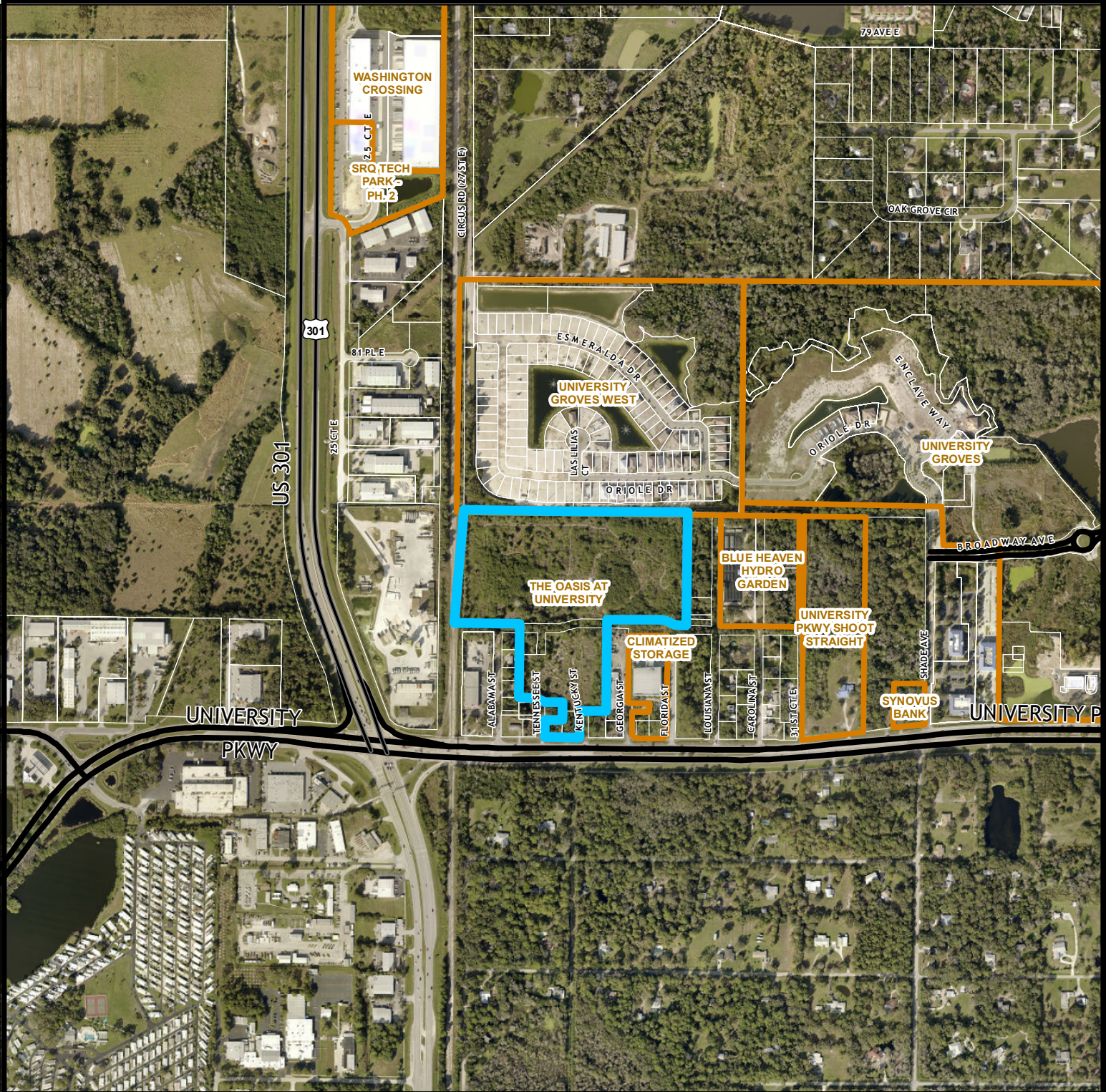
Project Name: The Oasis at University
 Project #: PDR-15-13(Z)(P)
 DTS#: 20150244
 Proposed Use:

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 = 790 feet

AERIAL



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

Project Name: The Oasis at University
 Project #: PDR-15-13(Z)(P)
 DTS#: 20150244
 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 = 790 feet

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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 = 193 feet

THE OASIS AT UNIVERSITY

TRAFFIC IMPACT ANALYSIS

(APPROVED: 9/4/15)

Prepared for:

Picerne Development
Corporation of Florida

Prepared By:

Grimail Crawford, Inc.



4600 West Cypress Street, Suite 550
Tampa, Florida 33607
Phone: (813) 387-0084 Fax: (813) 387-0085



September 4, 2015

Richard Matthews, P.E.
Traffic Department Manager
Grimail Crawford, Inc.
4600 W. Cypress Street, Suite 550
Tampa, Florida 33607

Subject: The Oasis at University – Traffic Impact Analysis
Petition # PDR-15-13(Z)(P) DTS 20150244
Consultant: Grimail Crawford Inc.

Dear Mr. Matthews,

Transportation Planning Division staff have reviewed the Traffic Impact Analysis (TIA) prepared by Grimail Crawford, Inc., dated June 2015. This project will consist of 324 multi-family homes. The site is currently vacant. Based on the data provided in this document, staff found that the TIA was prepared consistent with the approved methodology and applicable policies and regulations, and staff concurs with its findings. Therefore, Transportation Planning Division approves the TIA for The Oasis at University.

Concurrency

The TIA did not identify any offsite concurrency-related improvements which are directly attributed to project impacts as concurred by the Transportation Planning Division.

Background

The TIA identified one offsite background-related improvements which is directly attributed to existing traffic and traffic from approved-but-not-yet-built development as concurred by the Transportation Planning Division. This improvement is listed below.

Intersection Improvements

1. University Parkway & Tuttle Avenue
 - a. Optimize signal timing.

Access

The TIA also included review of the site access points. The project has access to the thoroughfare roadway network via one driveway connection on Kentucky Street. The TIA identified the following site related improvements at the project access location:

1. Kentucky Street (Project Driveway) & University Parkway:
 - a. Extend the eastbound left-turn lane by 130 feet.
 - b. Construct a westbound right-turn taper with a length of 125 feet.

Please submit two hard copies of the finalized signed and sealed TIA study, along with a CD of all electronic files, and a PDF of the final study that includes a copy of this approval letter. Please indicate on the cover the TIA approval date (08/11/2015) and mark approved. Send the package to Building and Development Services Department, 1112 Manatee Avenue West, Bradenton, FL 34205, 4th floor Reviewer on Call, for Concurrence and Permanent Records.

Please contact me at 941.708.7450 ext. 7272 if you have any questions or require further assistance.

Sincerely,



Clarke Davis
Transportation Planning Division Manager

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer, properly registered in the State of Florida for practicing with Grimail Crawford, Inc., a corporation authorized to operate as an engineering business, Certificate of Authority No. 0008370, by the State of Florida Department of Professional Regulation, Board of Professional Engineers. I am qualified to accomplish work in the areas of Traffic, Transportation and Civil Engineering. I have prepared or been in responsible charge of the evaluations, findings, opinions, conclusions or technical advice attached hereto for:

PROJECT: The Oasis at University TIA

LOCATION: Manatee County, Florida

CLIENT: Picerne Development Corporation of Florida

I hereby acknowledge that the procedures and references used to develop the results contained in these analyses, computations and design are standard to the professional practices of Traffic, Transportation and Civil Engineering as applied through professional judgment and experience.

Name: Richard W. Matthews, P.E.

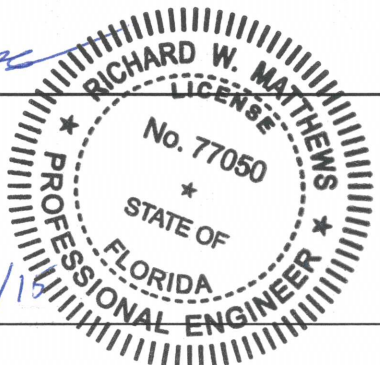
P.E. No.: 77050

Signature:



grimail
crawford
inc.

Date:



THE OASIS AT UNIVERSITY TRAFFIC IMPACT ANALYSIS

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I. INTRODUCTION

The purpose of this report is to document a traffic impact analysis for “The Oasis at University”, a multi-family development located in Manatee County, Florida (Project). The Project site is located on the north side of University Parkway, to the east of US 301. **Figure 1** illustrates the general location of the Project site, including the adjacent external roadway system. The Project is planned to contain 324 multi-family (apartment) units. Access for the Project is proposed on University Parkway. Kentucky Street will serve as the main driveway for the Project. This street is currently a driveway stub with full median access to University Parkway. Secondary access to University Parkway will also be available via a connection to Florida Street, to the east of Kentucky Street. Florida Street is an existing street that serves an existing self-storage facility with right-in/right-out access to University Parkway. This street will be connected to the Project by an on-site extension of Broadway Avenue. The Broadway Avenue extension is intended to provide inter-parcel connectivity as properties to the east of the Project are developed. This portion of Broadway Avenue will not provide any additional connectivity to the thoroughfare network (beyond University Parkway). The most recent site plan showing these access points is included under **Appendix 1** (page 1-14). Note that the number of units has changed from 330 to 324 since the methodology statement.

The analysis undertaken is in response to Manatee County transportation concurrency requirements. This analysis considers a build-out period of three years, consistent with the County’s standard concurrency period. The following report summarizes the methodologies, procedures, and findings of the analysis.

II. METHODOLOGY

The methodology for this study was discussed with Manatee County staff in April 2015 and subsequently documented in a methodology statement. The approved methodology statement is included under **Appendix 1**, and its procedures have been implemented into the analysis accordingly.



FIGURE 1
Project Site Location
The Oasis at University

LEGEND



= Project Site



June 2015

III. PROJECT TRIP GENERATION ESTIMATES

Traffic volumes generated by the Project were estimated using the trip generation equations provided in the ITE *Trip Generation Manual, 9th Ed. (2012)*. Project trips were estimated for the weekday, AM peak hour, and PM peak hour time periods. The gross trip generation for the Project is reported in **Table 1**.

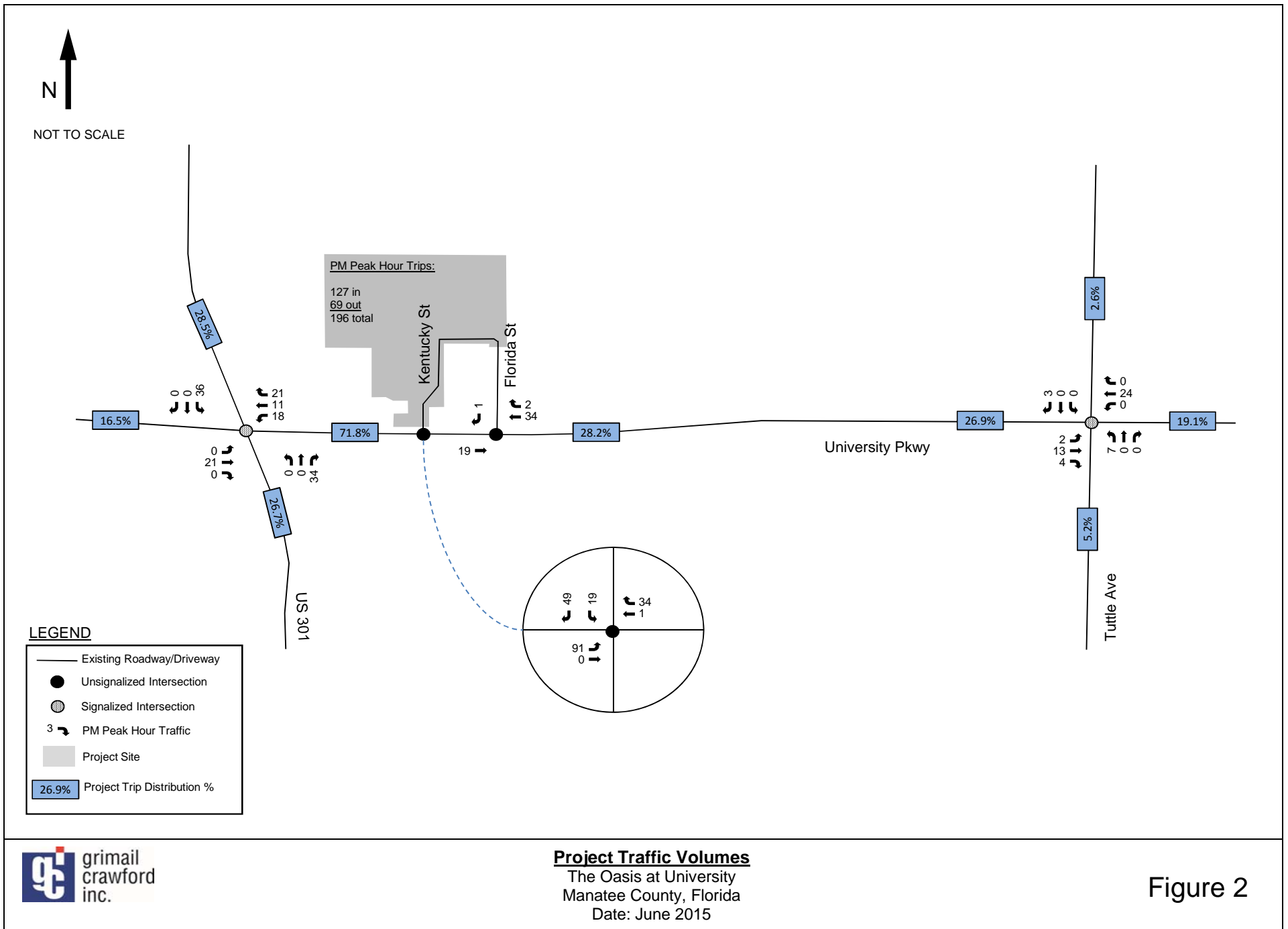
Table 1: Gross Trip Generation

| Land Use | ITE Land Use Code | Size (X) | Units | Daily Trips ($T = 6.06 * X + 123.56$) | Gross AM Peak Hour Trips ($T = 0.49 * X + 3.73$) | | | Gross PM Peak Hour Trips ($T = 0.55 * X + 17.65$) | | |
|------------------------|-------------------|----------|-------|--|---|--------------|--------------|--|--------------|--------------|
| | | | | | In (20%) | Out (80%) | Total (T) | In (65%) | Out (35%) | Total (T) |
| Multi Family Apartment | 220 | 324 | d.u. | 2,087 | 32 | 130 | 162 | 127 | 69 | 196 |

Since there will be no internal capture or pass-by capture for this residential development, the Project's net PM peak hour trip generation is 127 inbound trips and 69 outbound trips (196 total).

IV. PROJECT DISTRIBUTION AND ASSIGNMENT

As documented in the approved methodology under **Appendix 1**, Project traffic assignments to the roadway network were estimated using a select zone analysis on the E+C network of the Sarasota-Manatee-Charlotte (SMC) FSUTMS travel demand model. Since the model output is generally consistent with existing travel patterns, no manual adjustments were made to the model output. The large majority of Project trips (approximately 98%) were assigned to the main entrance on Kentucky Street. Florida Street is not likely to be a heavily-utilized exit point for the Project, as it only allows right turns onto University Parkway and involves “backtracking” (eastbound travel on Broadway Avenue and then travel in the opposite direction on University Parkway). Kentucky Street also provides a more direct route to the Project for inbound trips. The assignment of Project trips during the PM peak hour is illustrated in **Figure 2**.



V. SCHEDULED IMPROVEMENTS

The FDOT 5-year work program and Manatee County's Capital Improvements Program (CIP) were both reviewed to determine if there are any scheduled improvements within the study area that are fully funded within the next two years. Based on this review, no such improvements are scheduled within the study area.

VI. STUDY NETWORK DETERMINATION

Per Manatee County guidelines, the study area shall include all roadway links on which Project trips consume five percent (5%) or more of the adopted two-way PM peak hour level of service volume. Study area calculations for the Project are reported in **Table 2**. Based on these calculations, and as documented in the approved methodology, the study area is as follows:

- Road Segments
 - University Parkway: US 301 to Tuttle Avenue (link #3206)
- Intersections
 - University Parkway & US 301
 - University Parkway & Kentucky Street (Project Driveway)
 - University Parkway & Florida Street
 - University Parkway & Tuttle Avenue

**TABLE 2
STUDY AREA DETERMINATION
THE OASIS AT UNIVERSITY**

| Link No. | Roadway | From | To | Lanes | LOS Standard | Two-way Pk Hr Service Volume* | Project Trip Assignment Percentage | PM Peak Hour Project Volumes | | Project Vol % of Ser Volume | Significant Impact? |
|----------|-----------------|------------------|-------------------|-------|--------------|-------------------------------|------------------------------------|------------------------------|-------|-----------------------------|---------------------|
| | | | | | | | | NB/EB | SB/WB | | |
| 3205 | University Pkwy | 301 Blvd | US 301 | 6D | D | 4,850 | 16.5% | 21 | 11 | 0.66% | No |
| 3206 | University Pkwy | US 301 | Project Driveway | 6D | D | 4,850 | 71.8% | 91 | 50 | 2.91% | No |
| 3206 | University Pkwy | Project Driveway | Tuttle Ave | 6D | D | 4,850 | 28.2% | 19 | 36 | 1.13% | No |
| 3210 | University Pkwy | Tuttle Ave | Lockwood Ridge Rd | 6D | D | 4,850 | 19.1% | 13 | 24 | 0.76% | No |
| 2780 | US 301 | Whitfield | University Pkwy | 4D | D | 3,580 | 28.5% | 20 | 36 | 1.56% | No |
| N/A | US 301 | University Pkwy | Desoto Rd | 4D | D | 3,580 | 26.7% | 34 | 18 | 1.45% | No |
| 3200 | Tuttle Ave | Tallevast Rd | University Pkwy | 2U | D | 1,440 | 2.6% | 2 | 3 | 0.35% | No |
| N/A | Tuttle Ave | University Pkwy | Desoto Rd | 2U | C | 1,360 | 5.2% | 7 | 4 | 0.81% | No |

Note: Study area is highlighted in grey. Highlighted segments below 5% are directly accessed by Project.

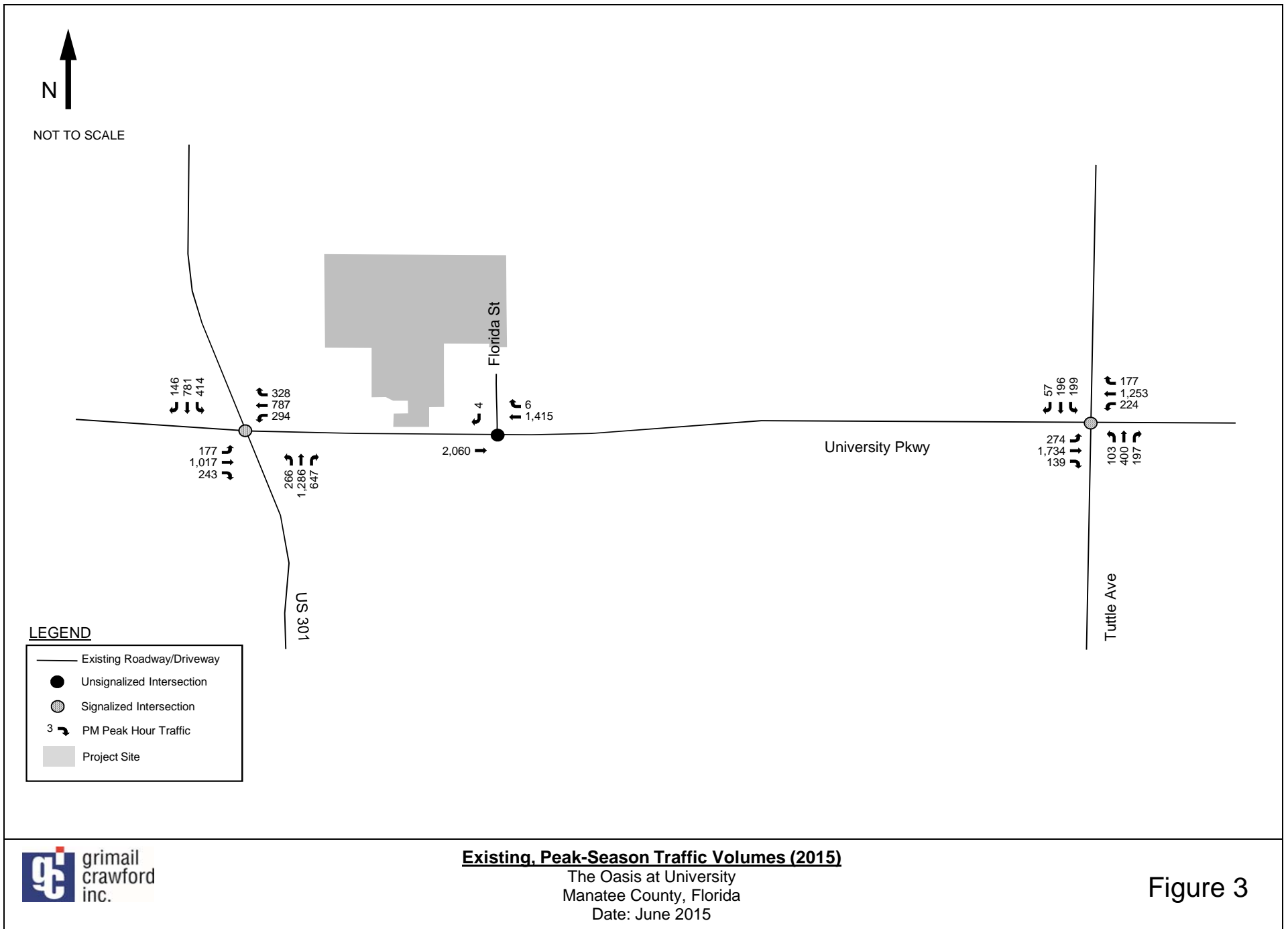
*Source: FDOT Generalized Tables, Table 4 (12/18/12 version)

| |
|----------------------------|
| <u>Total Project Trips</u> |
| 127 In |
| 69 Out |
| 196 Total |

VII. EXISTING TRAFFIC CONDITIONS

Existing conditions within the study area were established by collecting PM peak period turning movement counts (from 4:00 PM to 6:00 PM) at each of the study intersections. The raw counts were adjusted to peak-season equivalents using the peak-season conversion factors (PSCF's) documented in **Appendix 2**. Copies of the raw turning movement counts are included under **Appendix 2**, and the factored volumes are documented under **Appendix 5**.

Figure 3 illustrates the existing, peak-season, PM peak hour traffic volumes at the intersections located within the study area. Due to driveway locations between the study intersections and minor variations in the peak hour start time, segment volumes may not be equivalent from one intersection to the adjacent intersection. Therefore, the average of the volumes at the segment endpoints was used in the roadway segment analysis. Additional field data collected included lane configurations, posted speed limits and signal timing/phasing. These data are provided under **Appendix 2**.



PM peak hour intersection capacity analyses were conducted for study intersections under existing conditions using Synchro 8 software. Unsignalized intersections were analyzed using Highway Capacity Software (HCS 2010). **Table 3** provides the results of the analyses, and the corresponding Synchro and HCS reports are provided in **Appendix 3**.

Table 3: Intersection Capacity Analysis – Existing Conditions

| Intersection | Type of Operation | Intersection Standard | 2015 PM Peak Hour Existing Traffic Conditions | | |
|----------------------------------|-----------------------------------|--------------------------|---|-------------------------|----------------------------------|
| | | | max v/c ratio on existing geometry* | Background improvements | max v/c ratio with improvements* |
| (1) University Pkwy & US 301 | Signalized | all v/c ratios below 1.0 | 0.85 (EBT) | none | N/A |
| (2) University Pkwy & Florida St | Stop control (right-in/right-out) | all v/c ratios below 1.0 | 0.01 (SBR) | none | N/A |
| (3) University Pkwy & Tuttle Ave | Signalized | all v/c ratios below 1.0 | 1.04 (NBT) | adjust cycle length | 0.99 (NBT) |

*Corresponding lane group shown in parentheses: EBT = eastbound through, SBR = southbound right, NBT = northbound through

As reported in **Table 3**, all of the intersections located within the study area are currently operating within adopted standards, with the exception of University Parkway and Tuttle Avenue. At this intersection, Synchro analysis indicates that the northbound through lane is currently operating over-capacity, with a v/c ratio of 1.04. In order to correct this existing deficiency, the cycle length of the signal can be increased from 140 to 200 seconds. The Synchro results for this existing and improved condition are documented under **Appendix 3**, along with the existing analysis results for the other study intersections.

Road segment analysis was also performed for the roadways within the study area. **Table 4** reports the existing segment volumes, service volumes, and their corresponding level of service (LOS). The service volumes were obtained from the *FDOT Generalized Tables* (12/18/12 version). As reported in **Table 4**, the study segment on University Parkway is currently operating within adopted LOS standards.

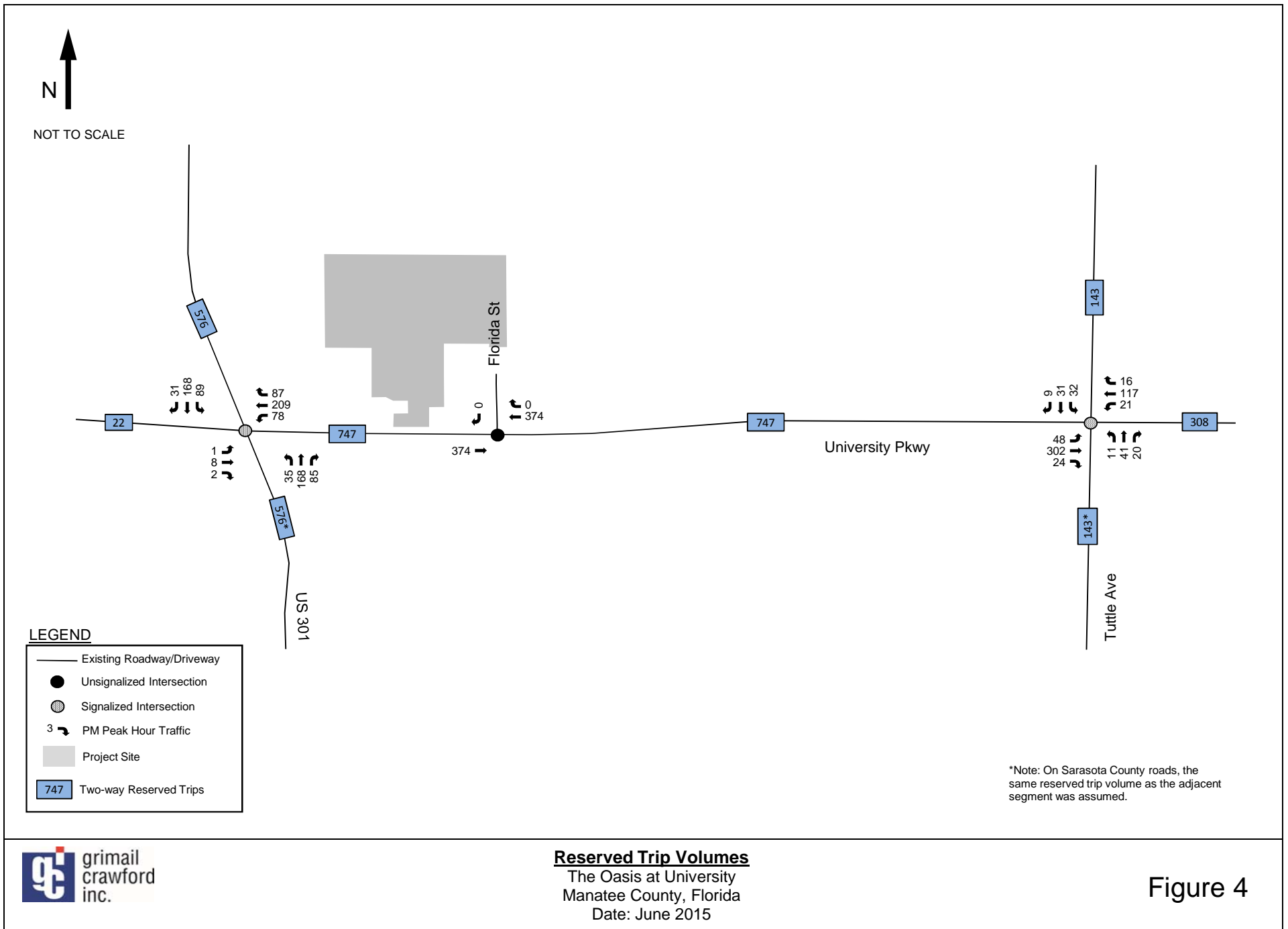
Table 4: Roadway Segment Capacity Analysis – Existing Conditions

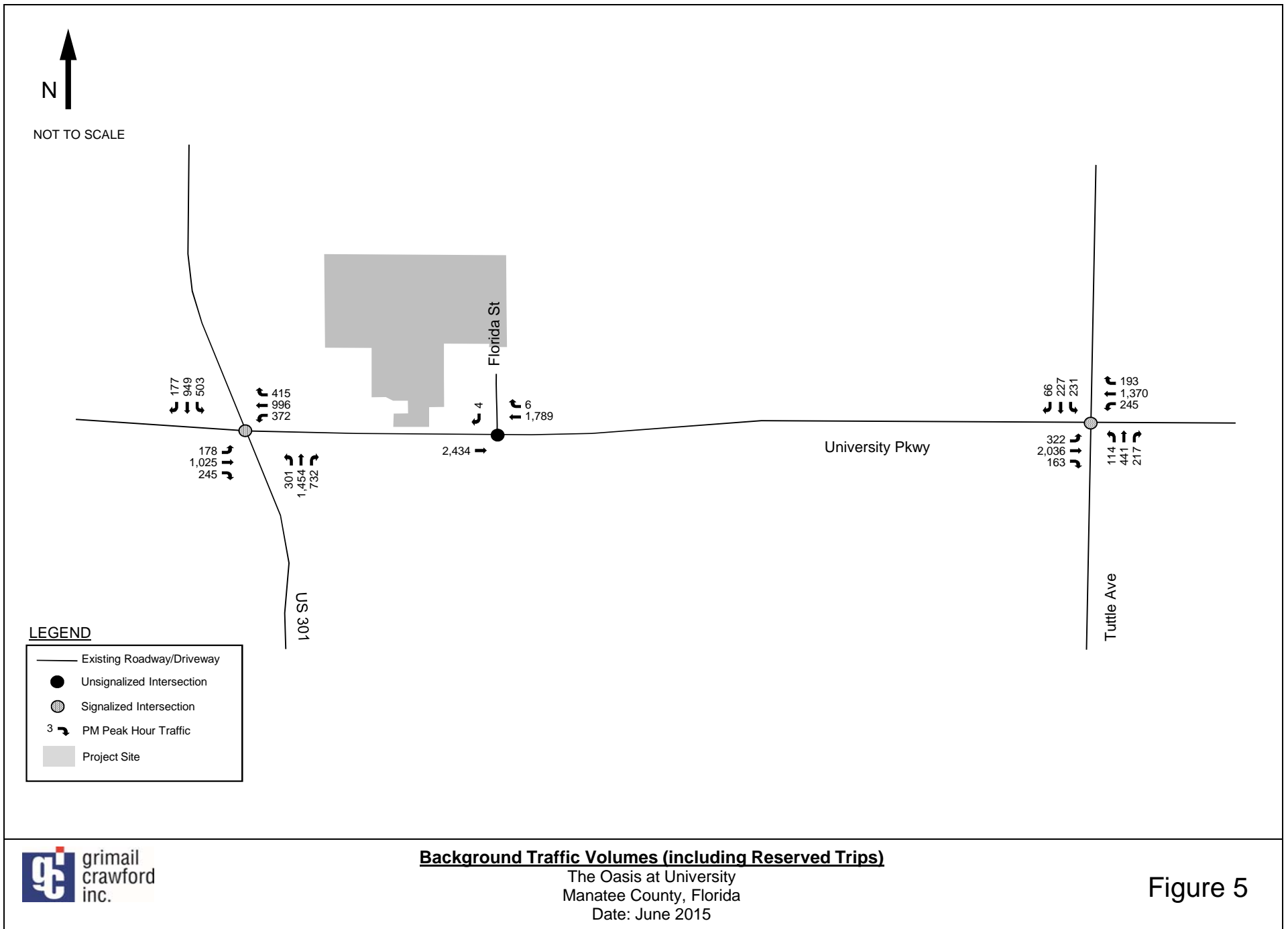
| Roadway | From | To | Lanes | 2015 Existing PM Peak Hour Volumes | | | Count Source | Adopted LOS Standard | Peak Hour Service Volumes* | | | Existing LOS | |
|-----------------|--------|------------|-------|------------------------------------|-------|-------|--------------|----------------------|----------------------------|-------|-------|--------------|-------|
| | | | | NB/EB | SB/WB | Total | | | NB/EB | SB/WB | Total | NB/EB | SB/WB |
| University Pkwy | US 301 | Tuttle Ave | 6D | 2,113 | 1,411 | 3,524 | 2015 TMC's | D | 2,718 | 2,132 | 4,850 | C | C |

**Source: FDOT Generalized Tables, Tables 4 and 7 (12/18/12 version)*

VIII. FUTURE BACKGROUND TRAFFIC CONDITIONS

Background traffic (future traffic without the Project) for segments within the study area was projected by adding (to existing traffic) all of the reserved trips assigned to those segments as contained in Manatee County's *Concurrency Reservations* database (accessed on 4/8/15). These reserved trips from surrounding developments were obtained from Manatee County staff and are documented in **Appendix 4**. For roadway segments, a 50/50 directional split was applied to the bidirectional volumes from the reserved trip database. At intersections, the directional reserved trip approach volumes were assigned by applying the turning movement percentages indicated by existing counts, except at Kentucky Street and Florida Street, where all reserved trips were assigned to the through movements on University Parkway. Reserved trip assignment is documented in **Appendix 4**, and the resulting turning movement volumes are illustrated in **Figure 4**. The background traffic volumes (existing traffic plus reserved trips) are illustrated in **Figure 5**.





Analysis of background traffic conditions was performed in order to first identify any improvements that are necessary to accommodate existing traffic and/or approved development. Per the State Community Planning Act, a new development is not responsible to mitigate existing deficiencies or deficiencies caused by approved development. Any “background improvements” necessary to mitigate such deficiencies must therefore be assumed as in place, before the addition of Project traffic in future analysis scenarios.

PM peak hour intersection capacity analyses for background traffic conditions were conducted using Synchro 8 and HCS 2010. **Table 5** provides the results of the analyses, and the corresponding Synchro and HCS worksheets are provided in **Appendix 6**.

Table 5: Intersection Capacity Analysis – Background Conditions

| Intersection | Type of Operation | Intersection Standard | Background Traffic Conditions, without Project (PM Peak Hour) |
|------------------------------------|-----------------------------------|--------------------------|---|
| | | | max v/c ratio on existing geometry* |
| (1) University Pkwy & US 301 | Signalized | all v/c ratios below 1.0 | 0.96 (NBT) |
| (2) University Pkwy & Florida St | Stop control (right-in/right-out) | all v/c ratios below 1.0 | 0.01 (SBR) |
| (3) University Pkwy & Tuttle Ave** | Signalized | all v/c ratios below 1.0 | 0.98 (EBT) |

*Corresponding lane group shown in parentheses: EBT = eastbound through, SBR = southbound right, NBT = northbound through

**Analysis considers cycle length adjustment noted in Table 3

As reported in **Table 5**, all study intersections are anticipated to operate within adopted standards under background traffic conditions, with the previously mentioned cycle length adjustment at University Parkway and Tuttle Avenue.

Roadway analysis for background traffic conditions was again performed using generalized service volumes. As reported in **Table 6**, analysis indicates that University Parkway will continue to meet adopted LOS standards after the addition of reserved trips.

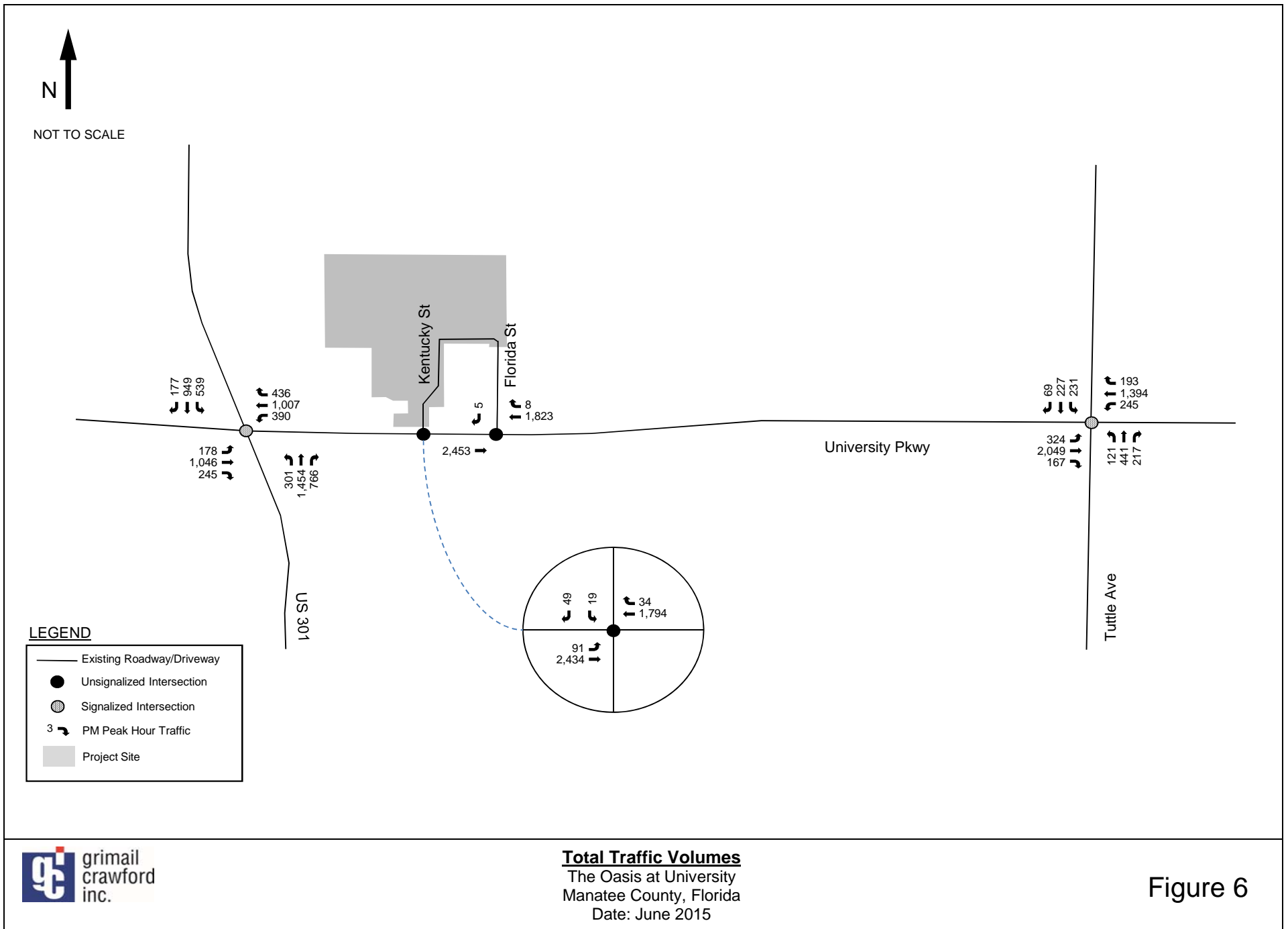
Table 6: Roadway Segment Capacity Analysis – Background Conditions

| Roadway | From | To | Existing PM Peak Hour Volumes | | Reserved Trips* | | | Background Traffic Volumes (PM Peak Hour) | | Peak Hour Service Volumes | | LOS under Background Traffic Conditions | |
|-----------------|--------|------------|-------------------------------|-------|-----------------|-------|--------|---|-------|---------------------------|-------|---|-------|
| | | | NB/EB | SB/WB | NB/EB | SB/WB | Total* | NB/EB | SB/WB | NB/EB | SB/WB | NB/EB | SB/WB |
| University Pkwy | US 301 | Tuttle Ave | 2,113 | 1,411 | 374 | 373 | 747 | 2,487 | 1,784 | 2,718 | 2,132 | C | C |

**Obtained from Manatee County Concurrency Database (accessed 4/8/15)*

IX. FUTURE TOTAL TRAFFIC CONDITIONS

To develop the future total traffic volumes used in this study, Project trips were added to the future background trips. Future total traffic volumes are illustrated in **Figure 6**. A detailed table of turning movement volumes including the existing volumes, background volumes, and Project volumes for the study intersections is provided in **Appendix 5**.



PM peak hour intersection capacity analyses for total traffic conditions were conducted using Synchro 8 and HCS 2010. The intersection conditions for this scenario included the cycle length adjustment noted above at University Parkway and Tuttle Avenue. **Table 7** reports the results of the total traffic analysis, and the corresponding analysis worksheets are provided in **Appendix 7**.

Table 7: Intersection Capacity Analysis –Total Traffic Conditions

| Intersection | Type of Operation | Intersection Standard | Total Traffic Conditions, with Project (PM Peak Hour) |
|------------------------------------|------------------------------------|--------------------------|---|
| | | | max v/c with background improvements* |
| (1) University Pkwy & US 301 | Signalized | all v/c ratios below 1.0 | 0.98 (NBT) |
| (2) University Pkwy & Florida St | Stop control (right-in/right-out) | all v/c ratios below 1.0 | 0.02 (SBR) |
| (3) University Pkwy & Tuttle Ave** | Signalized | all v/c ratios below 1.0 | 0.99 (EBT) |
| (3) University Pkwy & Kentucky St | Stop Control (full median opening) | all v/c ratios below 1.0 | 0.28 (EBL) |

*Corresponding lane group shown in parentheses: EBT = eastbound through, SBR = southbound right, NBT = northbound through, EBL = eastbound left

**Analysis considers cycle length adjustment noted in Table 3

As reported above, analysis indicates that all study intersections will meet or exceed adopted standards. Traffic operations at the stop-controlled Project entrance (Kentucky Street) are discussed further in the following section.

Roadway analysis for total traffic conditions was performed using the generalized service volumes for University Parkway. As reported in **Table 8**, analysis indicates that University Parkway will continue to meet adopted LOS standards after the addition of the Project.

Table 8: Roadway Segment Capacity Analysis – Total Traffic Conditions

| Roadway | From | To | Background Traffic Volumes (PM Peak Hour) | | Project Traffic Volumes (PM Peak Hour) | | Total Traffic Volumes (PM Peak Hour) | | Peak Hour Service Volumes | | LOS Under Total Traffic Traffic Conditions | |
|-----------------|------------------------|------------------------|---|-------|--|-------|--------------------------------------|-------|---------------------------|-------|--|-------|
| | | | NB/EB | SB/WB | NB/EB | SB/WB | NB/EB | SB/WB | NB/EB | SB/WB | NB/EB | SB/WB |
| University Pkwy | US 301 | Kentucky St (Driveway) | 2,487 | 1,784 | 93 | 50 | 2,580 | 1,834 | 2,718 | 2,132 | C | C |
| | Kentucky St (Driveway) | Tuttle Ave | 2,487 | 1,784 | 20 | 36 | 2,507 | 1,820 | 2,718 | 2,132 | C | C |

X. ACCESS MANAGEMENT ANALYSIS

Kentucky Street will function as the primary access point for the Project, while secondary access to University Parkway will also be available via Florida Street. Stop control (rather than signal control) is recommended for the Kentucky Street entrance, for reasons discussed below. In order to ensure safe and efficient ingress/egress along University Parkway, additional operational analyses were performed as follows.

A. Left Turn Lane Evaluation at Kentucky Street

At the existing driveway stub for Kentucky Street, there is currently a full median opening on University Parkway, with an eastbound left-turn lane of approximately 220-ft, including 70-ft of taper. In addition to the turn lane length, the median holds approximately 50-ft of extra storage for eastbound left-turning vehicles. Field observations at the Project site indicate that traffic along University Parkway is heavily metered by the existing signals at US 301 and Tuttle Avenue. Traffic from either side of Kentucky Street arrives and departs in large platoons, with substantial gaps in between cycles. A stop control analysis considering these metering effects was performed using HCS for University Parkway and Kentucky Street. For total traffic conditions, this analysis indicates a 95th-percentile queue of approximately two vehicles, or 50-ft, for the eastbound left-turning movement into the Project (see **Appendix 7**). A more conservative queuing projection for this turn lane was also performed using SimTraffic 8 software. As documented under **Appendix 8**, an average queue length of 45-ft and a 95th-percentile queue of 90-ft were calculated for this turn lane, based on the average of three one-hour simulations for the PM peak hour. In addition to the queue length, the eastbound left-turn lane into the Project should provide 350-ft for deceleration and taper, as required by *FDOT Standard Index 301* for a design speed of 55-mph (5-mph over the posted speed limit of 50-mph). The existing eastbound left-turn lane is located opposite the dual westbound left-turn lanes for the adjacent signal at US 301, as is illustrated in the aerial under **Appendix 8**.

Including the distance within the median, it appears that the eastbound left-turn lane can be extended to a total length of approximately 400-ft (including 70-ft of taper), while maintaining a 10-ft raised median between the westbound dual left turn lanes at US 301. This distance would be adequate to accommodate the full deceleration length of 350-ft, along with the average queue length of 45-ft from SimTraffic or the 95th-percentile queue length of 50-ft from the HCS analysis. It will also ensure that the 95th-percentile queue of 90-ft (from SimTraffic) does not spill back onto University Parkway. Therefore, it is recommended that the eastbound left-turn lane on University Parkway be extended by approximately 130-ft, while keeping a 10-ft median between this turn lane and the existing dual westbound left-turn lanes at US 301 and University Parkway. This configuration is illustrated in **Figure 7** (on page 26).

B. Right Turn Lane Evaluation at Kentucky Street

In order to assess the need for a right turn lane into the Project at Kentucky Street, criteria from NCHRP 279 were applied. As documented under **Appendix 8**, the projected volumes at the Project entrance do not warrant the installation of a full-width right-turn lane; however, they do warrant the installation of a taper at the Project entrance. Per Figure 3-13 from the *Florida Greenbook*, this taper should be 125-ft in length. This length can be accommodated along University Parkway without affecting the adjacent driveway at Georgia Street, which is located approximately 180-ft east of Kentucky Street. A summary of the turn lane considerations is provided in **Table 9**, and a conceptual diagram showing the westbound-right taper length and the eastbound left-turn lane extension is illustrated in **Figure 7**.

Table 9: Turn Lane Evaluation at Project Driveway (Kentucky Street)

| Intersection | Turning Movement | Peak Hour Turning Volume (vph) | Existing Turn Lane Length (ft) | Note | Recommended Improvement |
|-------------------------------|------------------|--------------------------------|--------------------------------|--|--|
| University Pkwy & Kentucky St | EBL | 91 | 270* | Insufficient deceleration + storage length | Extend turn lane by ±130' to within 10' of opposing curb |
| | WBR | 34 | N/A | Taper length warranted per NCHRP 279 | Add 125-ft of taper |

**Including storage in median of approximately 50'*

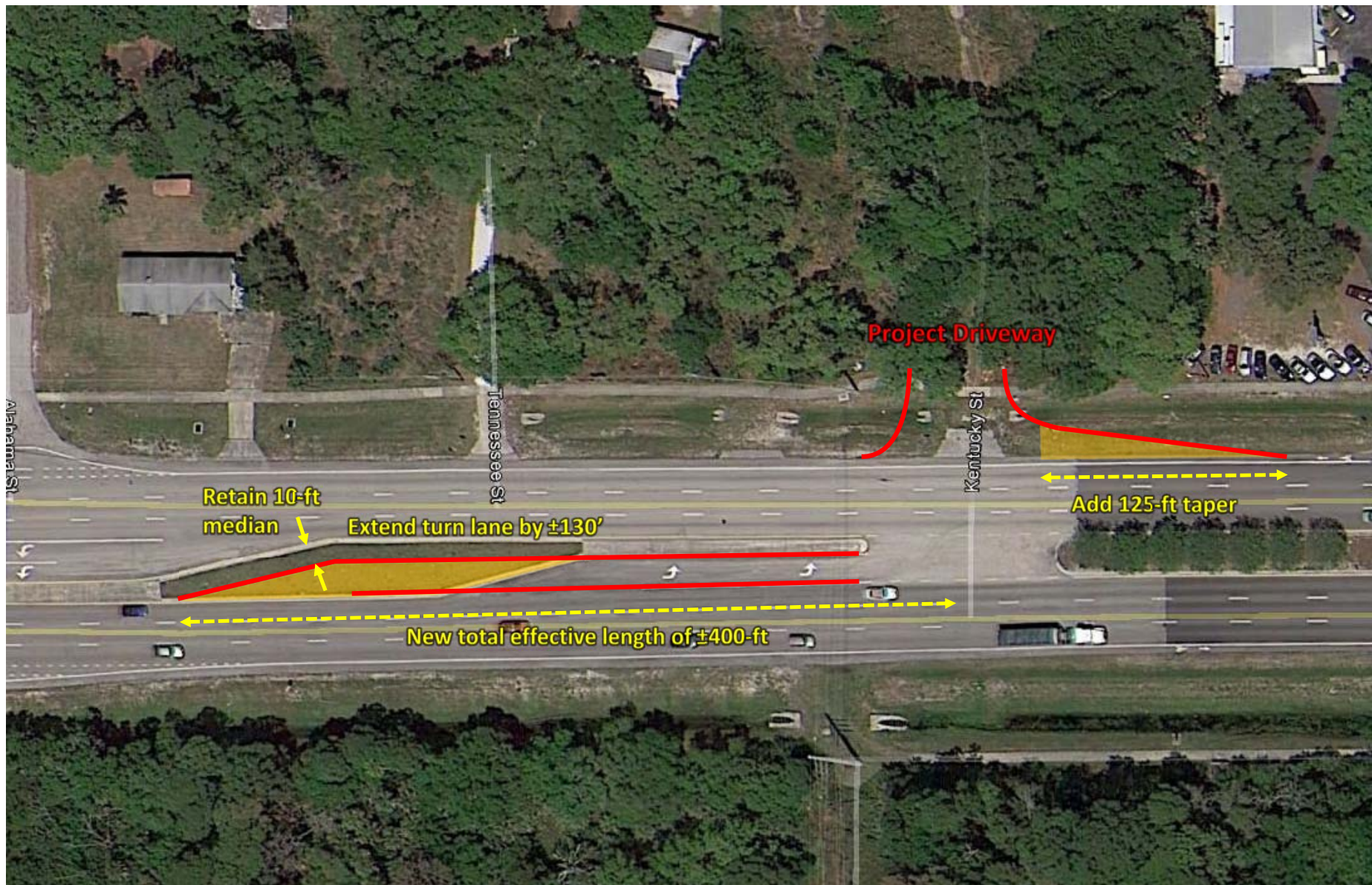


FIGURE 7
Driveway Improvements Concept
The Oasis at University

Note: Drawing is not to scale and
is not intended for design purposes.

C. Driveway Spacing

Kentucky Street is located approximately 1,050-ft east of the westbound stop line at the US 301 signal. In order to ensure that westbound queues at the US 301 signal would not interfere with operations at the Kentucky Street, queuing projections were performed in Synchro and SimTraffic. As documented under **Appendix 7**, Synchro analysis for total traffic conditions indicates a 95th-percentile queue length of 560-ft for the westbound through lanes and 384-ft for the westbound left-turn lanes at University Parkway and US 301. SimTraffic was also used to estimate the 95th-percentile queue lengths for all westbound lanes, including the unsignalized westbound right-turn lane (see queueing and blocking report under **Appendix 8**). As summarized below in **Table 10**, the projected queues on westbound University Parkway at US 301 will not interfere with driveway operations at Kentucky Street (or vice versa). Furthermore, the projected queues for the dual westbound left-turn lanes at US 301 will not exceed the existing storage capacity (approximately 600-ft for each lane). Therefore, both the dual left-turn lanes at US 301 and the opposing eastbound-left turn lane at Kentucky Street are anticipated to operate efficiently, with adequate storage capacity.

Table 10: Driveway Spacing Evaluation

| Intersection | Turning Movement | Existing Turn Lane Storage (ft) | 95th Percentile Queue Length (ft)* | | Distance from stop line to Project Entrance/ Kentucky St (ft) | Adequate Storage and/or Spacing? |
|--------------------------|------------------|---------------------------------|------------------------------------|------------|---|----------------------------------|
| | | | Synchro | SimTraffic | | |
| University Pkwy & US 301 | WBL | 600 | 384 | 408 | 1,050 | yes |
| | WBT | N/A | 560 | 457 | 1,050 | yes |
| | WBR | 560 | N/A | 310 | N/A | yes |

D. Exiting Vehicles on Kentucky Street

As noted above in **Table 7**, the intersection of University Parkway and Kentucky Street is anticipated to operate within capacity for all turning movements during the PM peak hour, without signalization. This analysis considers the proposed southbound geometry of one left-turn lane and one right-turn lane. Additional analysis at this intersection was performed for the AM peak hour, using the previously noted trip generation and trip distribution estimates for the Project, as well as tube count data obtained from the most recent *Florida Traffic Information DVD*. As documented under **Appendix 8**, HCS analysis indicates that Kentucky Street will operate within capacity during the AM peak hour, when the outbound volume for the Project is heaviest. It should be noted that the majority of trips exiting Kentucky Street are projected as right turns (towards the US 301 signal), which would enter University Parkway with relatively little conflict from the exclusive right-turn lane on Kentucky Street. These right-turning vehicles would not be counted as part of the minor street traffic volumes for any of the signal warrants specified in the *Manual on Uniform Traffic Control Devices (MUTCD)*. Therefore, the maximum minor street volume that would count towards any signal warrant would be 37 vph (130 AM peak hour outbound trips x 28.2% distribution to the east). This volume is not large enough to satisfy Warrant 3 (peak hour volume warrant) from the MUTCD or any other volume warrant. Furthermore, vehicles turning left out of the Project will be able to enter eastbound University Parkway in two stages, using the median as a refuge area. The median is approximately 23 feet wide and is sufficient to safely accommodate at least one vehicle stopped to turn left onto University Parkway. Also, as previously noted, traffic along University Parkway arrives and departs in concentrated platoons (due to metering by signals), providing substantial gaps for vehicles turning onto University Parkway. Given these considerations and the results of the AM peak hour analysis, stop control (rather than signal control) is most appropriate for this intersection.

E. Mobility and Connectivity

As shown on the site plan under **Appendix 1**, the Project will construct a portion of Broadway Avenue to the east edge of the site. This portion of Broadway Avenue will provide connectivity to/from Florida Street, as well as to/from any other land uses that are developed in adjacent parcels to the east. As previously noted, this portion of Broadway Avenue will not connect to the existing segment beginning at Tuttle Avenue, but it will provide inter-parcel connectivity, allowing adjacent land uses multiple access points on University Parkway. Furthermore, the Project will include a sidewalk along Kentucky Street, which will tie into the existing sidewalk network along the north side of University Parkway. This network provides pedestrians and bicyclists with a continuous path to land uses along University Parkway, including MCAT bus stops located on the west side of US 301. Bicyclists will also be able to utilize the existing bike lanes on the north and south side of University Parkway.

XII. CONCLUSION

This study was prepared to evaluate the potential traffic impacts that “The Oasis at University” multi-family development will have on the surrounding roadway network. A total of 196 PM peak hour trips (127 in, 69 out) were estimated for the Project, which comprises 324 apartment units. Intersection analysis indicates that a cycle length adjustment is necessary at the signalized intersection of University Parkway and Tuttle Avenue in order to meet adopted standards for existing and future conditions. With this adjustment in place, all of the roadways and intersections within the study area are expected to meet or exceed adopted standards with the addition of Project traffic. At the Project entrance on University Parkway and Kentucky Street, the following Site-related improvements are recommended to facilitate safe and efficient ingress:

Project Site-related Improvements:

- Kentucky Street (Project Driveway) and University Parkway
 - Extend eastbound left-turn lane by 130-ft, or to within 10-ft of the opposing curb for the dual westbound left-turn lanes at University Parkway and US 301
 - Construct a westbound right-turn taper length of 125-ft

With these site-related improvements in place, the intersection of University Parkway and Kentucky Street is expected to meet adopted standards and provide safe ingress/egress for the Project as a stop-controlled intersection.

The estimated Project trips on impacted segments are provided below in **Table 11** for tracking purposes.

Table 11: Project Trips Summary within Study Area

| Link No. | Roadway | From | From | PM Peak Hour Project Volumes (two-way)* |
|----------|-----------------|--------|------------|---|
| 3206 | University Pkwy | US 301 | Tuttle Ave | 143 |

**Represents the maximum volume occurring along segment*

Sarasota Herald-Tribune

Nov. 25, 2015

Miscellaneous Notices

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, December 10, 2015 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-15-13(Z)(P) - MANASARA CORP / TENNESSEE STREET PROPERTY, LLC / THE OASIS AT UNIVERSITY - (DTS #20150244)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 25.6 acres of land 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), from PDC (Planned Development - Commercial) and LM (Light Manufacturing) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 324 multi-family residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-15-12(P) - STONECREEK HOMES, LLC/RINASCITA PHASE II - DTS# 20150230 - MEPS #454

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 24 lots for single-family attached residences in the PDR (Planned Development Residential) zoning district on approximately 4.78 acres on the north side of Cortez Road, approximately 1/4 mile west of Palma Sola Boulevard, at 9090 Cortez Road West, Bradenton (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, Local Development Agreements, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to planning.agenda@mymanatee.org

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 or she will need a record of the proceedings, and for such purpose, he or 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.

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THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.
MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida

Date of pub: Nov. 25, 2015

Bradenton Herald
Nov. 25, 2015
Miscellaneous Notices

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MANATEE COUNTY PLANNING COMMISSION

Manatee County Building and Development Services

Department

Manatee County, Florida

11/25/15

BRADENTON HERALD

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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 Zoning Changes**, 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 _____

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

STATE OF

COUNTY OF

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

1. That he/she is the Brian Lichterman (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for The Oasis at University PDR-15-13(Z)(P) - DTS20150244 & PA-15-02/ORD-15-32 DTS20150243 be heard before the **Manatee County Planning Commission** at a public hearing to be held on December 10, 2015 and to be heard before the **Manatee County Board of County Commissioners** at a public hearing to be held on January 7, 2016 and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information, and belief.

2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 90-01, on the property identified in the application, and the sign(s) was conspicuously posted _____ feet from the front property line on the 20 day of November, 2015.

3. That the Affiant has caused the mailing of the required letter of notification to property owners within five hundred (500) feet of the project boundary pursuant to Manatee County Ordinance No. 90-01, as amended, by U.S. Mail, on the 20 day of November, 2015, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

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

FURTHER YOUR AFFIANT SAITH NOT.

Brian Lichterman
Property Owner/Agent Signature

SIGNED AND SWORN TO before me on 11/23/2015 (date) by Brian Lichterman (name of affiant). He/she is personally known to me or has produced FL Drivers License (type of identification) as identification and who did take an oath.



Jennifer Poppen
State of Florida
SEAL
My Commission Expires 09/23/2017
Commission No. FF 56861

J Poppen
Signature of Person Taking Acknowledgment
Jennifer Poppen
Type Name
Notary Public
Title or Rank
FF 56861
Serial Number, if any

My Commission Expires:

Commission No.:

PUBLIC NOTICE CHECKLIST

FILE NO: PDR-15-13(Z)(P) – DTS20150244 & PA-15-02/ORD-15-32 DTS20150243

PROJECT NAME: The Oasis at University

PLANNING COMMISSION: December 10, 2015

COUNTY COMMISSION: January 7, 2016

ADVERTISING DEADLINE: November 25, 2015

| | | | | |
|-------------------------------|-----------------|------------|--------------------|----------|
| ADVERTISING MATERIALS: | SIGN(S): | <u>1 2</u> | AFFIDAVITS: | <u>1</u> |
| | NOTICES: | <u>1</u> | ZONING MAP: | <u>1</u> |

I have received the materials indicated above and I am aware of the advertising deadlines for the Planning Commission and the Board of County Commissioners public hearing dates for this project. I realize that failure to comply with the public notice requirements may result in this application not being heard on the scheduled date.

SIGNATURE: Brian Richter
DATE: November 23, 2015
PHONE NO.: 941-780-1466

CASE PLANNER: Margaret Tusing

PHONE # (941)748-4501 Ext: 6828

Date: *November 19, 2015*

Dear Adjacent Property Owner:

Re: **Application:** The Oasis at University - PDR-15-13(Z)(P) – DTS20150244 & PA-15-02/ORD-15-32
DTS20150243

Filed by: Manasara Corp / Tennessee Street Property, LLC

Request: A rezone of approximately 25.6 acres of land from the PDC (Planned Development – Commercial) and LM (Light Manufacturing) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 324 multi-family residential units.

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.

Location: 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). **(ZONING MAP ATTACHED).**

For more information please call:

CASE PLANNER: Margaret Tusing

PHONE # (941)748-4501 Ext: 6828

The **Manatee County Planning Commission** will hold a public hearing to consider this request and forward a recommendation to the Board of County Commissioners:

Date: Thursday, December 10, 2015
Time: 9:00 A.M.
Location: Board of County Commissioners Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

The **Manatee County Board of County Commissioners** will hold a public hearing to consider and act upon the application:

Date: Thursday, January 7, 2016
Time: 9:00 A.M.
Location: Board of County Commissioners Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

HEARINGS MAY BE CONTINUED FROM TIME TO TIME

You and any other interested parties are invited to appear at these hearings and express your opinions, subject to proper rules of conduct. Additionally, you may send comments to the Director of the Building and Development Services. These comments will be heard and considered by the Planning Commission and Board of County Commissioners and entered into the record. Please present your concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission public hearing will be the primary basis for the final decision by the Board of County Commissioners.

Rules of Procedure for these public hearings [R-13-189(PC) & R-10-195] are available for review or purchase, at cost, from the Building and Development Services Department.

Public Hearing Procedures can be obtained at www.mymanatee.org / Building and Development Services / Board Committees and Agendas / Public Hearing Procedures, or by calling Bobbi Roy at 748-4501 x 6878.

You may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 Ext. 6878; fax number (941) 749-3071. Questions and comments can also be sent by e-mail to: planning.agenda@mymanatee.org.

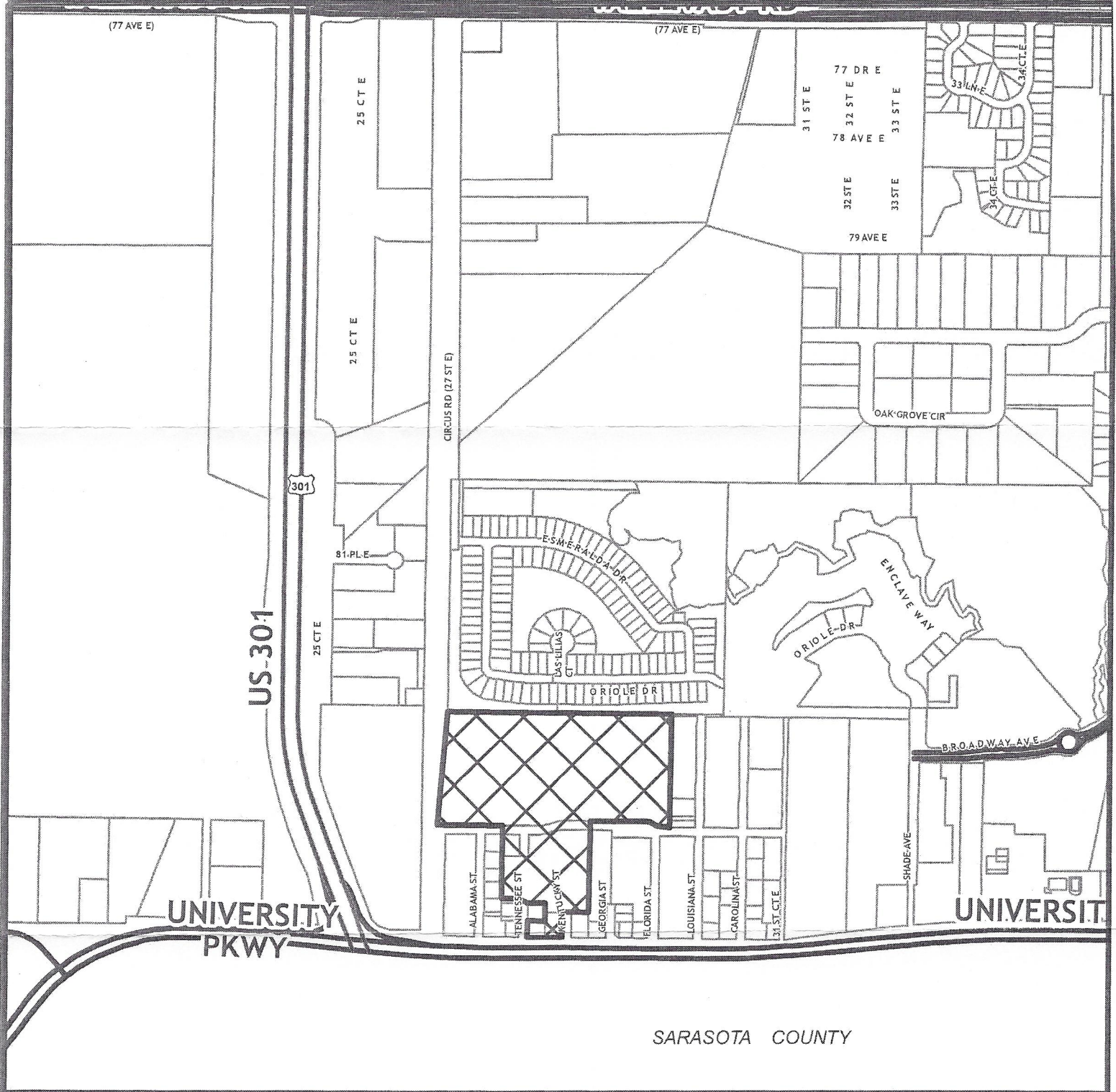
According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the Public Hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the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

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Joyce Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds; FAX 745-3790.

MANATEE COUNTY PLANNING COMMISSION
MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Building and Development Services Department
Manatee County, Florida

THIS NOTICE IS GIVEN PURSUANT TO MANATEE COUNTY ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 312.5. THIS IS A NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY.

The Oasis at University



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

Project Name: The Oasis at University
 Project #: PDR-15-13(Z)(P) / PA-15-02 / ORD-15-32
 DTS#: 20150244
 Proposed Use: Residential

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



Project Site



Manatee County
 Staff Report Map
 Map Prepared 8/12/2015
 1 inch = 790 feet

2031602659
 AGAHAN,DOVLET
 AGAHAN,REGINA
 3003 ORIOLE DR
 SARASOTA, FL 34243

2039704059
 AILES,CATHERINE I
 3133 ORIOLE DR 102
 SARASOTA, FL 34243

2036400006
 AMSDELL STORAGE VENTURES XXII LLC
 20445 EMERALD PKWY DR SW 220
 CLEVELAND, OH 44135

2025800000
 ARGOS READY MIX LLC
 3015 WINDWARD PKWY 300
 ALPHARETTA, GA 30005

2031602809
 BERGER,IRINA
 BERGER,JEFF
 3015 ORIOLE DR
 SARASOTA, FL 34243

2031600459
 BERMAN,JASON
 5801 RECTOR CT
 MOBILE, AL 36609

2006512109
 BIOLIFE LLC
 8163 25TH CT E
 SARASOTA, FL 34243

2038900003
 BLUE HEAVEN ENTERPRISE LLC
 1547 BAYVIEW DR
 SARASOTA, FL 34239

2038600009
 BLUE HEAVEN ENTERPRISES LLC
 735 E VENICE AVE 210
 VENICE, FL 34285

2031607209
 BORRIELLO,STEVEN P
 LO,MAY Y
 2929 ORIOLE DR
 SARASOTA, FL 34243

2031603059
 BURKE,LEO P III
 BURKE,KIMBERLY ANNE
 P O BOX 6040
 TAMPA, FL 33608

2031603209
 BUSSING,JAMES G
 BUSSING,REGINA
 3044 ESERALDA SR
 SARASOTA, FL 34243

2031601559
 CARTER,RANDY
 CARTER,CHRISTIE
 2540 BAY VISTA
 LOS OSOS, CA 93402

2036000004
 CASHMORE,MARY ALICE
 8475 GEORGIA ST
 SARASOTA, FL 34243

2035700000
 CLAUDEAUX,RENE
 5124 ASHTON RD
 SARASOTA, FL 34233

2031602859
 CONSTANTINO,ROBERT
 CONSTANTINO,RITA VIERA
 3019 ORIOLE DR
 SARASOTA, FL 34243

2031603259
 COONS,ROSS W
 BOWERS,ANDREW M
 3040 ESERALDA DR
 SARASOTA, FL 34243

2031601609
 COSIC,ANTO TONY
 COSIC,DIANNE
 1829 BRITANNIA RD E
 MISSISSAUGA,ONTARIO
 CANADA, L4W 1S6

2033400009
 COTELLIS,BRUCE F
 1908 39TH ST W
 BRADENTON, FL 34205

2037800059
 CROW,BRUCE WAYNE
 PO BOX 1535
 SARASOTA, FL 34230

2031604309
 D R HORTON INC
 12602 TELECOM DR N
 TAMPA, FL 33637

2031603359
 DERMIKAEILIAN,MAGDALENE A
 3032 ESERALDA DR
 SARASOTA, FL 34243

2033700051
 DESSBERG,RODNEY
 3935 N WASHINGTON BLVD
 SARASOTA, FL 34234

2031603109
 DESTEFANO,JENNIFER M
 3039 ORIOLE DR
 SARASOTA, FL 34243

2031602509
 DIBELLO,RICHARD
 DIBELLO,ROSANNE
 2945 ORIOLE DR
 SARASOTA, FL 34243

2031603309
 DINGLEY COURT LLC
 PO BOX 66798
 FALMOUTH, ME 4105

2031601759
 DOYLE,PAUL J
 DOYLE,KAREN D
 13 BAYBERRY PLACE ST JOHNS NL
 CANADA, A1H1B2

2039700189
 DR HORTON INC
 12602 TELECOM DR
 TAMPA, FL 33637

2039704009
 DR HORTON INC
 12602 TELECOM DR
 TAMPA, FL 33637

2031600609
 DYKEMAN,GARY E
 DYKEMAN,DOROTHY
 3010 ORIOLE DR
 SARASOTA, FL 34243

2032700003
EICHLER, SHARON LYNN HEAL
1460 50TH AVE NE
SAINT PETERSBURG, FL 33703

2031602909
EISEMAN, COREY H
BARRY, COURTNEY L
3023 ORIOLE DR
SARASOTA, FL 34243

2031600509
ETTINGER, JUDITH S
3018 ORIOLE DR
SARASOTA, FL 34243

2031602359
EVES, WILLIAM T JR
176 TERRY RD
SMITHTOWN, NY 11787

2039704159
FAHEY, MICHAEL E
FAHEY, CYNTHIA A
6 WASHBURN RD
POMPTON PLAINS, NJ 7444

2031602259
FERGUSON, ROBERT J
FERGUSON, JEAN M
4 ROSEMARY LN
SLAYTON, MN 56172

2031600409
FRANCIS BEAN HOLDING LLC
15 PARADISE PLAZA # 349
SARASOTA, FL 34239

2031600759
GARNEYS, PAUL EDWIN
GARNEYS, JANET FRANCES
6 THE KNOLL BILLERICAY ESSEX
UNITED KINGDOM, CM12 0NT

2031603159
GHNAIM, ISRAR A
GHNAIM, RAEDA O R
3048 ESMERALDA DR
SARASOTA, FL 34243

2039200007
GILL, BETTE L
HIRES, LARRY
2604 NW HAILE DEAN RD
ARCADIA, FL 34266

2037500002
GOOD, JAMES
172 COWPEN LN
SARASOTA, FL 34240

2032500007
GRANTHAM, BRIAN T
5330 SIESTA COVE DR
SARASOTA, FL 34242

2032900207
GRATTA, VINCENT S
PO BOX 1208
NOKOMIS, FL 34274

2031603459
GROVES HOMEOWNERS' ASSOCIATION OF
3701 S OSPREY AVE
SARASOTA, FL 34239

2031600309
HAKER, JOHN FRANK
HAKER, VICKI LOUISE
3034 ORIOLE DR
SARASOTA, FL 34243

2037000003
HELMUTH, HARLEY W
PO BOX 1275
ONECO, FL 34264

2031601709
IMMO B & H FLORIDA LLC
AVENUE DE LA CHEVALERIE 2 1000
BRUSSELS
BELGIUM, 34236

2031600559
KEMPF, TIMOTHY MICHEAL
KEMPF, SARAH MICHELLE
3014 ORIOLE DR
SARASOTA, FL 34243

2031602759
KINGSHOTT, STEPHEN J
KINGSHOTT, STEPHEN J TRUST
1350 MAIN ST 702
SARASOTA, FL 34236

2032900504
LAWSON, WILLIS E REVOCABLE LIVING
TRUST
LAWSON, MARJORIE K
PO BOX 2138
SARASOTA, FL 34230

2031600259
LIBERMAN, DANIEL
PEREIRA DE SOUZA, MARIA CRISTINA
5775 CAVENDISH BLVD APT # 201 COTE
ST-LUC QC
CANADA, H4W 3L9

2006512009
LOT 2 SRQ PARK OF COMMERCE
CONDOMINIUM
CONDOMINIUM
SARASOTA, FL 34243

2031600659
MCCARTHY, SHERI
3006 ORIOLE DR
SARASOTA, FL 34243

2031600809
MCCARTY, KALEB D
KENNEDY, REMEMBER
2948 ORIOLE DR
SARASOTA, FL 34243

2031602709
MCGILL, LAURA M
3007 ORIOLE DR
SARASOTA, FL 34243

2031600909
MCLENDON, CANDACE
446 E 1700 SOUTH
SALT LAKE CITY, UT 84115

2031600209
MIRANDA, SANDRA C
32 PEAR ST
HARVEYS LAKE, PA 18618

2031604659
MODUGNO, JOSEPH MICHAEL
MODUNGO, SUSAN MARIE
2850 ORIOLE DR
SARASOTA, FL 34243

2031603009
NALLURI BROTHERS LLC
6118 S TAMIAMI TRL
SARASOTA, FL 34231

2031600709
NUNGESSER, JEFFREY R
NUNGESSER, MICHELLE
3002 ORIOLE DR
SARASOTA, FL 34243

2035600002
ORANGEWOOD HOLDINGS L L C
3301 WHITFIELD AVE
SARASOTA, FL 34243

2036900005
PELLETIER, KATHRYN ANN
PELLETIER, PAUL D
6327 KAHANA DR
SARASOTA, FL 34241

2031602459
PHELPS, JEFFREY D
PHELPS, AMY
8219 LAS LILIAS CT
SARASOTA, FL 34243

2031602409
PHINNEY, TIMOTHY H
PHINNEY, REBECCA J
8215 LAS LILIAS CT
SARASOTA, FL 34243

2037800109
PICAZO, MARIA GUADALUPE
8445 CAROLINA ST
SARASOTA, FL 34243

2031601509
PORTANYI, ELIZABETH
3029 ESMERALDA DR
SARASOTA, FL 34243

2031601659
POSAR, PAULA V
POSAR, STEVEN L
3017 ESMERALDA DR
SARASOTA, FL 34243

2037100001
R E JOHNSON HOLDINGS LLC
2120 MAIN ST 201
SARASOTA, FL 34237

2031602209
REVENIS, MICHAEL
REVENIS, JULIEANNE
8210 LAS LILIAS CT
SARASOTA, FL 34243

2006512059
ROSS, DARYL B
ROSS, MELVIN S
6270 N PASEO VALDEAR
TUCSON, AZ 85750

2031600359
ROZELL, SANDRA J
3030 ORIOLE DR
SARASOTA, FL 34243

2031600859
SAALWAECHTER, GEORGE MICHAEL
SAALWAECHTER, WILLA MAE
2944 ORIOLE DR
SARASOTA, FL 34243

2031602309
SELL, ANDREW J
8207 LAS LILIAS CT
SARASOTA, FL 34243

2039704109
SHADE, ROBERT A
JONES, PATRICIA D
414 RENEE DR
BAYPORT, NY 11705

2006512159
SHARP PROPERTIES INC
4987 WINDSOR PK
SARASOTA, FL 34235

2006511059
SOUTH POINTE PROPERTIES OF SARASOTA
INC
8165 25TH CT E
SARASOTA, FL 34243

2031602109
STROSSNER, THOMAS N
STROSSNER, BIN LUO
8218 LAS LILIAS CT
SARASOTA, FL 34243

2031601459
THOMAS, GILROY E
3033 ESMERALDA DR
SARASOTA, FL 34243

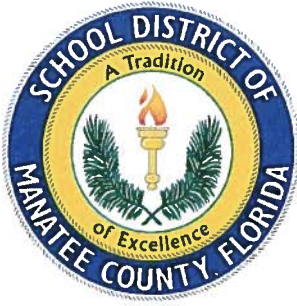
2036700009
TODD JOHNSTON HOMES INC
3859 BEE RIDGE RD
SARASOTA, FL 34233

2031602559
TOROK, RICHARD E
TOROK, JOAN D
2949 ORIOLE DR
SARASOTA, FL 34243

2031602609
WHITLOCK, JULIA A
2953 ORIOLE DR
SARASOTA, FL 34243

2031602159
WINKLER, GARY D
WINKLER, PATRICIA L
8214 LAS LILIAS CT
SARASOTA, FL 34243

2039703809
ZUMWALT, JAMES G
GIFUNI, KARIN M
21136 LAGUNA DR
REHOBOTH BEACH, DE 19971



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,

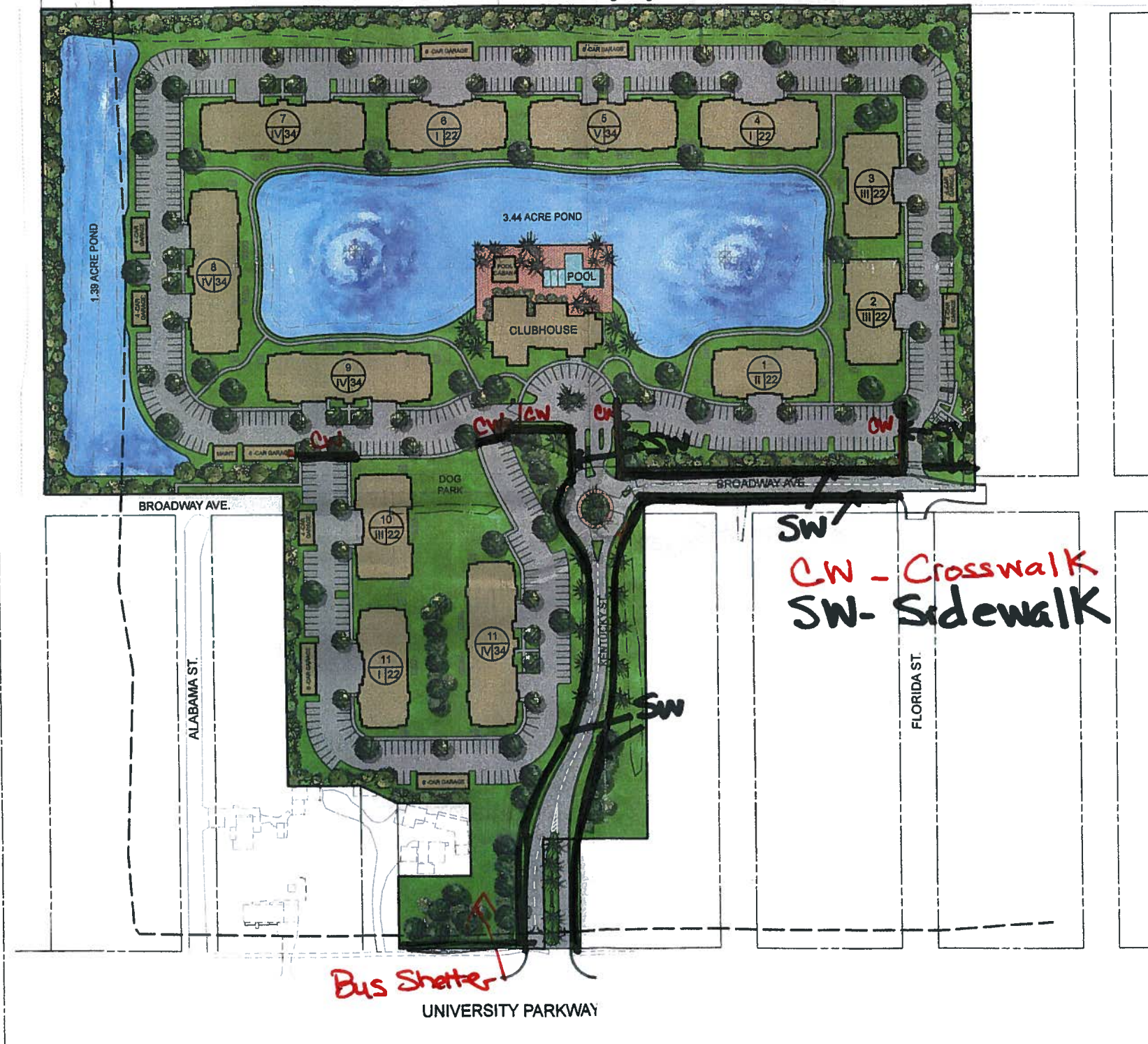


Mike Pendley
Executive Planner

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

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The LDC defines height as the vertical distance from average grade to "the average height between eaves and the ridge for gable, hip, and gambrel roofs measured from the grade; provided that where land is subject to required minimum flood elevations the building height shall be measured from such required elevation." The Applicant is requesting a maximum height of 40 feet for the proposed project. The project design meets all the criteria for approval of additional height as further articulated below and as illustrated in Attachment K:

1. **Compatibility.** Due to the extensive setbacks from adjacent properties and entrances, the additional height will not create adverse impacts to those areas.
2. **Relationship to Adjacent Properties.** The minimum setback of the principal buildings (for which the additional height is requested) to any property line is 98 feet; this occurs adjacent to properties on the east, zoned LM. A 99-foot setback occurs on the southwest end of the project, adjacent to property zoned LM and PD-I. The principal building setback on the northern property line, adjacent to the single-family properties in the Soleil subdivision is 128 feet, but as explained elsewhere in this narrative, the actual distance to the rear property lines of those single-family lots is 178 feet, with extensive vegetation. The principal building setback from University Parkway is over 300 feet. There are a few single-story detached garage buildings located in a portion of these setbacks, which should have minimal, if any, visual impact on adjacent properties.
3. **Roofline Design.** The rooflines of the structures incorporate a significant amount of articulation as shown in Attachment K.
4. **Façade Design.**
 - a. The structures include façade modulations, balconies, variations in materials and varied rooflines.
 - b. Because the structures are only 3-story and only minimally exceed 35 feet in height, there is no graduated step back on higher stories.
5. **Building Materials.**
 - a. Due to the extensive buffers, there is no existing construction in the immediate vicinity that would visually relate to the proposed structures, but the project will use primarily of Hardie board, stucco and stone, which are thoroughly compatible with construction materials on nearby residential properties.
 - b. Since Picerne develops, builds, manages and owns its projects, the design process and building materials are of paramount importance. Picerne uses materials that are consistent with the Class A luxury multi-family products it builds. The same palette of materials is used throughout the site, so that consistency and compatibility are maintained.
 - c. Building materials are selected for both an exceptional appearance, and to stand the test of time. The contrasting textures of the various materials are carefully used to accentuate the architectural design of the buildings.

6. **Open Space.** As noted above, the PSP shows approximately 48% of the site in open space, which substantially exceeds the County's requirements.
7. **Comprehensive Plan.** The project implements a number of policies of the Comprehensive Plan, as explained above and as documented in Attachment E to this application.

Bobbi Roy

From: Paul Garneys <garns8@hotmail.co.uk>
Sent: Tuesday, December 01, 2015 4:13 PM
To: Bobbi Roy
Subject: Re: The Oasis at University

Thank you Bobbi for your reply.

We own the property 2952. Oriole Drive and as a result have received the notification of the application to build the above named development.

We write to object to the proposed development as we feel that this could alter the outlook from the rear of our property particularly if any of the existing landscape is changed. This we feel could also affect the value of our property if it goes ahead.

One of the main reasons for our purchasing the property was the seclusion and privacy afforded by the easement with trees, shrubs etc and we therefore would ask that you lodge our appeal against the go ahead being given for this development.

Many thanks and regards.

Paul and Janet Garneys.

Sent from Windows Mail

From: [Bobbi Roy](#)
Sent: Tuesday, 1 December 2015 13:57
To: ['Paul Garneys'](#)

Mr. Garneys,

You can either email myself or the planning.agenda@mymanatee.org or you can write the County Commissioners. Whichever you prefer. You can find the Commissioners email addresses at the following link:

<http://www.mymanatee.org/home/government/board-of-commissioners/E-mail.html>



Thank You,
Bobbi Roy
Planning Coordinator

Manatee County Government
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205
941-748-4501 ext. 6878
bobbi.roy@mymanatee.org

From: Paul Garneys [mailto:garns8@hotmail.co.uk]

Sent: Monday, November 30, 2015 3:49 PM

To: Planning Agenda

Subject: Re: The Oasis at University

We have received notification as an Adjacent Property Owner in respect of the above proposed development. We live in the UK and will not be able to attend the planned meeting, however we do wish to raise objections to this.

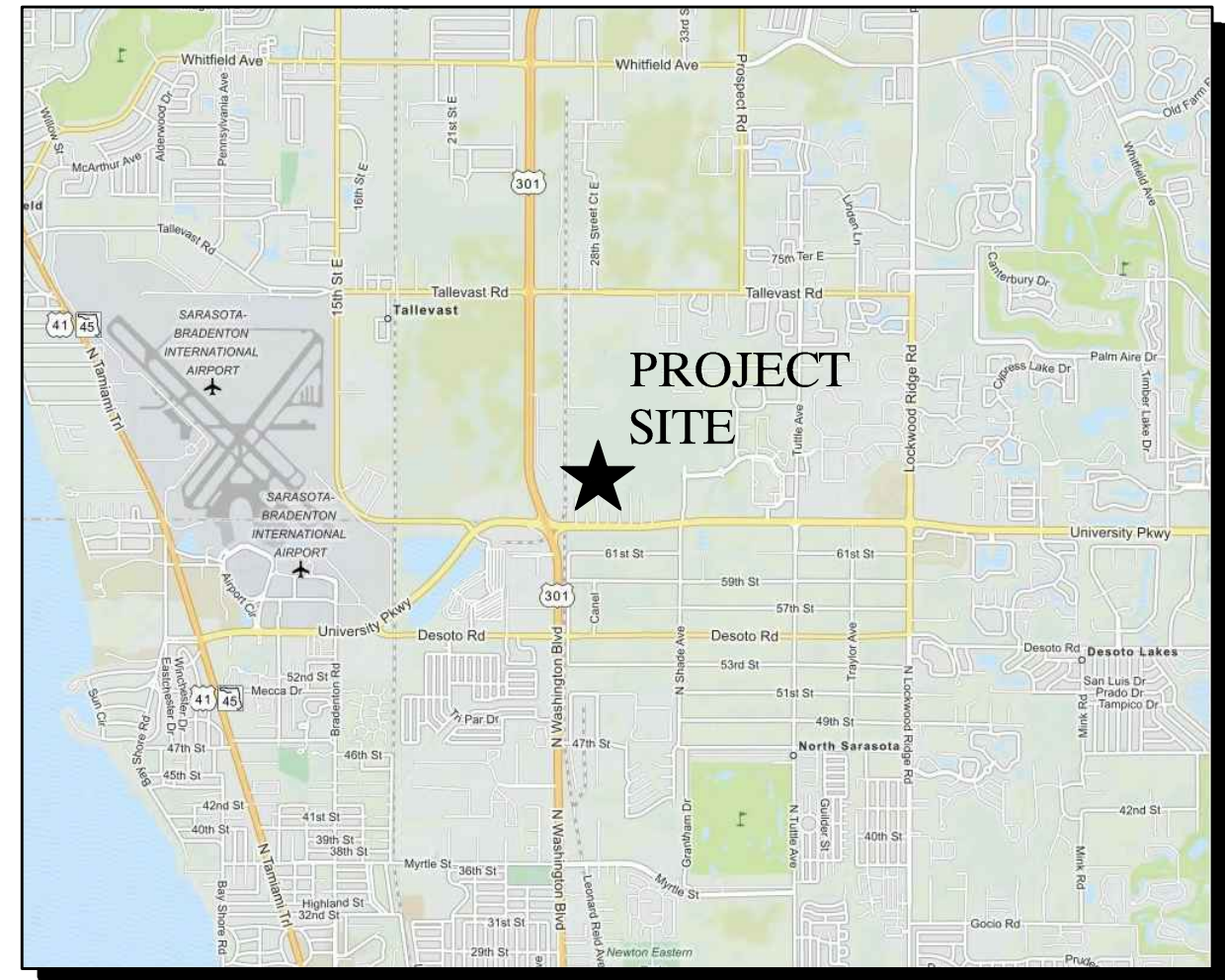
Can you advise to what email address we need to write to lodge our objections.

Many thanks and regards.

Paul Garneys

Sent from Windows Mail

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

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

Proposed Site Data

1. Landscape plan shall comply with Sections 700, 701, & 900 of the LDC.
2. Open Space = 12.3± AC., or 48% of the site. Proposed Ponds comprise 38% of Open Space
3. 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
= 687 Spaces

Provided Parking: Standard Spaces = 532
Attached Garage Spaces = 62
Detached Garage Spaces = 50
Tandem Spaces = 62
Total = 706 Spaces

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

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.
4. 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

Manatee County Building & Development Services Department Signature Block

| | |
|-----------------|---------------|
| Project Number: | Project Name: |
| Approval Type: | DTS Number: |

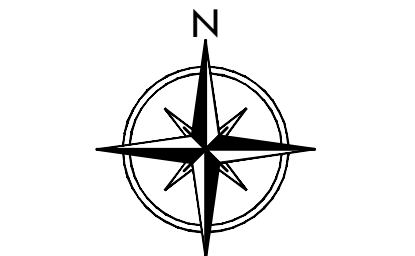
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|------------------------|------|
| PROJECT PLANNER | DATE |
| PROJECT ENGINEER | DATE |
| CONCURRENCY | DATE |
| ENVIRONMENTAL PLANNING | DATE |
| ENVIRONMENTAL HEALTH | DATE |
| FIRE DISTRICT | DATE |

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



David Q. Fuxan
12-1-15



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.

| Date | Revision # |
|------------|------------|
| 12/01/2015 | |
| 10/23/2015 | |
| 09/23/2015 | |
| 07/07/2015 | |

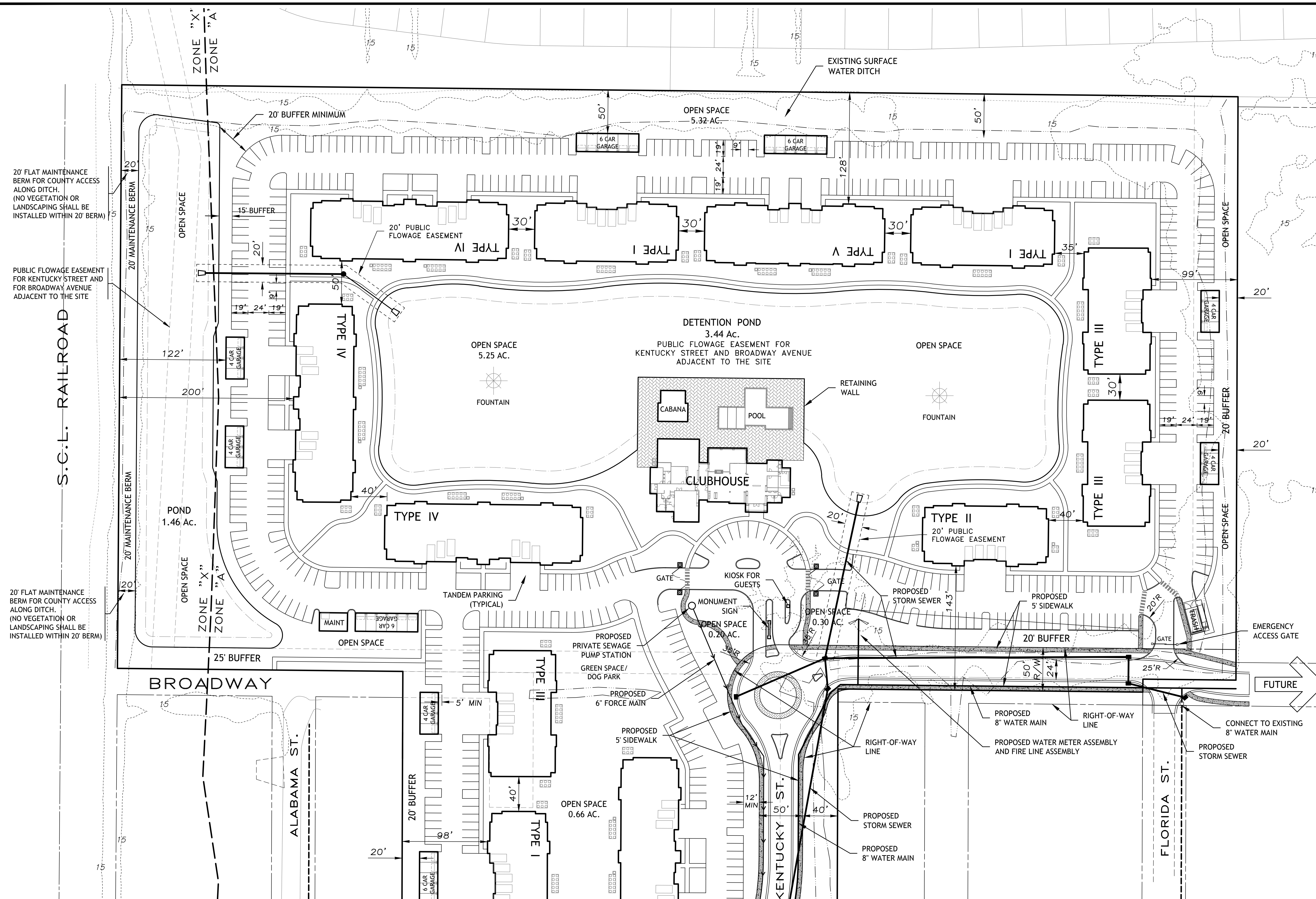
Fuxan Engineering, Inc.
15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194

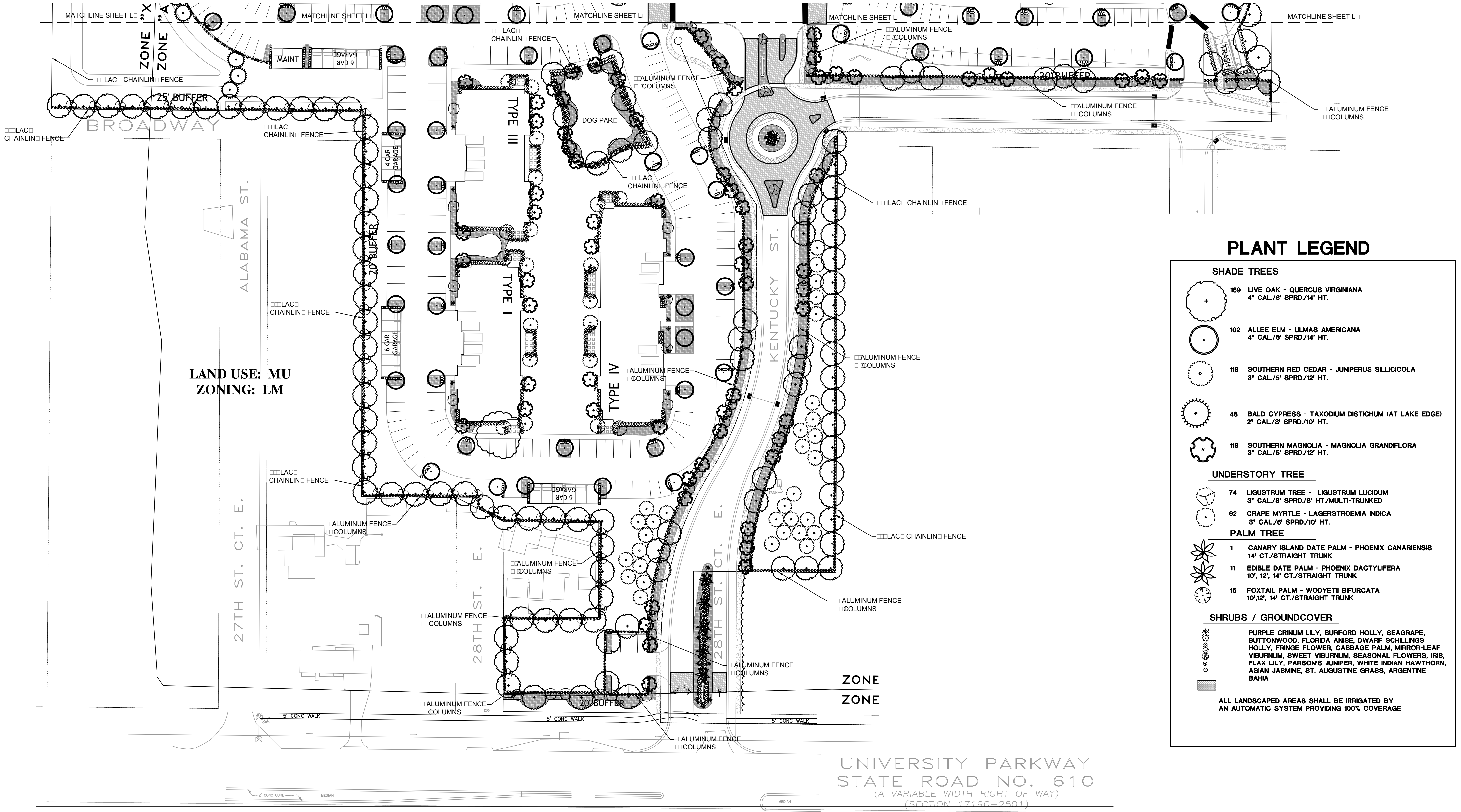
DAVID G. FUXAN
LICENSE
No. 33133
★
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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

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

Manatee County, Florida





LAND USE: MU
ZONING: LM

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

PLANT LEGEND

SHADE TREES

- 169 LIVE OAK - QUERCUS VIRGINIANA
4" CAL./8" SPRD./14' HT.
- 102 ALLEE ELM - ULMAS AMERICANA
4" CAL./8" SPRD./14' HT.
- 118 SOUTHERN RED CEDAR - JUNIPERUS SILLICICOLA
3" CAL./5" SPRD./12' HT.
- 48 BALD CYPRESS - TAXODIUM DISTICHUM (AT LAKE EDGE)
2" CAL./3" SPRD./10' HT.
- 119 SOUTHERN MAGNOLIA - MAGNOLIA GRANDIFLORA
3" CAL./8" SPRD./12' HT.

UNDERSTORY TREE

- 74 LIGUSTRUM TREE - LIGUSTRUM LUCIDUM
3" CAL./8" SPRD./8' HT./MULTI-TRUNKED
- 62 GRAPE MYRTLE - LAGERSTROEMIA INDICA
3" CAL./8" SPRD./10' HT.

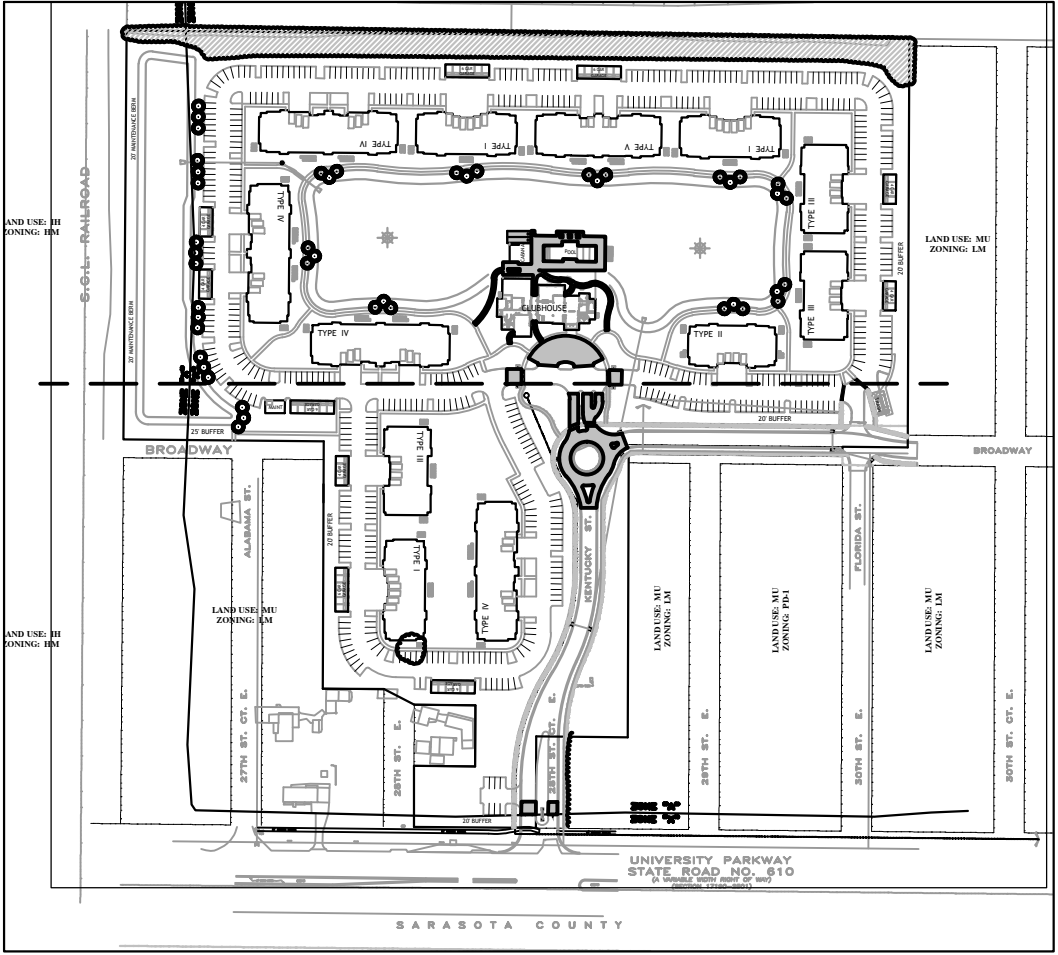
PALM TREE

- 1 CANARY ISLAND DATE PALM - PHOENIX CANARIENSIS
14' CT./STRAIGHT TRUNK
- 11 EDIBLE DATE PALM - PHOENIX DACTYLIFERA
10', 12', 14' CT./STRAIGHT TRUNK
- 15 FOXTAIL PALM - WODYETII BIFURCATA
10', 12', 14' CT./STRAIGHT TRUNK

SHRUBS / GROUND COVER

PURPLE CRINUM LILY, BURFORD HOLLY, SEAGRAPE, BUTTONWOOD, FLORIDA ANISE, DWARF SCHILLINGS HOLLY, FRINGE FLOWER, CABBAGE PALM, MIRROR-LEAF VIBURNUM, SWEET VIBURNUM, SEASONAL FLOWERS, IRIS, FLAX LILY, PARSON'S JUNIPER, WHITE INDIAN HAWTHORN, ASIAN JASMINE, ST. AUGUSTINE GRASS, ARGENTINE BAHIA

ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC SYSTEM PROVIDING 100% COVERAGE



MANATEE COUNTY CODE NOTES:

FOUNDATION PLANTING REQUIRED: 1 SHrub PER 100 SQ. FT. GROSS FLOOR AREA
GROSS FLOOR AREA ON PROPERTY: 100,000 SQ. FT.
REQUIRED LANDSCAPE AREA: 10,000 SQ. FT.
PROVIDED SHRUBS AND GROUND COVER LANDSCAPE AREA: 10,000 SQ. FT.

1 LF OF PERIMETER BUFFER REQUIRED: 1 CANOPY TREE PER 1 LF OF CANOPY TREES PROVIDED
1 LF OF PERIMETER BUFFER REQUIRED: 1 SHRUB PER 1 LF OF SHRUBS PROVIDED
1 LF OF PERIMETER BUFFER REQUIRED: 1 SHRUB PER 1 LF OF SHRUBS PROVIDED
1 LF OF ROOF BUFFER REQUIRED: 1 CANOPY TREE PER 1 LF OF CANOPY TREES PROVIDED
1 LF OF ROOF BUFFER REQUIRED: 1 UNDERSTORY TREE PROVIDED
1 LF OF ROOF BUFFER REQUIRED: 1 SHRUB PER 1 LF OF SHRUBS PROVIDED
1 LF OF ROOF BUFFER REQUIRED: 1 SHRUB PROVIDED

1 NATIVE TREES:
1 TOTAL TREES PROVIDED ON SITE: 100
1 NATIVE TREES REQUIRED: 10
1 PROVIDED: 10 NATIVE TREES
1 NON NATIVE TREES: 90

E&A

E: 1000000000 A: 1000000000
L: 1000000000 Ar: 1000000000 G: 1000000000 Ar: 1000000000
Cr: 1000000000 O: 1000000000 C: 1000000000
Dr: 1000000000 d: 1000000000 FL: 1000000000
T: 1000000000
F: 1000000000

LC# 28000310
mail@er-la.com
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PRELIMINARY LANDSCAPE PLAN

OASIS AT UNIVERSITY
APARTMENT COMMUNITY

PICERNE DEVELOPMENT

MANATEE COUNTY, FLORIDA

REVISIONS:

| | | |
|---|---|---|
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S: 1000000000
DATE: 10/1/2015

REGISTERED LANDSCAPE ARCHITECT
JOHN WILLIAM EWSEYCHIK, AIA
LA807
STATE OF FLORIDA

J: 1000000000 E: 1000000000
R: 1000000000 L: 1000000000 Ar: 1000000000
FL: 1000000000 LA: 1000000000

DATE: 10/1/2015
DRAWN BY: J
CHECKED BY: JE
SCALE: NOT TO SCALE

0' 25' 50' 100'
SCALE: 1"=50'-0"
NORTH

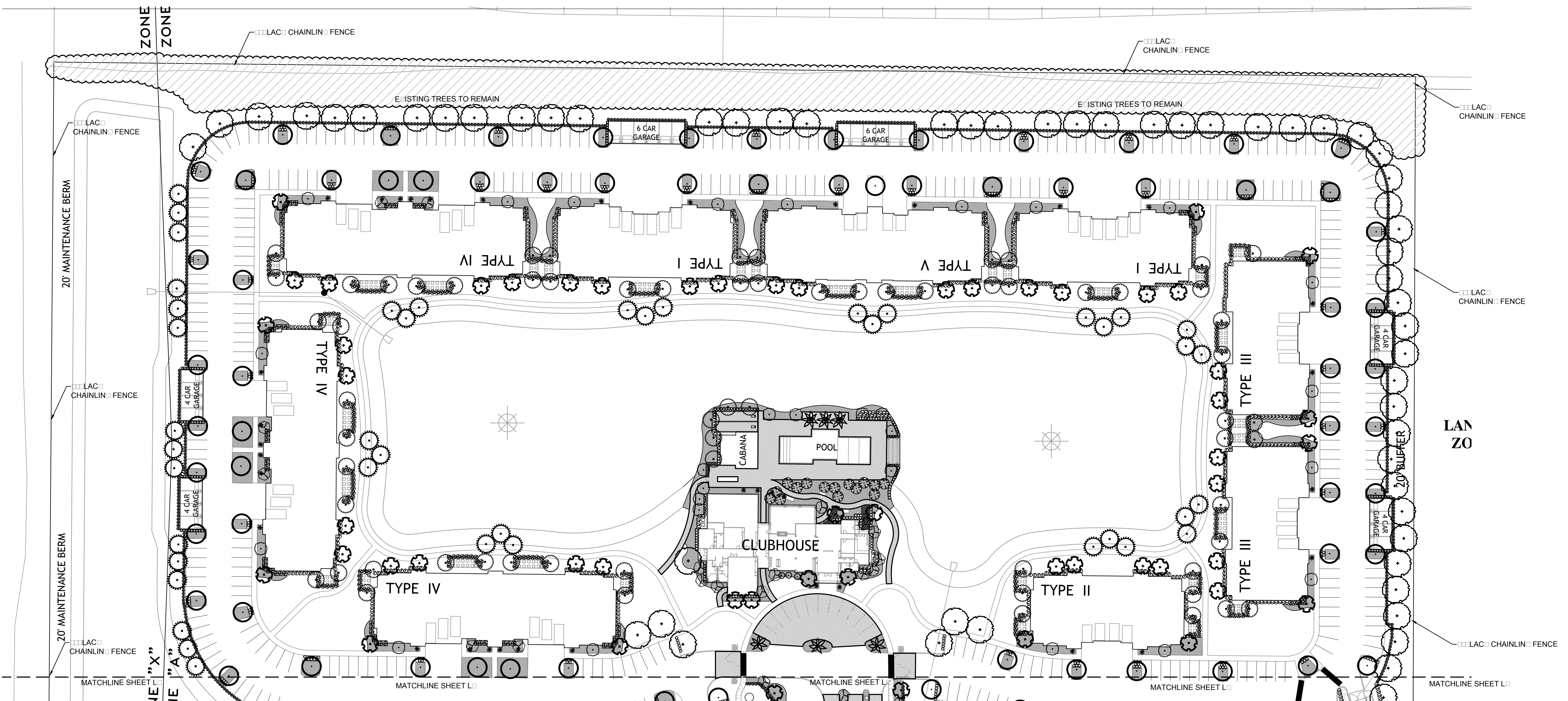
SHEET 1 OF 1
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A: L, D, Cr, Dr, T, F
G: L, D, Cr, Dr, T, F
C: L, D, Cr, Dr, T, F
O: L, D, Cr, Dr, T, F
FL: L, D, Cr, Dr, T, F

LC# 26000310
mail@er-la.com

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PRELIMINARY LANDSCAPE PLAN
OASIS AT UNIVERSITY
APARTMENT COMMUNITY
PICERNE DEVELOPMENT
MANATEE COUNTY, FLORIDA

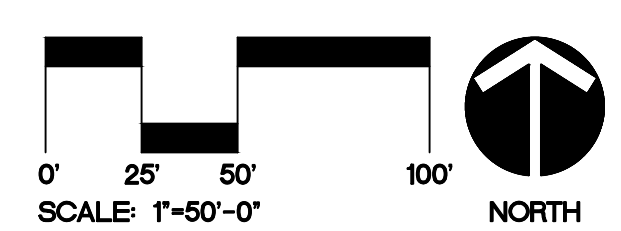
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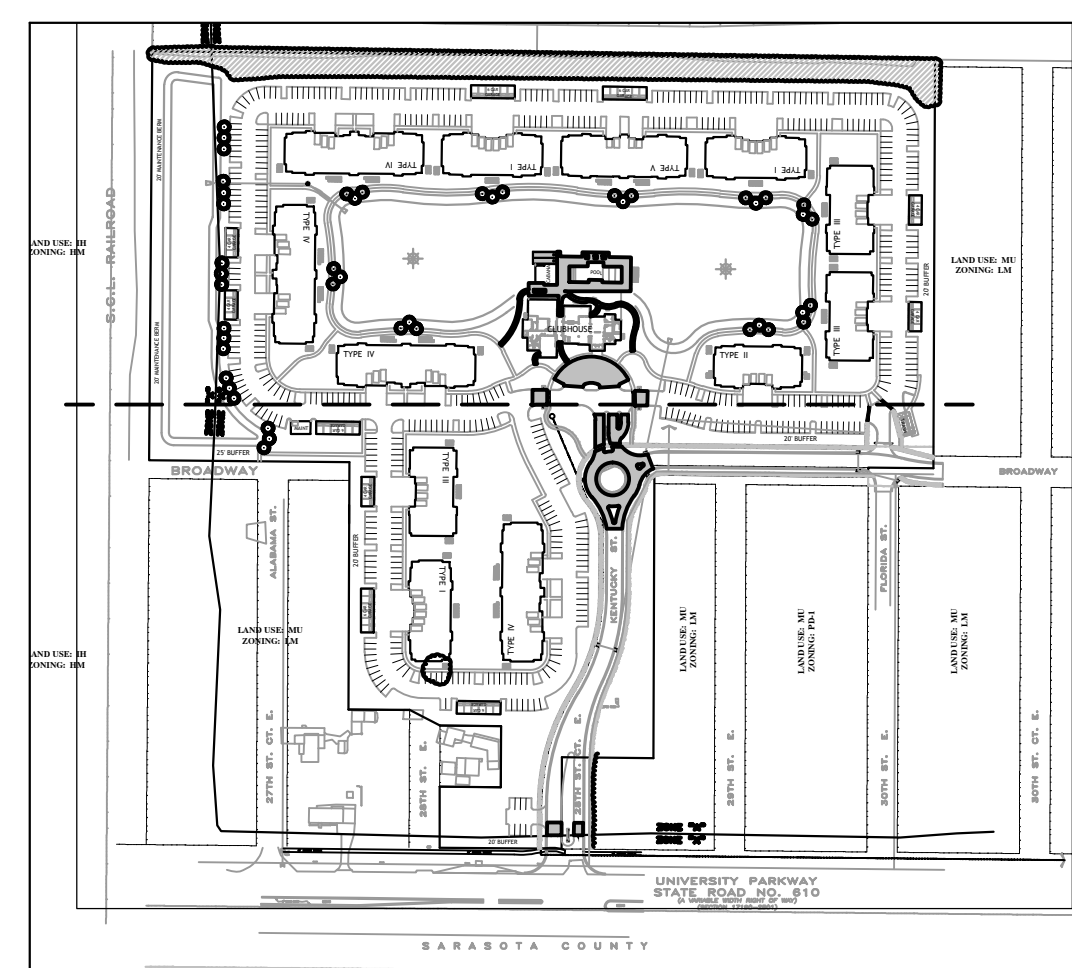
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R: _____
FL: _____

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SHEET L1 OF 1

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P.C.: 12/10/15

**PDR-15-13(Z)(P) – MANASARA CORP / TENNESSEE STREET PROPERTY, LLC / THE
OASIS AT UNIVERSITY
(DTS #20150244)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 25.6 acres of land 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), from PDC (Planned Development – Commercial) and LM (Light Manufacturing) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 324 multi-family residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 12/10/15

B.O.C.C.: 1/7/16

RECOMMENDED MOTION

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-15-13(Z)(P) subject to Ordinance No. 15-32 amending the Comprehensive Plan becoming effective; APPROVAL of the Preliminary Site Plan with Stipulations A.1 – A.4, B.1, C.1 – C.-4 , D.1 – D.6, E.1, and F.1; the MAKING of a Specific Finding that the multi-family buildings exceeding 35-feet in height are consistent with Land Development Code Section 402.7.D.9. in that the development, as approved and stipulated, is compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development or the entranceway; GRANTING Special Approval for a project exceeding a gross density of 9 dwelling units per acre in the RES-16 Future Land Use Category, adjacent to a perennial stream, and for a project located within the Entranceway; subject to Plan Amendment PA-15-02/Ordinance No. 15-32 becoming effective; as recommended by staff.

| PROJECT SUMMARY | |
|---|--|
| CASE# | PDR-15-13(Z)(P) (DTS #20150244) |
| PROJECT NAME | The Oasis at University |
| APPLICANT(S): | Manasara Corporation Tennessee Street Property, LLC |
| PROPOSED ZONING: | PDR (Planned Development Residential) |
| EXISTING ZONING: | PDC (Planned Development Commercial) LM (Light Manufacturing) |
| PROPOSED USE(S): | 324 Multi-Family Residential Units |
| CASE MANAGER: | Margaret Tusing |
| STAFF RECOMMENDATION: | APPROVAL with Stipulations |
| DETAILED DISCUSSION | |
| <p><u>History</u></p> <p>The property is currently PDC zoned (Planned Development Commercial) and LM (Light Manufacturing). The property was rezoned to an industrial zoning in the 1980's and at the 1990 County-wide rezoning, the LM (Light Manufacturing) 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 allowed a 140 room hotel and a 176,400 square foot office complex; the site plan has expired.</p> <p><u>Request</u></p> <p>The current request is to rezone from PDC (Planned Development Commercial) and LM (Light Manufacturing) to PDR to allow 324 multi-family residential units. The property was the subject of a Plan Amendment (PA-15-02/Ordinance No. 15-32) to change the Future Land Use Category (FLUC) from MU (Mixed Use) to RES-16 (Residential, 16 dwelling units/acre). RES-16 allows consideration of suburban or urban residential uses and neighborhood retail uses. Special Approval is required because the proposed gross density of 12.7 dwelling units per acre exceeds the Special Approval threshold (9 dwelling unit per acre) in RES-16, the project is adjacent to a perennial stream, and the project is located within the Entranceway.</p> <p>Planned Development is the process necessary to achieve Special Approval. PDR zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate potential adverse impacts to surrounding properties.</p> <p>The project provides a main access from University Parkway via Kentucky Street and secondary access from University Parkway via Florida Street.</p> | |

The recreational amenities shown on the proposed Preliminary Site Plan (PSP) include a clubhouse, a resort-style beach entry pool, a dog park, and open space throughout the multi-family project. In addition to the required surface parking, detached garages are also proposed.

According to the Wetland Delineation Summary provided by Universal Engineering, there are no jurisdictional wetland acres on the project site.

Staff recommends Approval with Stipulations.

| SITE CHARACTERISTICS AND SURROUNDING AREA | | |
|---|---|---------|
| ADDRESS | No assigned address | |
| GENERAL LOCATION | North side of University Parkway between Florida Street on the east and the S.C.L. Railroad on the west, and south of Broadway | |
| ACREAGE | 25.6 ± acres | |
| EXISTING USE(S) | Vacant | |
| FUTURE LAND USE CATEGORY(S) | RES-16 (Residential – 16 dwelling units/acre) | |
| DENSITY | 12.7 du/ac (gross) – 13.7 du/ac (net) | |
| SPECIAL APPROVAL(S) | <ul style="list-style-type: none">• Gross Density exceeds 9 dwelling units per acre in RES-16 FLUC• Adjacent to a perennial stream (Pearce Drain/Gap Creek)• Located within the Entranceway | |
| SPECIFIC APPROVAL(S) | None Requested | |
| SURROUNDING USES & ZONING | | |
| NORTH | Single family detached and attached residential (Soleil West and Soleil Condominium) / PDR | |
| SOUTH | University Parkway Various non-residential uses zoned LM and PDI | |
| EAST | Vacant / LM | |
| WEST | S. C. L. Railroad Concrete Plant / HM SRQ Park of Commerce / LM | |
| SITE DESIGN DETAILS | | |
| SETBACKS – MULTI-FAMILY | Minimum Building Separation, Minimum Setback from Property Line to Parking Areas, Accessory Structures, and | 20-feet |

| | | |
|---|--|--|
| | Building | |
| OPEN SPACE | 12.3 ± acres – 48% (30% is required for a Planned Development in the Entranceway) | |
| RECREATIONAL AMENITIES | Clubhouse with resort-style entry pool and dog park | |
| RECREATIONAL ACREAGE | 1.26-acres | |
| ACCESS | <ul style="list-style-type: none">• Main access from University Parkway via Kentucky Street• Secondary access from University Parkway via Florida Street | |
| FLOOD ZONE(S) | Project site lies in Zones X and A with no Base Flood Elevation determined per FIRM Panel 12081C0319E, effective 03/17/2014. Developer to establish the base flood elevation in NAVD 1988 at Final Site Plan. | |
| AREA OF KNOWN FLOODING | Yes, rainfall. | |
| UTILITY CONNECTIONS | County Water and Sewer | |
| ENVIRONMENTAL INFORMATION | | |
| Overall Wetland Acreage | There are no jurisdiction wetlands on the site according to the Wetland Delineation Summary provided by Universal Engineering | |
| <u>Wetlands</u> According to the Wetland Delineation Summary provided by Universal Engineering dated April 23, 2015, there are no jurisdictional wetlands on-site. | | |
| <u>Uplands</u> According to the environmental narrative provided by Universal Engineering dated April 20, 2015, there is no native habitat on-site. | | |
| <u>Endangered Species</u> According to the environmental narrative, no listed species were observed on-site and none were indicated to be likely to be on-site when various databases were checked. | | |
| <u>Trees</u> The applicant has not provided any information at this time. The Final Site Plan will be required to meet the requirements of Section 700 for Tree Protection (removal and replacement requirements). | | |
| <u>Landscaping/Buffers</u> The preliminary landscape plan sheets provided for the project demonstrate that the project will meet the requirements of LDC Sections 701 and 900 for Landscaping and Entranceway requirements. No landscaping information was provided. | | |

NEARBY RESIDENTIAL DEVELOPMENT

| PROJECT | LOTS / UNITS | DENSITY | FLUC |
|---|--------------|---------|-------|
| Soleil West (SFD) | 133 | 2.73 | MU |
| Residences at University Groves (SFD) | 71 | 3.4 | RES-6 |
| Soleil West Condominiums (SFA) | 184 | 6.3 | MU |
| Townhouse Residences at University Groves (SFA) | 47 | 3.4 | RES-6 |
| San Michele at University Groves (SFA) | 130 | 6.45 | ROR |
| University Groves Apartments (MF) | 180 | 18.75 | RES-6 |
| Serenata Sarasota (MF) | 240 | 12.8 | ROR |

POSITIVE ASPECTS

- PDR zoning allows the Board to stipulate development to ensure compatibility.
- The design shows 48% open space (12.3± acres).
- Sanitary sewer and potable water facilities are available by connection.
- The surrounding area includes a variety of uses: commercial, industrial, single family residential, and multi-family.
- The proposed PSP shows buffering exceeding the minimum standards on the north property line (adjacent to the Soleil West Subdivision).

NEGATIVE ASPECTS

- S.C.L. Railroad and concrete batch plant adjacent to western property line.

MITIGATING MEASURES

- The Oasis at University provides screening buffers that meet or exceed the minimum LDC requirements.
- The proposed PSP provides a minimum apartment structure setback from any property line of 99-feet; the western property line (adjacent to railroad) minimum apartment structure setback is 200-feet.

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

1. At the time of Final Site Plan, the applicant shall demonstrate that the vegetation within areas identified as Natural Vegetation Buffers on the Preliminary Site Plan is adequately protected during construction and that the vegetation remaining after nuisance, exotic species removal will meet or exceed the buffering requirements of the Land Development Code. Areas not

meeting the minimum buffer/screening requirements shall be planted with vegetation as necessary to meet Land Development Code standards.

2. All dumpsters, compactors, and other utility equipment shall be screened from view from adjacent residential property with a six-foot high wall constructed with building materials matching the principal structures.
3. All project buffers shall be provided as shown on the PSP Landscaping Plan. The location and details of the proposed berms within the buffer shall be reviewed and approved concurrent with the Final Site Plan. Buffers shall meet the minimum requirements of LDC Section 900.6.A (Entranceway Landscaping and Buffers).
4. Proposed building shall be in conformance with the elevations entered into the records (Attachment 6). Building elevations shall be provided with the Final Site Plan for review and approval.

B. INFRASTRUCTURE STIPULATIONS

1. Connection to the County wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the County's Wastewater System Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

C. STORMWATER STIPULATIONS

1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Pearce Drain/Gap Creek. The discharge reduction requirement does not apply for runoff contribution from public right-of-way. Modeling shall be used to determine pre- and post- development flows.
2. Any impacts (fill) within the 100-year floodplain of Pearce Drain/Gap Creek shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. 100-year floodplain impacts shall be mitigated in sole use compensation areas, not dual-use stormwater facilities (i.e., stormwater attenuation and floodplain compensation). Compensatory floodplain storage shall be located on site. No credit will be given for existing floodplain storage within existing drainage ditches between Seasonal High Water Table (SHWT) and 100-year flood stage.
3. A Drainage Easement and a minimum twenty (20) feet wide Drainage Maintenance Access Easement shall be shown on the Final Site Plan/Construction Plan submittal for the existing drainage ditch along the western boundary of the project (County Maintained System "E-1"). Manatee County is only responsible for maintaining the free flow of drainage through these systems. The 20 feet Drainage Maintenance-Access Easement shall be located along the east top-of-bank of the drainage ditch. The Drainage Maintenance-Access Easement shall be on level ground, free of vegetation associated with landscape buffers.
4. Existing perimeter drainage conveyance systems shall remain undisturbed or an equivalent

replacement collection/conveyance system shall be provided along the northern, eastern, and southern perimeter of the project.

D. ENVIRONMENTAL STIPULATIONS

1. The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate State or federal agency, shall be provided to the County for any listed species found on-site, prior to Final Site Plan approval.
2. Prior to Final Site Plan approval, the entire site should be evaluated for potential hazardous material locations (i.e., historical cattle dipping vats, underground/above ground storage tanks, or buried drums) by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.
3. Landscape plant material details including species and quantities shown on the Preliminary Site Plan are not approved at this time and shall be reviewed for consistency with the LDC at the time of Final Site Plan.
4. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 519 of the LDC.
5. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structures (if existing).
 - GPS coordinates (latitude/longitude) of the well.
 - The methodology used to secure the well during construction (e.g. fence, tape).
 - The final disposition of the well - used, capped, or plugged.
6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

E. FLOODPLAIN MANAGEMENT STIPULATIONS

1. Developer to establish the Base Flood Elevation at the Final Site Plan submittal.

F. FLORIDA DEPARTMENT OF HEALTH STIPULATIONS

1. Public swimming pools and spas shall meet the standards in Chapter 64E-9, Florida Administrative Code, and require an Initial and an Annual operating permit from FL Department of Health.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

| | | | | |
|---|--|------------|---|--|
| No remaining issues. | | | | |
| COMPLIANCE WITH LDC | | | | |
| Standard(s) Required | Design Proposal | Compliance | | Comments |
| | | Y | N | |
| BUFFERS | | | | |
| 20' roadway buffer – University Parkway | 20' | Y | | Shown |
| 10' roadway buffer – Kentucky Street | 12' minimum | Y | | Shown |
| 10' roadway buffer - Broadway | 20' – 25' | Y | | Shown (Stipulation A.3) |
| 15' greenbelt buffer | 15' | Y | | Provided as part of the screening buffers |
| 10' screening buffer on northern property line | 50' | Y | | Shown (Stipulation A.3) |
| 20' screening buffer on northwestern property line | 20' | Y | | Shown |
| 10' screening buffer on eastern property line | 20' | Y | | Shown (Stipulation A.3) |
| 20' screening buffer on southwestern property line | 20' | Y | | Shown |
| SIDEWALKS | | | | |
| 5' internal sidewalks | 5' | Y | | Sidewalks located throughout the apartment complex |
| 5' exterior sidewalk – Kentucky Street | 5' | Y | | Shown on west side of Kentucky Street |
| 5' exterior sidewalk – Broadway Avenue | 5' | Y | | Shown on north side of Broadway |
| 5' exterior sidewalk – University Parkway | 5' | Y | | Existing |
| DRIVEWAYS, ROADS & RIGHTS-OF-WAY | | | | |
| Kentucky Street Broadway Avenue | 50' ROW 24' Minimum Pavement width | Y | | Shown |
| 24' paved drive aisles | 24' | Y | | Shown |
| COMPLIANCE WITH THE LAND DEVELOPMENT CODE Preliminary Site Plan Review Criteria (LDC Section 322.2) Review Criteria for Zoning Map Amendments (LDC Section 342.3) General Design Requirements for all Planned Development Site Plans (LDC Section 402.6) PDR - Planned Development Residential (LDC Section 402.7) | | | | |
| The following represents a demonstration of how the application will achieve compliance with LDC Sections 322.2, 342.3, 402.6, and 402.7. The criteria listed below are used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish stipulations to be adopted for Planned Development districts. | | | | |

Compatibility (LDC Sections 342.3.A., 402.6.A., 402.6.D., 402.6.E., 402.6.G, 402.7.1.): The site is located in an area that has a mixture of existing uses: commercial, residential – both single family and multi-family - and industrial. The PSP meets or exceeds the minimum screening buffer requirements for adjacent uses (LDC Section 701.3.B.3.b). Additionally, the nearest apartment unit is separated from the industrial uses to the west by 200-feet. Soleil West Subdivision is 128-feet from the nearest multi-family structure. This separation also includes a screening buffer of 50-feet exceeding the LDC requirement of 10-feet.

Changes in Land Use or Conditions since Original Zoning Designation (LDC Section 342.3.B.): The original zoning designation was established in 1992. In the subsequent 23 years, the University Parkway corridor has undergone considerable change. Previously vacant parcels have developed with commercial, residential single family detached and attached and multi-family, service uses, and offices. The proposed multi-family development is an extension of the recent development trends in this area.

Previous Approvals (LDC Section 322.2.A): There are no previous approvals associated with the proposed Preliminary Site Plan.

Comprehensive Plan (LDC Section 322.2.B): The proposed PDR zoning and the proposed PSP are consistent with the RES-16 FLUC (PA15-02, Ordinance 15-32).

Consistency with Comprehensive Plan (LDC Sections 342.3.C and 402.6.W): The proposed PDR zoning and the proposed PSP are consistent with the RES-16 FLUC (PA15-02, Ordinance 15-32).

Health, Safety or Welfare of the Neighborhood and County (LDC Section 342.3.F.): The proposed multi-family development zoning amendment should not have any adverse impact on the health, safety, or welfare of the neighborhood and County.

Land Development Code (LDC Section 322.2.C.): The proposed multi-family development will meet the requirements of the Land Development Code and all applicable Manatee County Design Manuals.

Conformance with Applicable Requirements of LDC (LDC Sections 342.3.G.): The Oasis at University development will meet the requirements of the Land Development Code and all applicable Manatee County Design Manuals.

Orderly Development (LDC Section 342.3.H.): This area of Manatee County has a mixture of residential, commercial, and industrial developments. The subject property is adjacent to University Parkway and a variety of commercial/industrial uses to the south, Soleil West Subdivision to the north, S.C.L. Railroad and industrial uses to the west, and a variety of commercial/vacant uses to the east. The proposed multi-family project is compatible with the development patterns in the area.

Public Utilities, Facilities and Services (LDC Sections 342.3.D., 342.3.E, 402.6.B.):

Utilities

There are existing potable water and sanitary sewer facilities in the vicinity of The Oasis at University; however, 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 impacts from the project on utility plant and transmission capacity, in accordance with applicable County Codes and ordinances.

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

| | |
|------------|---|
| Water: | 16" potable water main along University Parkway |
| Sewer: | 2" sanitary force main along Kentucky Street and University Parkway, and 6" sanitary force main, approximate 6400' from the proposed project site, at Tuttle Avenue and Broadway Avenue |
| Reclaimed: | No County reclaimed water in the vicinity of this development Project. |

Schools

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

The School Board is required to provide through their staff a written report that addresses specific items regarding school planning (included with this Staff Report as Attachment 6). This property is located in School Service Area 3 and the attendance zone schools are: Kinnan Elementary, Harlee Middle, and Southeast High School.

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

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

Public Safety

Law enforcement will be provided by the Manatee County Sheriff's Office, Public Safety will be provided by the Manatee County Public Safety Department, and fire protection will be provided by Southern Manatee Fire & Rescue.

Expansion of Adjacent Zoning Districts (LDC Section 342.3.I): The zoning to the north of project is PD-MU and is approved for single family detached and attached, multi-family residential, and commercial/office development. To the east and south the zoning is LM and to the west is HM. According to LDC Section 402.16.C.1, the PD-MU zoning district shall not be used when other single use districts can accommodate the proposed use. The Oasis at University is a single use project; therefore, the PDR zoning was selected and is appropriate for this use and location.

Environment (LDC Section 322.2.E): According to the Wetland Delineation Summary provided by Universal Engineering dated April 23, 2015, there are no jurisdictional wetlands on-site. For additional information, please refer to the Environmental Section of this Staff Report.

Environmental Impacts/Systems (LDC Sections 342.3.K. and 402.6.T.): According to the Wetland Delineation Summary provided by Universal Engineering dated April 23, 2015, there are no jurisdictional wetlands on-site. For additional information, please refer to the Environmental Section of this Staff Report.

Historical and Archaeological Resources (LDC Sections 342.3.J, 402.6.K.): According to the narrative provided by the Applicant, there are no known historic or archaeological resources within or adjacent to the project boundaries.

Use and District Requirements (LDC Section 322.2.D): The proposed multi-family use is consistent with the PDR zoning district and is required to meet the minimum standards of the Land Development Code.

Allowable Uses (LDC Section 342.3.L): The proposed use in this request is multi-family residential with associated amenities and required infrastructure. This use is compatible with adjacent uses.

Relocation of Mobile Homes (LDC Section 342.3.M): Not applicable.

Stormwater Management (LDC Section 402.6.V): Stormwater management facilities will meet the requirements of LDC Section 801 and the Stormwater Design Manual. Designs will be provided with the Final Site Plans for each construction phase.

Landscaped Open Space and Pervious Area Requirements (LDC Section 402.7.2): The proposed screening buffers meet or exceed the minimum LDC requirements.

Detailed landscaping plans will be provided with the Final Site Plans for each construction phase. All landscaping will meet or exceed the standards in LDC Section 701. The design and maintenance of the roadway and greenbelt buffers will be based on a unified landscape plan.

The Oasis at University provides 12.3 ± acres (48%) of open space (30% is required for a Planned Development in the Entranceway). The recreational amenities proposed for the project include: a health and fitness center, clubroom with resident kitchen, gaming room, resort-style beach entry pool, and centralized lake with a walking/jogging trail and lighted fountains.

Frontage and Accessibility (LDC Sections 402.6.C, 402.6.H, and 402.7.3): Access is available from University Parkway via Kentucky Street (primary access) and Florida Street (secondary access). Internal access is from drive aisles with surface parking and/or garages. The proposed PSP meets the minimum parking requirements for the multi-family units as well as the clubhouse area.

Promote Neighborhoods (LDC Section 402.7.4): The design of this project promotes a neighborhood. The focal point of this development is the clubhouse, pool, and cabana area that overlooks a retention pond that includes two lighted fountains. The pedestrian circulation within the project connects the individual buildings with recreational amenities, open spaces areas, and required service areas such as the mail kiosk.

Greenbelts (LDC Section 402.7.5): This project is required to have a 15-foot greenbelt buffer adjacent to the project perimeters. This greenbelt buffer is provided in combination with screening buffers (refer to the LDC Compliance Section of this Staff Report).

Traffic Circulation (402.7.6): The property has access from University Parkway at Kentucky Street (primary entrance) and Florida Street (secondary entrance). Internal circulation is from drive aisles with surface parking and/or garages.

Yards and Setbacks (LDC Sections 402.6.O and 402.7.7): The following chart shows the minimum proposed setbacks for The Oasis at University.

| Use/Type | Between Parking Areas and Structures | Between Structures |
|--------------------|--------------------------------------|--------------------|
| Multi-family Units | Minimum 20-feet | Minimum 20-feet |

Minimum Lot Width (LDC Section 402.7.8): The Oasis at University is a multi-family development and minimum lot widths are not applicable.

Building Height (LDC Sections 402.6.M and 402.7.9): The following is an analysis and specific finding for structures exceeding 35-feet in height.

Compatibility. The proposed PSP provides a minimum separation between the single family uses to the north (which are permitted a maximum height of 35-feet) of 128-feet; the least amount of separation is 99-feet adjacent to the eastern property boundary which is adjacent to vacant LM zoned property (which has a permitted maximum height of 45-feet). The proposed height of 45-feet will not create any adverse impacts to adjacent properties.

Relationship to Adjacent Properties. The minimum setback of the principal buildings to any property line is 99-feet which occurs adjacent to the eastern property boundary (LM zoning). The nearest residential use is Soleil West Subdivision on the northern property boundary. The minimum setback in this location is 128-feet. This northern property boundary is currently heavily vegetated both on The Oasis property and the Soleil West property. The intent of The Oasis development is to maintain this natural vegetation to the greatest extent possible.

Roofline Design. The proposed design incorporates a significant amount of articulation with architectural elements including balconies and varying roof lines.

Façade Design. The façade provides modulation and varied rooflines through the use of windows, balconies, pedestrian scale entry features that project out from the main structure, and varied paint and exterior finishes.

Building Materials. A variety of building materials are proposed: stucco, Hardie board and stone.

Open Space. The LDC requires 30% minimum open space; the project proposes approximately 48% open space.

Comprehensive Plan. The development proposes a multi-family residential project which is consistent with Policies 2.2.1.15.1 and 2.2.1.15.2 (RES-16 Intent and Range of Potential Uses), Policy 2.6.1.1 (compatibility through screening, buffering, and setbacks), Policy 2.6.1.2 (requiring the zoning of planned development), 2.9.1.9 (pedestrian and bicycle access to community spaces); Goal 6.1 (variety of housing opportunities near employment, shopping, services and alternative transportation), Policy 6.1.1.1 (variety of dwelling unit types).

SPECIFIC FINDING FOR STRUCTURES EXCEEDING 35-FEET IN HEIGHT

Based on a review of the factors to be considered under LDC Section 402.7.D.9, the Board of County Commissioners finds that the development, as approved and stipulated, is compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development or the entranceway because the required building setbacks provide adequate separation from the Soleil West Subdivision to the north, the roofline design is sufficiently articulated, and the project provides adequate open space.

Design Quality (LDC Section 402.6.F): The Oasis at University PSP shows screening buffers and/or roadway buffers that either meet or exceed the LDC requirements. The structure setbacks from property lines are:

| | |
|---------------------------------|--|
| North (Soleil West) | 50-feet to parking/garage areas; 128-feet to apartment structure |
| South (University Pkway) | 300-feet to apartment structure |
| East | 20-feet to parking/garage areas; 99-feet to apartment structure |
| West | 122-feet to parking/garage structures; 200-feet to apartment structure |

As stated in the Height Analysis, the apartment structures will have a significant amount of articulation with architectural elements including balconies, the façade provides modulation and varied rooflines through the use of windows, balconies, pedestrian scale entry features that project out from the main structure, and varied paint and exterior finishes, and the structures will have a variety of building materials including stucco, Hardie board and stone. Recreational amenities include: a health and fitness center, clubroom with resident kitchen, gaming room, resort-style beach entry pool, and centralized lake with a walking/jogging trail and lighted fountains.

Circulation (LDC Section 322.2.F): The proposed PSP provides adequate driveways, parking, and service areas for the multi-family development. The project has access from University Parkway via Kentucky Street with secondary access from University Parkway via Florida Street. Internal access is from drive aisles with surface parking and/or garages.

In addition to vehicular circulation, pedestrian circulation is also provided. The project provides internal sidewalks adjacent to parking areas that connect the parking areas to the apartment structures. A network of internal sidewalks are provided throughout the development tying the residential units to the amenity areas and service areas such as the mail kiosk.

Concurrency (LDC Section 322.2.G): Please refer to the Concurrency Section of this Staff Report.

Streets, Drives, Parking and Service Areas (LDC Section 402.6.I): Primary access to the site is from University Parkway via Kentucky Street; secondary access is from University Parkway via Florida Street. Internal access is from drive aisles with surface parking and/or garages. The proposed PSP meets the minimum parking requirements for the multi-family units as well as the clubhouse area.

Pedestrian Systems (LDC Section 402.6.J): There is an existing 5' sidewalk on University Parkway. Sidewalks are provided on the east and west sides of Kentucky Street and on the north and south sides of Broadway Avenue. The multi-family development provides internal sidewalks adjacent to parking areas connecting the parking areas to the apartment structures. A network of internal sidewalks are provided throughout the development tying the residential units to the amenity areas and service areas such as the mail kiosk.

Density/Intensity (LDC Section 402.6.L): The gross density is 12.7 du/ac and the net density is 13.7 du/ac. The average density of multi-family development in the area is 15.8 du/ac.

Fences and Screening (LDC Section 402.6.N): The Oasis at University PSP shows screening buffers and/or roadway buffers that either meet or exceed the LDC requirements.

Trash and Utility Plant Screens (LDC Section 402.6.P): Compactor/Dumpster enclosures will be constructed of the same building materials as the apartment structures.

Signs (LDC Section 402.6.Q): All signs will meet the requirements of LDC Chapter 6 and LDC Section 900.6.C. (Entranceway).

Entranceway Designation (LDC Section 402.6.S): The Oasis at University will meet or exceed the minimum requirements of the LDC Section 900 – Entranceways, except for the Specific Approval requests contained herein.

Rights-of-Way (LDC Section 402.6.U): No right-of-way is required for University Parkway.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the RES-16 Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 Appropriate Timing. The surrounding area is characterized by residential, commercial, industrial, and limited agricultural uses. Utilities are in the vicinity of this project.

Policy 2.2.1.15.1 Intent. The site is intended for moderate density urban residential uses. The proposed multi-family development is consistent with this intent. The proposed gross density of 12.7 du/ac is within the range of moderate density. The proposed gross density exceeds the Special Approval threshold of 9 du/ac; therefore, Special Approval is requested for this project.

Policy 2.2.1.15.2 Range of Potential Uses. Multi-family units are in the range of potential uses.

Policy 2.6.1.1 Compatibility. PDR developments can be designed so that development is compatible with the existing residential and non-residential uses in the area. The proposed project provides screening buffers that either meet or exceed the minimum requirements of the Land Development Code.

| | | |
|-------------------------|------|--|
| Average Area Densities: | 15.8 | du/ac multi-family projects |
| | 9.54 | du/ac multi-family and single family attached projects |
| | 7.69 | du/ac multi-family, single family attached and detached projects |

The proposed gross density of 12.7 du/ac and the proposed net density of 13.7 du/ac is compatible with the existing developments surrounding this project.

Policy 2.6.5.4 Preserve/Protect Open Space. The site plan shows 48% open space (12.3 acres). 30% open is required (Entranceway).

| TRANSPORTATION | | | |
|--|---------|----------------|-----------------|
| <p>Major Transportation Facilities The site is located north of University Parkway, which is designated as a six-lane arterial roadway in the Comprehensive Plan's Future Traffic Circulation Map and has a planned right of way width of 200 feet.</p> <p>Transportation Concurrency Transportation concurrency was evaluated for the project. The applicant prepared a Traffic Impact Analysis (TIA) to determine impacts to University Parkway and associated intersections. The results of the TIA indicated that there are no off-site concurrency-related improvements required for the project (see Certificate of Level of Service Compliance table below).</p> <p>Access The site will have access to the thoroughfare roadway network via one driveway connection on Kentucky Street. The TIA identified the following site related improvements at the project access location:</p> <ol style="list-style-type: none"> 1. Kentucky Street (Project Driveway) and University Parkway <ol style="list-style-type: none"> a. Extend the eastbound left-turn lane by 130 feet. b. Construct a westbound right-turn taper with a length of 125 feet. | | | |
| CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE TRANSPORTATION CONCURRENCY | | | |
| <p>CLOS APPLIED FOR: YES TRAFFIC STUDY REQ'D: YES</p> | | | |
| NEAREST ROADWAY | LINK(S) | ADOPTED LOS | EXISTING LOS |
| University Parkway | 3205 | D | C |
| Solid waste landfill capacity, park needs, and preliminary drainage intent have been reviewed with this Preliminary Site Plan. School capacity, potable water and waste water will be reviewed at the time of Final Site Plan/Construction Drawings. | | | |

| SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS | |
|---|---|
| None Requested | |
| SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS | |
| 1. | Comprehensive Plan Policy 2.2.1.15.4(b) - requires all projects located in the RES-16 land use category proposing a gross residential density exceeding 9 dwelling unit per acre to obtain Special Approval. |

Staff Analysis and Recommendation

The Comprehensive Plan requires any project in the RES-16 land use category exceeding 9 dwelling unit per gross acre to rezone to a Planned Development zoning district. This application complies with this requirement by rezoning to Planned Development Residential (PDR).

Finding for Special Approval

The Board finds that the purpose of the Comprehensive Plan, specifically the intent of the RES-16 Future Land Use designation which states that the development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services and the nature, extent, location of development, and the availability of services have been reviewed to ensure the transitioning of these lands is consistent with the intent of this policy and has been met by the proposed design.

2. Comprehensive Plan Policy 3.2.2.1 requires projects adjacent to a perennial lake or stream to obtain Special Approval.

Staff Analysis and Recommendation

The purpose of the Special Approval is to ensure that water quality of the perennial lake or stream will not be affected by the development, which will be accomplished through the runoff treatment requirements for storm water facilities.

Finding for Special Approval

The Board finds that this application meets or exceeds the requirements of the Comprehensive Plan for Perennial Lakes or Streams, as conditions of approval for the Planned Development project include requirements to provide storm water facilities that provide extra treatment for runoff that will protect water quality of the perennial lake or stream.

3. Project Located within the Entranceway

The Comprehensive Plan requires projects located within the Entranceway to obtain Special Approval. LDC Section 345, Table 3-4 requires projects within the Entranceway to meet the requirements of LDC Section 900.

Staff Analysis and Recommendation

This project meets or exceeds the requirements established in LDC Section 900 – Entranceway.

Find for Special Approval

The Board finds that this Application meets the requirements of the Comprehensive Plan for Entranceways by meeting or exceeding the requirements of LDC Section 900.

ATTACHMENTS

- 1. Applicable Comprehensive Plan Policies**
- 2. Zoning Disclosure Affidavits**
- 3. Traffic Impact Analysis**
- 4. Copy of Newspaper Advertising**
- 5. School Report**
- 6. Height Analysis and Renderings**
- 7. Public Comment**
- 8. Preliminary Site Plan**

| APPLICABLE COMP PLAN POLICIES | |
|-------------------------------|--|
| 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 and redevelopment, when deemed compatible with existing and future development, and redevelopment area planning efforts when applicable in areas which are internal to, or are contiguous expansions of the built environment. |
| Policy: 2.1.2.7 | <p>Review all proposed development for compatibility and appropriate timing. This analysis shall include:</p> <ul style="list-style-type: none"> - 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) |
| Policy 2.2.1.6 | Require that a specific project's maximum potential be established only through the application of the implementing land development regulations, including zoning districts, which may restrict development potential to less than the maximum provided for in this Comprehensive Plan in response to appropriate land use, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential, as shown on the Future Land Use Map. (See also Objectives 2.6.1, 2.6.2, 2.6.3) |
| 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). |
| 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). |

| | |
|-------------------|--|
| Policy 2.2.1.15.3 | <p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density: 16 dwelling units per acre</p> <p>Minimum Gross residential Density: 13.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as “affordable housing”.</p> <p>Maximum Net Residential Density: 20 dwelling units per acre</p> <p>28 dwelling units per acre in 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)</p> <p>Maximum Floor Area Ratio: 0.25 (0.35 for mini-warehouse uses only) 1.00 inside the UIRA</p> <p>Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf)</p> |
| Policy 2.2.1.15.4 | <p>Other Information:</p> <ul style="list-style-type: none"> 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) |
| Policy 2.6.1.1 | <p>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:</p> |

| | |
|-----------------|---|
| | <ul style="list-style-type: none"> - use of undisturbed or undeveloped and landscaped buffers - use of increased size and opacity of screening - increased setbacks - innovative site design (which may include planned development review) - appropriate building design - limits on duration/operation of uses - noise attenuation techniques - limits on density and/or intensity [see policy 2.6.1.3] |
| Policy 2.6.1.2 | Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses. |
| Policy 2.6.1.3 | Require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also policy 2.6.1.1). |
| Objective 2.9.1 | <p>Strong Communities: Create and maintain communities which are characterized by their:</p> <ul style="list-style-type: none"> - connection, integration, and compatibility with surrounding land uses, - community spaces and focal points, - protection of the natural environment, - connection and integration of pedestrian, bicycle, and vehicular systems, - usable open spaces, and public access to water features, - unifying design elements and features, - variety of housing stock, - pedestrian oriented structures, and pedestrian friendly design, - connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses. |
| Policy 2.9.1.1 | Minimize the development of residential projects which create isolated neighborhoods. |
| Policy 2.9.1.2 | Promote the connection and integration of community pedestrian, bicycle, and vehicular systems to the larger county systems. (See also Obj. 3.3.3) |
| Policy 2.9.1.5 | Promote the development of pedestrian friendly designs. |
| Policy 2.9.1.6 | Promote the use of unifying design elements and features. |
| Policy 6.1.1.1 | Permit a variety of appropriate dwelling unit types and sizes in all residential future land use categories, subject to compliance with other goals, objectives, and policies of this Comprehensive Plan. |
| Policy 6.1.3.4. | Encourage the development of a variety of dwelling units of varying cost or rent within a single development. |

**MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT**

Project name: The Oasis at University

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

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

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

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

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

NAME, ADDRESS AND OFFICER

PERCENTAGE
STOCK, INTEREST OR OWNERSHIP

Check if owner (X) or contract purchaser ()

MANASARA CORP.

By: Carlisle W. Fiers, Jr.
Name: Carlisle W. Fiers, Jr.
Title: President

See attached Exhibit "A"

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

Signature: Carlisle W. Fiers, Jr.

(Applicant): _____

STATE OF FLORIDA
COUNTY OF Monroe

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 23rd day of June 2015
by Carlisle W. Fiers, Jr., who is personally known to me or who has produced Personally
known as identification.
(type of identification)

My Commission Expires: Jan. 28, 2017
Commission No: 042578

Joan E. Rinehimer
Notary Signature
JOAN E. RINEHIMER
Print or type name of Notary
Notary Public
Title or Rank

Revised 2/8/10
B-4

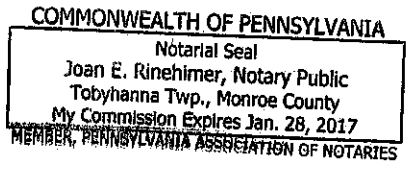


EXHIBIT "A"

Manasara Corp. owns the land

Manasara Partners Limited owns the stock re the following percentages:

General Partner: (figured on 100%)

| | |
|--------------------|-------|
| Carl W. Fiers, Jr. | 1.00% |
|--------------------|-------|

Limited Partners: (figured on 99%)

| | |
|--------------------|--------|
| Jennifer J. Fiers | 30.99% |
| George Haralabatos | 25.28% |
| Tom W. Fiers | 21.89% |
| Stanley Nice | 8.39% |
| Mark Tarone | 6.725% |
| Ted Tarone, Jr. | 6.725% |

**MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT**

Project name: The Oasis at University

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

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

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

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

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

NAME, ADDRESS AND OFFICER

Check if owner () or contract purchaser (X)

PICERNE DEVELOPMENT CORPORATION
OF FLORIDA

By: [Signature]
Name: Robert M. Picerne
Title: President

PERCENTAGE
STOCK, INTEREST OR OWNERSHIP

- Robert M. Picerne is President of Picerne Development Corporation of Florida ("PDC")
- PDC is a wholly owned subsidiary of Picerne Investment Corporation
- See attached Exhibit "A" for percentage ownership

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

Signature: [Signature]

STATE OF FLORIDA
COUNTY OF Seminole

(Applicant): Robert M. Picerne

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 21st day of July 2015
by Robert M. Picerne, who is personally known to me or who has produced _____
(type of identification) as identification.

My Commission Expires: 10/13/15

Commission No: EE108973

Revised 2/8/10
B-4



[Signature]
Notary Signature
Marcia A. Mejia
Print or type name of Notary
Administrative Assistant
Title or Rank

EXHIBIT "A"
Picerne Investment Corporation

Officers:

| | |
|----------------------|---|
| David R. Picerne | President and Chief Executive Officer |
| Robert M. Picerne | Secretary, Executive Vice President and Chief Operating Officer |
| Ernesto R. Alvarez | Treasurer and Vice President |
| Robert G. Hadley Jr. | Vice President and Chief Financial Officer |

Board of Directors:

David R. Picerne
Robert M. Picerne

Shareholder:

Picerne Investment Corporation Voting Trust Dated August 1, 1995 is the sole shareholder (100%).

David R. Picerne and Robert M. Picerne have voting control of the Trust and therefore control all decisions of the Corporation. The beneficiaries of the Trust are David R. Picerne, Robert M. Picerne, and several of their siblings.

**MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT**

Project name: The Oasis at University

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Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

NAME, ADDRESS AND OFFICER

PERCENTAGE
STOCK, INTEREST OR OWNERSHIP

Check if owner (X) or contract purchaser ()

TENNESSEE STREET PROPERTY, LLC

By: Richard D. Saba

Name: Richard D. Saba

Title: MGRM

100%

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

Signature: Richard D. Saba

(Applicant): _____

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 12 day of July 2015
by Richard D. Saba, who is personally known to me or who has produced _____
as identification.

(type of identification)

Patricia S. Clarke
Notary Signature

My Commission Expires: _____

Patricia S. Clarke
Print or type name of Notary

Commission No: _____

Title or Rank

Revised 2/8/10
B-4







#5

**IF YOU WISH TO ADDRESS THE BOARD DURING A
PUBLIC HEARING ON TODAY'S AGENDA, PLEASE
COMPLETE THIS FORM. THANK YOU.**

Individuals wishing to speak on any Public Hearing matter must indicate so by filling out this form and returning it to the Clerk prior to the beginning of the Public Hearing.

*Pulled from
Agenda*

PLEASE PRINT

Name: SANDRA MIRANDA

Address: 3042 OPIOLE DR
SARASOTA FL 34243

Email Address tzooz@yahoo.com

Representing _____

Public Hearing matter on which you want to speak:

Please check one for each #:

1. Are you in favor: ☐ *
opposed: ☐

2A. Speaking as an individual? Yes ☒

OR

2B. If you are speaking as an official representative of a group: **

Name of Group: _____

**** You are required to provide the Clerk with written evidence of your authority to speak on behalf of the organization or group you represent for land use public hearings.**

3. Do you have a visual presentation or other evidence to be submitted to the Board?

Yes ☐

No ☒

4. Do you wish to be notified of any subsequent dispute resolution proceedings?

Yes ☒

No ☐

* Designation in favor or opposed is required solely for determination of the order of appearance. The number of people for or against a matter is not considered by the Board with regard to whether to approve or deny the matter.