

Manatee County Government Administrative Building
1112 Manatee Avenue West, First Floor Chambers
April 14, 2016 - 9:00 a.m.

April 14, 2016 - Planning Commission Meeting
Agenda Item #2

Subject

PA-15-05/Ordinance 16-01 - Gigliotti/The Floridian at Moccasin - DTS20150353 - Legislative - Branden Roe

Briefings

None

Contact and/or Presenter Information

Presenter:

Branden Roe, Planner, 941-748-4501 ext. 6863

Contact:

Bobbi Roy, Planning Coordinator, 941-748-4501 ext. 6878

RECOMMENDED in Open Session by
Manatee County Planning Commission
April 14, 2016

Action Requested

RECOMMENDED MOTION:

Based upon the evidence presented, comments made at the Public Hearing, the technical support documents, and finding the request to be CONSISTENT with the Community Planning Act as codified in applicable portions of Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, I move to recommend TRANSMITTAL of Plan Amendment PA-15-05, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- Ms. Patricia Petruff, Esq.; Dye, Deitrich, Petruff & St. Paul, P.L., agent for the property owner, is requesting approval of a Large Scale Map Amendment from the existing future land use category of UF-3 (Urban Fringe, 3 dwelling units per acre) to RES-6 (Residential, 6 dwelling units per acre).
- The Plan Amendment site is approximately ±59.68 acres generally located on the south side of Moccasin

Wallow Road, approximately 1.75 miles east of the I-75/Moccasin Wallow Road interchange in Parrish.

- There are several existing mixed use and residential areas within close proximity to the amendment site. These projects include: Robinson Gateway DRI, a mixed use project located generally northwest of the subject property; Eagle Pointe and Summer Woods, residential projects generally located north and east of the subject property, respectively; and Villages of Amazon South, a mixed use project located to the east of the subject property.
- In addition to the existing approvals, the subject property's western and southern boundaries abut the Parrish Lakes DRI property. While the Parrish Lakes DRI has not been formally approved, the property was subject to a comprehensive plan amendment which changed the FLUC of the property from UF-3 (Urban Fringe, 3 dwelling units per gross acre) to MU (Mixed Use).
- The area is served by utilities, county schools, roadway network, libraries, fire and public safety.
- There are no jurisdictional wetlands, native habitat nor endangered species on the project site.
- Staff recommends approval.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded by email on March 17, 2016.

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 - Future Land Use, Zoning and Aerials - PA-15-05 - Ord. 16-01 - DTS20150353.pdf](#)

Attachment: [Staff Report - Floridian at Moccasin - PA-15-05-Ord. 16-01 - DTS20150353.pdf](#)

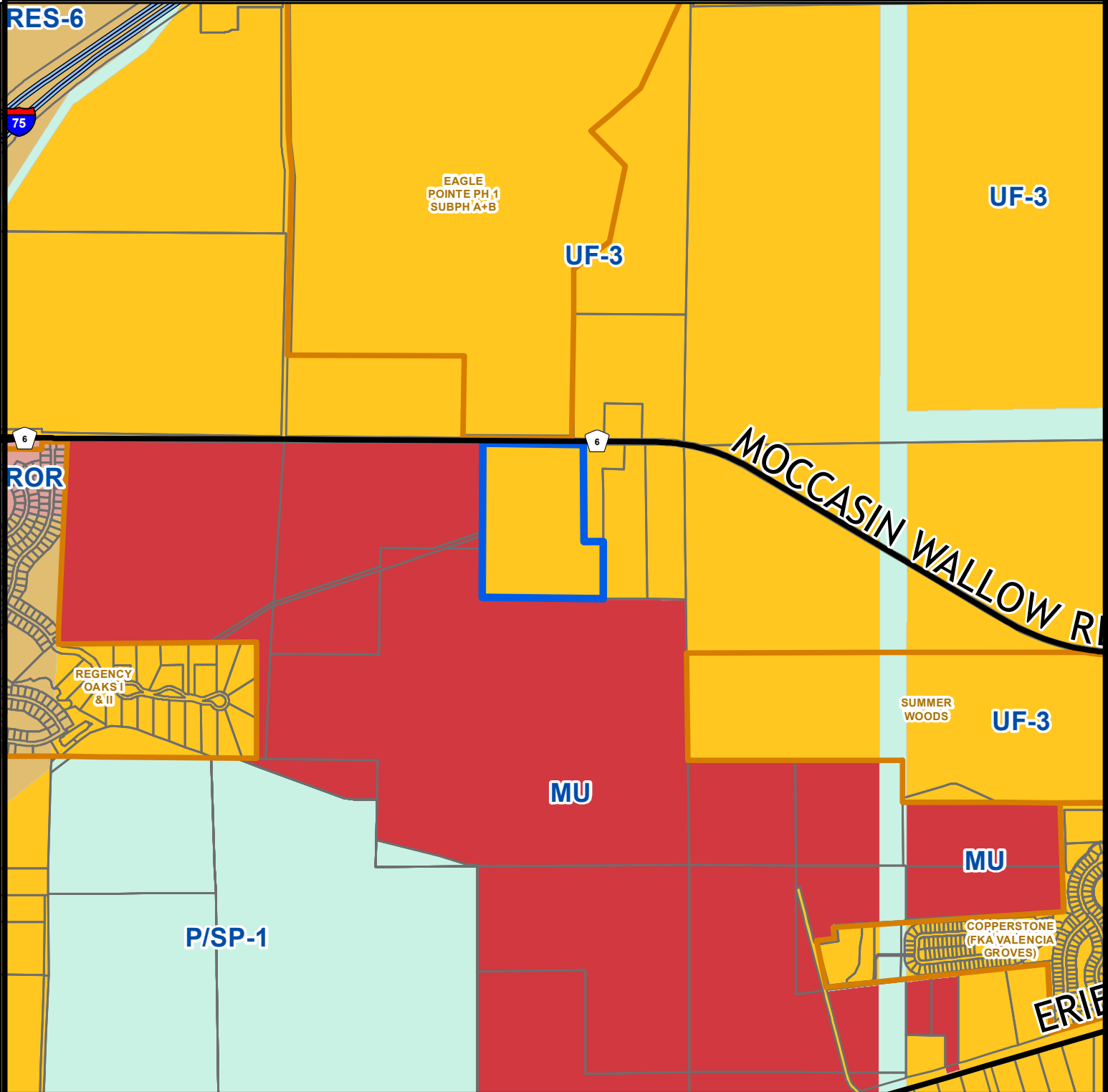
Attachment: [Affidavit of Publishing - Floridian at Moccasin - PA15-05 - Ord. 16-01 - 20150353 - Bradenton Herald Display - 4-14-16 PC.pdf](#)

Attachment: [Affidavit of Publishing - Floridian at Moccasin - PA-15-05 - Ord. 16-01 - 20150353 - Sarasota Herald Tribune Display - 4-14-16 PC.pdf](#)

Attachment: [School Report - Floridian at Moccasin - PA-15-05 - Ord. 16-01.pdf](#)

Attachment: [Traffic Impact Statement - Floridian at Moccasin - PA-15-05 - Ord. 16-01.pdf](#)

FUTURE LAND USE



Parcel ID #(s) 650700059

Project Name: Floridian at Moccasin
Project #: PA-15-05 / ORD-16-01
DTS#: 20150353
Proposed Use: Residential

S/T/R: Sec 23 Twn 33 Rng 18
Acreage: 59.68
Existing Zoning: A
Existing FLU: UF-3
Overlays: NCO
Special Areas: Greenway

CHH: NONE
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Larry Bustle

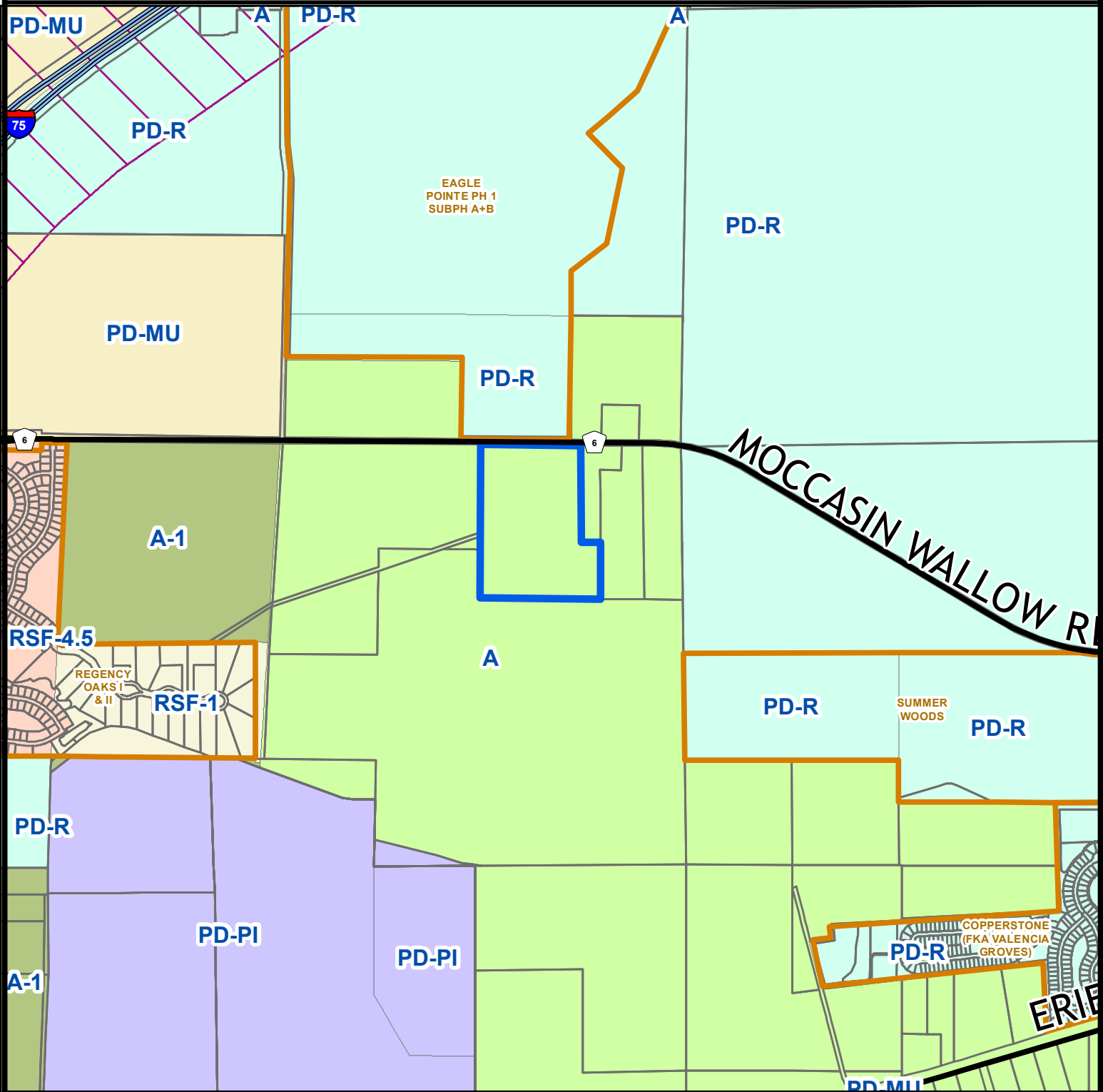


Manatee County
Staff Report Map

Map Prepared 12/9/2015

1 inch = 1,692 feet

ZONING



Parcel ID #(s) 650700059

Project Name: Floridian at Moccasin
 Project #: PA-15-05 / ORD-16-01
 DTS#: 20150353
 Proposed Use: Residential

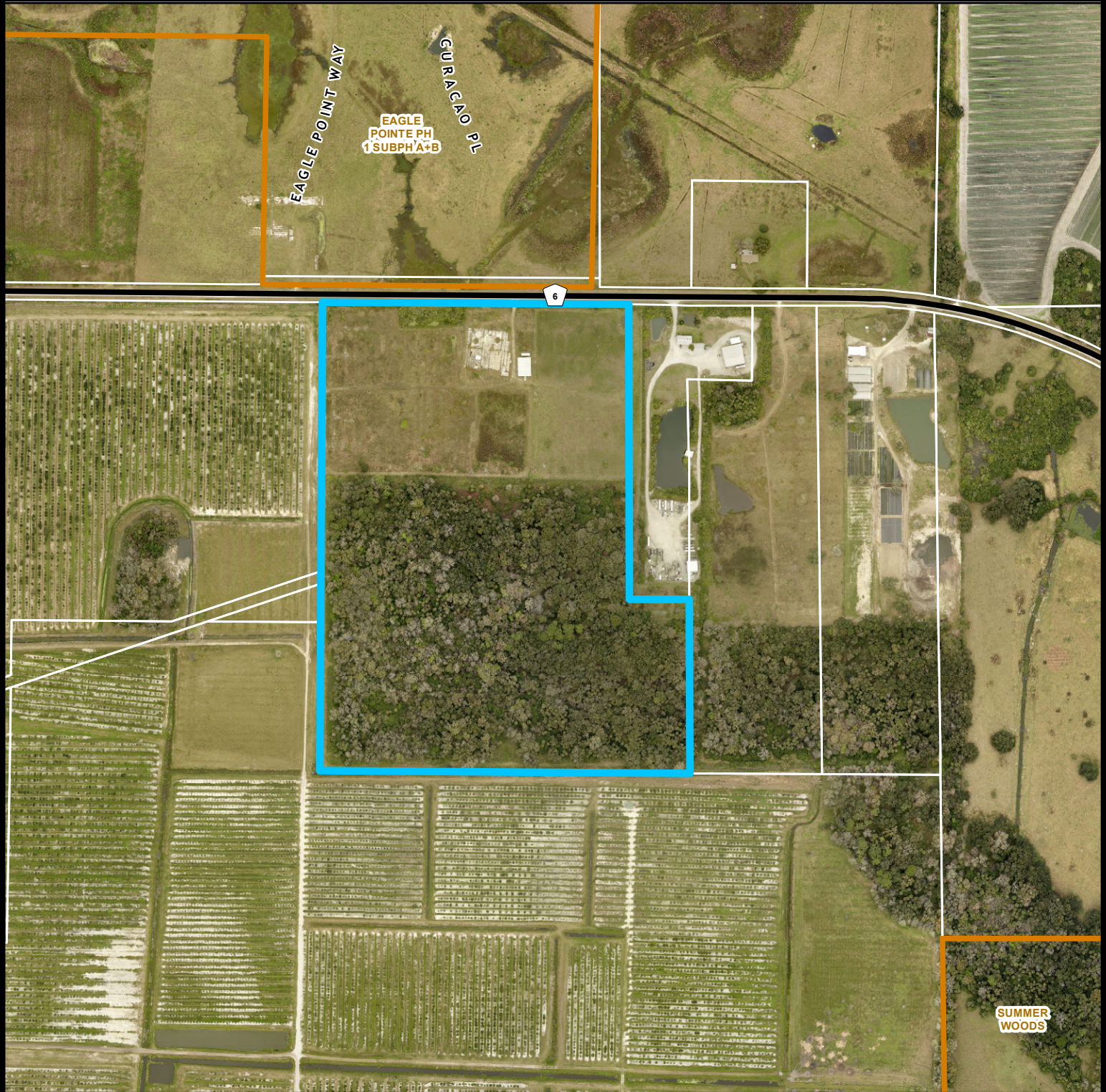
S/T/R: Sec 23 Twn 33 Rng 18
 Acreage: 59.68
 Existing Zoning: A
 Existing FLU: UF-3
 Overlays: NCO
 Special Areas: Greenway

CHH: NONE
 Watershed: NONE
 Drainage Basin: BUFFALO CREEK
 Commissioner: Larry Bustle



Manatee County
 Staff Report Map
 Map Prepared 12/9/2015
 1 inch = 1,692 feet

AERIAL



Parcel ID #(s) 650700059

Project Name: Floridian at Moccasin
 Project #: PA-15-05 / ORD-16-01
 DTS#: 20150353
 Proposed Use: Residential

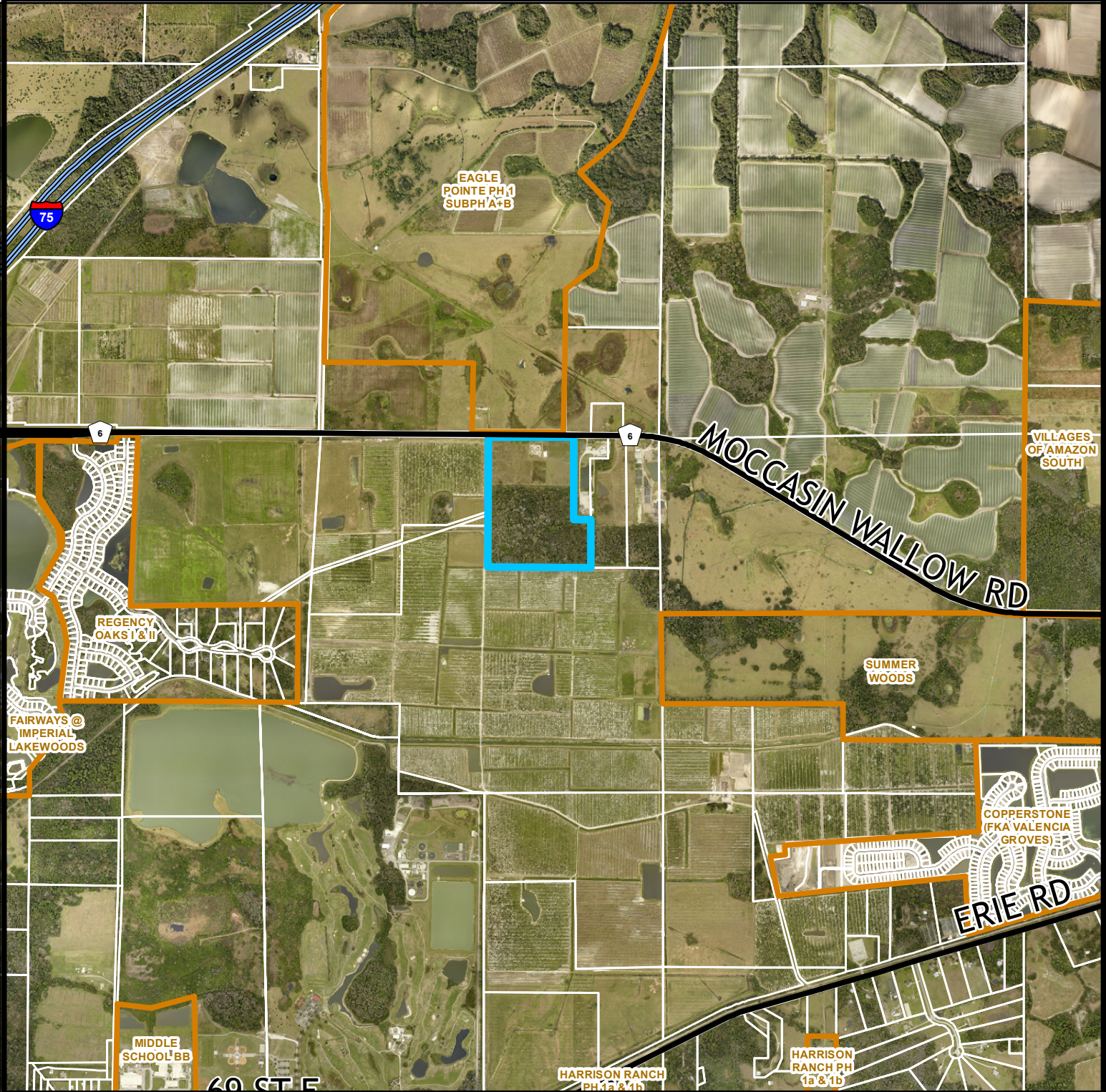
S/T/R: Sec 23 Twn 33 Rng 18
 Acreage: 59.68
 Existing Zoning: A
 Existing FLU: UF-3
 Overlays: NCO
 Special Areas: Greenway

CHH: NONE
 Watershed: NONE
 Drainage Basin: BUFFALO CREEK
 Commissioner: Larry Bustle



Manatee County
 Staff Report Map
 Map Prepared 12/9/2015
 1 inch = 557 feet

AERIAL



Parcel ID #(s) 650700059

Project Name: Floridian at Moccasin
 Project #: PA-15-05 / ORD-16-01
 DTS#: 20150353
 Proposed Use: Residential

S/T/R: Sec 23 Twn 33 Rng 18
 Acreage: 59.68
 Existing Zoning: A
 Existing FLU: UF-3
 Overlays: NCO
 Special Areas: Greenway

CHH: NONE
 Watershed: NONE
 Drainage Basin: BUFFALO CREEK
 Commissioner: Larry Bustle



Manatee County
 Staff Report Map

Map Prepared 12/9/2015

1 inch = 2,003 feet

P.C. 04/14/2016

PA-15-05 / ORDINANCE 16-01
GIGLIOTTI/THE FLORIDIAN AT MOCCASIN / DTS20150353

Transmittal of a Plan Amendment of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (the Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for an amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property from the UF-3 (Urban Fringe – 3 dwelling units per gross acre) Future Land Use Classification (59.68± acres) to the RES-6 (Residential - 6 dwelling units per acre) Future Land Use Classification; property being generally located on the south side of Moccasin Wallow Road, approximately 1.75 miles east of the I-75/Moccasin Wallow Road interchange (Parrish, Manatee County).

P.C.:	04/14/2016	B.O.C.C.: 05/05/2016	– Transmittal
Type of Amendment	Large Scale Map		

RECOMMENDED MOTION

Based upon the evidence presented, comments made at the Public Hearing, the technical support documents, and finding the request to be **CONSISTENT** with the Community Planning Act as codified in applicable portions of Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, I move to recommend **TRANSMITTAL** of Plan Amendment PA-15-05, as recommended by staff.

PLAN AMENDMENT SUMMARY SHEET

Project Name: The Floridian at Moccasin

Applicant: Joseph Gigliotti Trust DTD

Case Numbers: PA-15-05 / Ordinance 16-01 (DTS# 20150353)

Request: Amendment to the Future Land Use Map of the Future Land Use Element from the UF-3 (Urban Fringe – 3 dwelling units per acre) Future Land Use Classification to RES-6 (Residential - 6 dwelling units per acre) Future Land Use Classification for 59.68± acres of land

Location: Generally located on the south side of Moccasin Wallow Road, approximately 1.75 miles east of the I-75/Moccasin Wallow Road interchange (Parrish, Manatee County).

Type: Large Scale Map Amendment

Recommendation: TRANSMITTAL

Requested Plan Amendment

The applicant is requesting a Comprehensive Plan Future Land Use Map amendment from the existing future land use category of UF-3 (Urban Fringe – 3 dwelling units per acre) to RES-6 (Residential – 6 dwelling units per acre) for an approximately 59.68 acre parcel. The property is located on the southern side of Moccasin Wallow Road at 9009 Moccasin Wallow Road (Parrish, Manatee County). The property is approximately 1.75 miles east of the Moccasin Wallow Road and I-75 interchange.

The applicant has also submitted an application (PDR-15-11(Z)(P)) to rezone the property from A-NCO (General Agriculture with the North Central Overlay) to the PDR (Planned Development Residential) zoning district. The rezone request is subject to this plan amendment being adopted by the Board of County Commissioners and becoming effective.

There are several existing mixed use and residential areas within close proximity to the amendment site. The details of these surrounding approved developments are provided below. In addition to the existing approvals, the subject property's western and southern boundaries abut the Parrish Lakes DRI property. While the Parrish Lakes DRI has not been formally approved, the property was subject to a comprehensive plan amendment which changed the FLUC of the property from UF-3 (Urban Fringe, 3 dwelling units per gross acre) to MU (Mixed Use), and established limits on the maximum residential and non-residential development opportunities. Ordinance 10-11 limits the Parrish Lakes DRI to a maximum development of the property to 750,000 square feet of non-residential and 3,465 residential units. As such, the subject property is immediately east to a project which has the potential to develop at a higher density/intensity than the development opportunities of the properties to the east of the subject property.

Summary of Adjacent and Surrounding Development

Robinson Gateway DRI

- Mixed Use Development (Zoned PDMU) approved for:
 - Residential
 - 320 Single Family Units
 - 222 Multi-Family Units
 - Office
 - 600,000 square feet

- Retail
 - 900,000 square feet
- Movie Theatre
 - 1,750 seats
- Hotel
 - 350 rooms

Eagle Pointe

- Residential Development (Zoned PDR) approved for:
 - Residential
 - 1,600 Residential Units
 - 740 Single Family Detached Units
 - 260 Single Family Attached Units (Townhomes)
 - 600 Multi-Family Units

Summer Woods

- Residential Development (Zoned PDR) approved for:
 - Residential
 - 562 Single Family Detached Units

Villages of Amazon South

- Mixed Use Development (Zoned PDMU) approved for:
 - Residential
 - 1,999 Residential Units
 - 1,385 Single Family Detached Units
 - 334 Single Family Attached Units
 - 280 Single Family Semi-Detached Units
 - Office
 - 20,000 square feet
 - Commercial
 - 40,000 square feet

The site was given an UF-3 (Urban Fringe, 3 dwelling units per gross acre) Future Land Use designation with the adoption of the Comprehensive Plan in 1989 which has remained unchanged in the subsequent years. The subject property is currently vacant.

Existing FLU –vs- Proposed FLU

UF-3 – Urban Fringe, 3 dwelling units per acre – Existing Future Land Use Designation

The intent of the UF-3 designation is “to identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments, and in limited circumstances non-residential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community.”

The range of potential uses for the UF-3 designation include “suburban or urban density planned residential development with integrated residential support uses as part of such developments, retail wholesale or office commercial uses which function in the marketplace as neighborhood or community serving, short-term agricultural uses, agriculturally compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses and appropriate water-dependent/water-related/water enhanced uses.”

The UF-3 designation allows the following:

- A maximum gross residential density of 3 dwelling units per acre;
- A maximum net residential density of 9 dwelling units per acre;
- A maximum floor area ratio (FAR) of 0.23 (0.35 for mini-warehouse uses only)
- A maximum square footage for neighborhood retail uses of 150,000 square feet (medium), or with limitations (Policy 2.2.1.11.5) up to 300,000 square feet (large).

RES-6 – Residential 6 dwelling units per acre – Proposed Future Land Use Designation

The intent of the RES-6 designation is “to identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density urban, or a clustered low-moderate density urban, residential environment. Also to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban areas.”

The range of potential uses for the RES-6 designation include “suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low-intensity recreational uses, and appropriate water-dependent/water-related/water enhanced uses”.

The RES-6 designation allows the following:

- A maximum gross residential density of 6 dwelling units per acre;
- A maximum net residential density of 12 dwelling units per acre;
- A maximum floor area ratio (FAR) of 0.23 (0.35 for mini-warehouse uses only)
- A maximum floor area ratio (FAR) of 1.0 inside the UIRA;
- A maximum square footage for neighborhood retail uses of 150,000 square feet (medium).

Legislative Policy Decision

The legislative policy decision of the Board of County Commissioners is to determine whether the Proposed Map Amendment to RES-6 is in the best interest of the public considering:

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

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

The existing UF-3 designation allows for “suburban or urban density planned residential development with integrated residential support uses as part of such developments, retail wholesale or office commercial uses which function in the marketplace as neighborhood or community serving, short-term agricultural uses, agriculturally compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses and appropriate water-dependent/water-related/water enhanced uses.”

The proposed RES-6 designation allows for “suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low-intensity recreational uses, and appropriate water-dependent/water-related/water enhanced uses”.

Staff recommends transmittal of this amendment request

Background

In 1975 the entire general area was shown as being designated Agricultural. This Agricultural designation remained in the 1980 Manatee Plan. In the 1989 Manatee Plan, the entire general area, including the subject property was designated UF-3 (Urban Fringe, 3 dwelling units per acre). Property located at the intersection of Moccasin Wallow and I-75 was designated MU (Mixed Use) and ROR (Retail/Office/Residential) on the northern and southern sides of Moccasin Wallow, respectively.

In October 2010, a 1,132± acre property immediately adjacent to the subject property on the west and the south was changed from UF-3 to MU (Ordinance 10-11). This property, is now known as the Parrish Lakes DRI. Ordinance 10-11 established specific development limitations of a maximum of 750,000 square feet of non-residential (office and commercial) uses and a maximum of 3,465 residential units. On the most recent Proposed Master Development Plan (dated February 19, 2009) the portion of the property adjacent to the subject property in this request was proposed for a mixture of higher density single family and multi-family residential development.

Land Use Characteristics and Development Trends

Surrounding Residential Developments				
Project/Development Name	Dwelling Units	Gross Density	Zoning District	Future Land Use
Robinson Gateway DRI	542	1.88	PDMU	MU/PSP-1/UF-3
Eagle Pointe	1,600	2.4	PDR/NCO	UF-3/ PSP-1
Summer Woods	562	2.1	PDR/NCO	UF-3/PSP-1
Villages of Amazon South	1,999	1.66	PDR/NCO	UF-3/PSP-1
<i>Parrish Lakes DRI (as limited in Ord. 10-11)</i>	<i>3,300</i>	<i>2.9</i>	<i>A / A-1/NCO</i>	<i>MU</i>

Category/Zoning/Land Use Summary Table			
	Existing FLUC	Zoning	Present Land Use
Site	UF-3	A/NCO	Vacant
North	UF-3	PDR/NCO	Eagle Pointe (residential)
South	MU	A/NCO	Vacant/Agricultural (proposed Parrish Lakes DRI)
East	UF-3	A, PDR/NCO	Summer Woods, Villages of Amazon South (residential)
West	MU	A/NCO & A-1	Vacant/Agricultural (proposed Parrish Lakes DRI)

Summary

Positive Aspects

- Proposed comprehensive plan amendment, if approved, would establish a transition between the property to the west with the FLUC of MU (9 dwelling units to the acre), and the properties to the east with the FLUC of UF-3 (3 dwelling units to the acre).
- Proposed comprehensive plan amendment would increase potential for density along Moccasin Wallow Road where existing utilities are available.

Negative Aspects

- Proposed comprehensive plan amendment would result in a potential for an increased density on the property which would result in the potential for a greater demand for public utilities.
- Proposed comprehensive plan amendment would result in a potential for an increase in traffic along Moccasin Wallow Road.

Mitigating Factors

- At any future time when the property owner(s) propose development on the site would result detailed analysis of capacity and impacts on public facilities including utilities and transportation.

Development History

1981 Comprehensive Zoning and Land Development Code Zoning Designation
Agriculture

1990 Land Development Code Zoning Designation
A / NCO (General Agriculture with North Central Overlay)

1989 Comprehensive Plan Future Land Use Designation
UF-3 (Urban Fringe – 3 dwelling units per acre)

1995 Comprehensive Plan Future Land Use Designation
UF-3 (Urban Fringe – 3 dwelling units per acre)

Current Zoning and Future Land Use Designation
A / NCO (General Agriculture with North Central Overlay)
UF-3 (Urban Fringe – 3 dwelling units per acre)

Plan Amendment Detailed Review

Land Planning Analysis

Roadways

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

The existing land use designation is UF-3 (Urban Fringe, 3 dwelling units per gross acre), the TIS rounded the property acreage up from 59.68 acres to 60 acres. The maximum density for the property with the **existing** FLUC of UF-3 (3 dwelling units per acre) on 60 acres would result in an assumed build out of 180 single family homes. This would generate 179 PM Peak Hour trips.

The proposed land use designation is RES-6 (Residential, 6 dwelling units per gross acre). The maximum density for the property with the **proposed** FLUC of RES-6 (6 dwelling units per gross acre) on 60 acres would result in an assumed build out of 360 single family homes. It is estimated that 333 PM Peak Hour trips would be generated.

A comparison of the land use scenarios indicates the proposed future land use designation will increase potential PM Peak-Hour trips by 154.

Estimated Existing	179 PM Peak Hour vehicle trips
Estimated Proposed	333 PM Peak Hour vehicle trips
Potential Increase	154 PM Peak Hour vehicle trips

Link Number	Road	Description (From-To)	Adopted Level of Service	Operating Level of Service
2749	Moccasin Wallow Rd.	I75 – Buffalo Road	D	C
2750	Moccasin Wallow Rd.	Buffalo Road – Carter Road	D	C
2751	Moccasin Wallow Rd.	Carter Road – 115 Avenue E	D	C

Utilities

A change in future land use from UF-3 to RES-6 has the potential to **increase** water and wastewater impacts. A more detailed analysis may be required prior to issuance of a Certificate of Level of Service for utilities.

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

ALLOWABLE UNDER CURRENT LAND USE OF MU	Acres	Dwelling units/FAR	Max. # Dwelling Units/SF	PPH	Total Capita	GPD Potable Water	TOTAL GPD Potable Water	GDP Sanitary Sewer	TOTAL GPD S/S	TOTAL CYPD Solid Waste
UF-3 Urban Fringe 3 units/acre ¹	59.68	3.0 du/ac	179.4 du	3	537.12	65	34,912.8	65	34,912.8	2.01
UF-3 Urban Fringe 3 units/acre ²	59.68	0.23 FAR	150,000			.12	18,000	.10	15,000	5
			300,000			.12	36,000	.10	30,000	10
TOTAL ALLOWABLE UNDER CURRENT LAND USE GPD/CYPD							36,000		34,912.8	10

¹Assumes that the entire project area of 59.68 acres is developed with single family residential units.

²Assumes that the entire project area of 59.68 acres is developed with non-residential uses.

PROPOSED LAND USE OF RES-16	Acres	Dwelling units GA/ FAR	Max. Intensity/ FAR	PPH	Total Capita	GPD Potable Water	TOTAL GPD Potable Water	GDP Sanitary Sewer	TOTAL GPD S/S	TOTAL CYPD Solid Waste
RES-6 Residential, 6 units/acre ¹	59.68	6.0 du/ac	358.08 du	3	1,074.24	65	69,825.6	65	69,825.6	4.03
RES-6 Residential, 6 units/acre ²	59.68	0.23 FAR	150,000			.12	18,000	.10	15,000	5
TOTAL <u>PROPOSED</u> GPD/CYPD							69,825.6		69,825.6	5

¹Assumes that the entire project area of 59.68 acres is developed with single family residential units.

²Assumes that the entire project area of 59.68 acres is developed with non-residential units at an FAR of 0.23; with Comprehensive Plan limitation of 150,000 square feet

Utility Plant Capacities			
Capacity	Solid Waste	Waste Water – N Plant	Potable Water
Permitted Capacity	32,636,600	7,500,000	52,850,000
Average Daily	<u>-18,811,193</u>	<u>-3,500,000</u>	<u>-37,830,000</u>
	13,825,407	4,000,000	15,020,000
Reserved	<u>-4,675</u>	<u>-1,746,898</u>	<u>-5,288,825</u>
Available Capacity	CYD = 13,820,732	MGD = 2,253,102	MGD = 9,731,175

Schools

ALLOWABLE UNDER CURRENT LAND USE	Total Dwelling Units	Max. Intensity FAR	Elementary Students Generated*	Middle Students Generated*	High Students Generated*
UF-3 based on Single Family Residential	179.04 du	0.23 FAR	31	16	20
TOTAL STUDENTS ALLOWABLE UNDER CURRENT LAND USE			31	16	20

PROPOSED LAND USE	Total Dwelling Units	Max. Intensity/ FAR	Elementary Students Generated*	Middle Students Generated*	High Students Generated*
RES-6 based on Single Family Residential	358.08 du	0.23 FAR	61	32	39
TOTAL <u>PROPOSED</u> STUDENTS			61	32	39

The proposed change in FLUC's from UF-3 to RES-6 increases the number of school students by a total of 66.

The site is located within School Service Area 1. The school attendance zones are as follows:

1. Mills Elementary
2. Buffalo Creek Middle School
3. Palmetto High School

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

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

1. Elementary Schools **do not** have sufficient capacity to support the proposed land development application in School Service Area 1.
 - a. The contiguous School Service Area 2 does have elementary 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.
2. Middle Schools do have sufficient capacity to support the proposed land development application in School Service Area 3.
3. High Schools **do not** have sufficient capacity to support the proposed land development application.

Please note that the High School Level of Service is 100% districtwide. The Preliminary School Concurrency Analysis for this development is 98% Level-of-Service. This report does not encumber capacity. When the final site plan is submitted to encumber capacity the analysis may differ from this preliminary analysis.

Reclaimed Water

There are two 20 inch reclaimed water mains accessible to the project, one is located along Moccasin Wallow Road and the other is located along an easement through a nearby agricultural property.

Transit

There are no existing transit facilities located adjacent to or in close proximity to the subject property.

Parks

There are no County Parks within 5 miles of the subject property. Buffalo Creek Park is located 5.5 miles south of the project and provides amenities including baseball, football and soccer fields with concessions, dog parks, playgrounds and picnic tables. Approximately 6 miles south of the project is the Fort Hamer Park and Rowing Facility.

Soils and Topography

Typically the upper 18 feet of the site consists of intercalating layers of Group A, B and C soils (clean sands with less than 5% soil fines, sand with silt containing between 5% and 12% soil fines, and silty and clayey sands with between 12% and 20% soil fines; respectively.) Below 18 feet and extending to 35 feet Group C and D soils were encountered (silty and clayey sands with between 12% and 20% soil fines, and silty and clayey sands with greater than 20% soil fines).

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

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

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

Project Subject to flow reduction: **Yes; 50% reduction in allowable runoff**

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

Watershed/Basin: **Buffalo Canal/Frog Creek**

Project located within Floodplain and/or Floodway: **Project is partially located within the FEMA 2014 FIRM 100-year floodplain (Zone "A" and "AE"); Project is also partially located within the County 25 year floodplain.**

Drainage Easements/Access Easements required for existing system(s): **Public Flowage Easements shall be provided for drainage systems which convey runoff from public ROW.**

Project site lies in Zones X, A and AE per FIRM Panel 12081C0176E, effective 3/17/2014.

The proposed site is located **outside** the Hurricane Evacuation Zone. The developer shall establish the base flood elevation prior to FSP.

Beach Accessibility Evaluation

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

Historic Resources

According to the report titled: *An Archaeological Resource Inventory and Archaeological Site Predictive Model for Manatee County, Florida*, by Piper Archaeology/Janus Research (1992), the parcel is **not** in an area with potential for archaeological sites. If any significant historical or archaeological resource is discovered in the future, during development activities, the findings shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offences Concerning Dead Bodies and Graves) shall be followed.

Habitat for Endangered, Threatened, or Special Concern Species

Henslick & Associates, LLC, provided the Environmental Narrative for the application, dated August 4, 2015. According to this narrative there was no direct evidence of utilization of the site by any listed species. There are no federally listed critical habitat areas found on the site. No listed plant species were observed or anticipated to be present on-site.

Urban Development Considerations

Urban Sprawl Analysis

The existing UF-3 future land use category allows for a maximum gross density of 3 dwelling units per gross acre, so the current gross residential potential is 179 dwelling units.

EXISTING FUTURE LAND USE DESIGNATIONS

Existing FLUC	Acreage	Maximum number of units	Persons (2.3/DU)
UF-3	59.68±	179	412
TOTAL existing potential population			412

PROPOSED FUTURE LAND USE DESIGNATIONS

Proposed FLUC	Acreage	Maximum number of units	Persons (2.3/DU)
RES-6	59.68±	358	824
TOTAL proposed potential population			824

Based on the population projections for Subarea 4, the population can easily be accommodated in the Subarea which has a projected population of approximately 5,642 by 2020 and approximately 13,176 by year 2035.

The potential population increase as a result of the RES-6 (FLUC) will not affect the overall population projection for the subarea.

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

- Discouraging “leap frog” development by concentrating urban development at locations adjacent to existing urban development
- Maximizing the use of existing adjacent infrastructure and future infrastructure relating to other development – existing and proposed
- Timing of potential development and compatibility to adjacent uses
- The proposed plan amendment may have the impact of reducing urban sprawl because it increases density where public facilities are in the vicinity – 30” potable water main along Moccasin Wallow Road, 20” sanitary force main and 16” sanitary force main that run parallel (north and south) along Moccasin Wallow Road, and a 20” reclaimed water main along Moccasin Wallow Road.

Consistency of the Proposed Amendment with the Comprehensive Plan

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

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

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

Based on the population projections for Subarea 4, the increased population of 412 persons can easily be accommodated in the Subarea which has a projected population of approximately 5,642 by 2020 and approximately 13,176 by year 2035.

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

The requested RES-6 future land use designation is compatible with the current and proposed densities of residential developments in the area.

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

The plan amendment site is located west of the Future Development Area Boundary (FDAB) and in an area that is served by existing infrastructure. The site connects to Moccasin Wallow Road, a principal arterial roadway. The density increase is compatible with the maximum densities of surrounding properties, and will provide for a transition between the properties located east of the subject property with the FLUC of UF-3 and the property located west of the subject property with the FLUC of MU.

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

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

Objective 2.1.2 - Geographic Extent of Future Development: Limit urban sprawl through provision of locations for new residential and non-residential development consistent with the

adopted Land Use Concept, to that area west of the Future Development Area Boundary (FDAB) thereby, preserving agriculture as the primary land use east of the FDAB through 2020.

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

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

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

The proposed amendment would enable residential development which is consistent with the surrounding existing and potential developments, and will be internal to other existing developments. Potential development of this property will act to expand upon existing development.

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

The plan amendment will allow for consideration of new residential development that will be designed to be compatible with the existing development in the area and compatible with potential future development on adjacent properties at similar densities. There are several residential projects north and east of the subject property that include a range of densities.

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

The subject property is currently undeveloped, and is in close proximity to existing residential developments. These surrounding existing residential developments are predominately single-family in nature, and as such the subject property is a suitable site to offer increased diversity to the community's housing options both in unit type and density.

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

The site is within an area of existing development, is adjacent to a functionally classified roadway, and is located in a part of the county where there has been an increase in development activity.

Policy 2.1.2.7 Review all proposed development for compatibility and appropriate timing. This analysis shall include:

- consideration of existing development patterns,
- types of land uses,
- transition between land uses,
- density and intensity of land uses,
- natural features,
- approved development in the area,
- availability of adequate roadways,
- adequate centralized water and sewer facilities,
- other necessary infrastructure and services.
- limiting urban sprawl
- applicable specific area plans
- (See also policies under Objs. 2.6.1 - 2.6.3)

Approval of the map amendment:

- allows for the potential increase in density that is compatible with surrounding density ranges while enabling the diversification of housing type in the community
- utilizes existing infrastructure or the applicant will pay their proportionate share of the costs to mitigate impacts
- limits urban sprawl with the development of a vacant piece of property west of the FDAB

Consistency with the Proposed Future Land Use Designation

Policy 2.2.1.12 **RES-6:** Establish the Residential – 6 dwelling units per gross acre future land use category as follows:

Policy 2.2.1.12.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density urban, or a clustered low-moderate density urban, residential environment. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of the low or low-moderate density urban areas.

Policy 2.2.1.12.2 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, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent, water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy 2.2.1.12.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
6 dwelling units per acre

Minimum Gross Residential Density: 5.0 only in UIRA for residential project that designate a minimum of 25% of dwelling units as "affordable housing".

Maximum Net Residential Density:
12 dwelling units per acre

16 dwelling units per acre within the UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.4 and 4.3.1.5)

Maximum Floor Area Ratio:
0.23 (0.35 for mini-warehouse uses only)
1.0 inside the UIRA

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

Policy 2.2.1.12.4 Other Information:

- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to §163.3202, F.S.
- b) All project for which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

- d) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be excepted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions 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).

Future development will comply with the density/intensity limitations set forth in the RES-6 category.

Attachments:

1. Consistency with State Comprehensive Plan, Florida Administrative Code, and Florida Statutes
2. Affidavit of Publishing
3. School Report
4. Traffic Impact Statement

Attachment 1

PA-15-05 (Proposed Ordinance 16-01)

The proposed amendment is consistent with
Florida Statutes 163 Part II

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

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

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

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

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

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

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

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

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

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

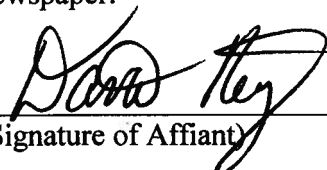
BRADENTON HERALD

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Bradenton, FL 34205-8894
941-745-7066

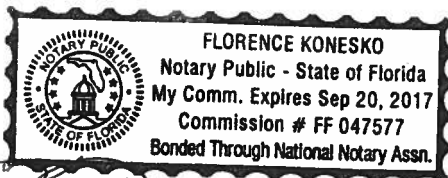
Bradenton Herald
Published Daily
Bradenton, Manatee County, Florida

STATE OF FLORIDA
COUNTY OF MANATEE

Before the undersigned authority personally appeared Dava Reyes, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **Notice Of Land Use Change**, was published in said newspaper in the issue(s) of **03/30/2016**. 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 March, 2016



SEAL & Notary Public

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

NOTICE OF LAND USE CHANGE

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

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

Date: Thursday, April 14, 2016
Time: 9:00 A.M. or soon thereafter
Place: Manatee County Government Administrative Center
1112 Manatee Ave. West; Board Chambers (1st Floor)

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

PA-15-05 / ORDINANCE 16-01 - DTS20150353 / GIGLIOTTI/ THE FLORIDIAN AT MOCCASIN

TRANSMITTAL OF A PLAN AMENDMENT OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED (THE MANATEE COUNTY COMPREHENSIVE PLAN); PROVIDING A PURPOSE AND INTENT; PROVIDING FINDINGS; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT TO DESIGNATE SPECIFIC REAL PROPERTY FROM THE UF-3 (URBAN FRINGE - 3 DWELLING UNITS PER GROSS ACRE) FUTURE LAND USE CLASSIFICATION (59.68± ACRES) TO THE RES-6 (RESIDENTIAL - 6 DWELLING UNITS PER ACRE) FUTURE LAND USE CLASSIFICATION; PROPERTY BEING GENERALLY LOCATED ON THE SOUTH SIDE OF MOCCASIN WALLOW ROAD, APPROXIMATELY 1.75 MILES EAST OF THE I-75/MOCCASIN WALLOW ROAD INTERCHANGE (PARRISH, MANATEE COUNTY).

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

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

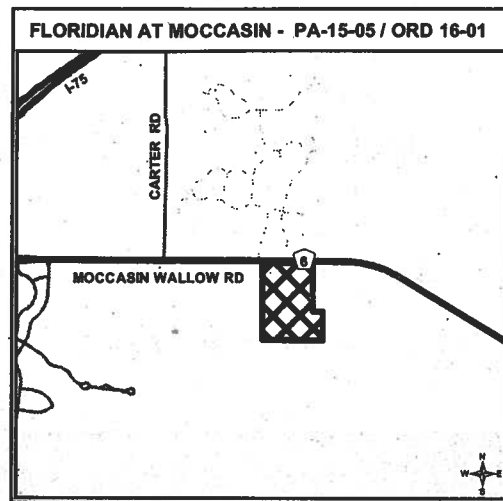
Please Send Comments To: Manatee County Building and
Development Services Department
Attn: Project Coordinator
1112 Manatee Ave. West, 4th Floor
Bradenton, FL 34206
planning.agenda@mymanatee.org

All written comments will be entered into the record.

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

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

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



HERALD-TRIBUNE MEDIA GROUP
PUBLISHED DAILY
MANATEE COUNTY, FLORIDA

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

STATE OF FLORIDA
COUNTY OF MANATEE

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

Notice of Land Use Change PA-15-05

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

March 30, 2016

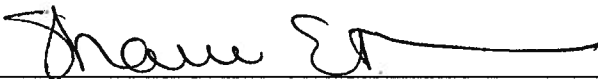
AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE
IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY,
FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN
CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA,
EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER
AT THE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

SIGNED _____

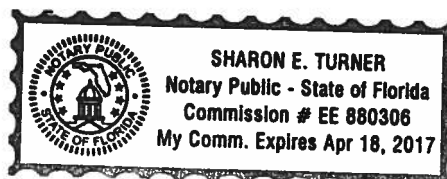


SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF MARCH 2016
A.D., BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

(SEAL) _____



NOTARY PUBLIC



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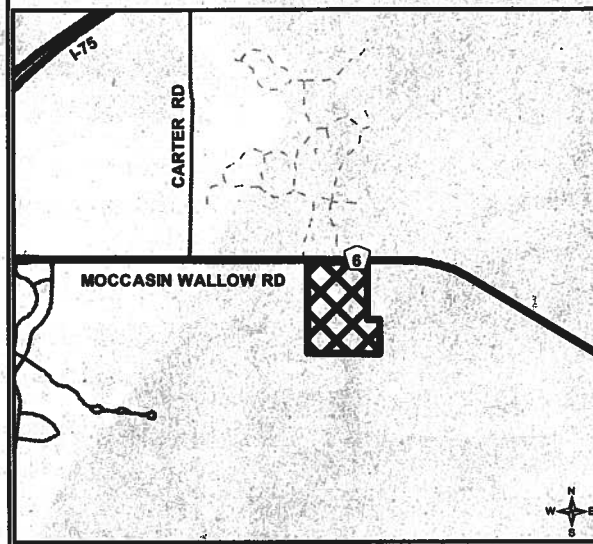
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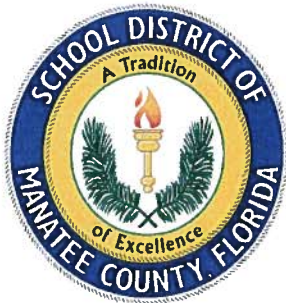
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FLORIDIAN AT MOCCASIN - PA-15-05 / ORD 16-01





SCHOOL BOARD

Karen Carpenter
Chair

Charlie Kennedy
Vice Chair

John A. Colón

Robert Gause

Dave "Watchdog" Miner

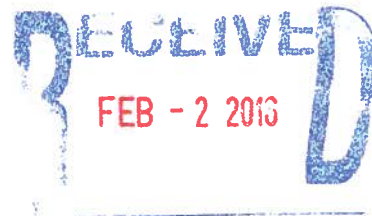
SUPERINTENDENT

Diana Greene, Ph.D.

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

SCHOOL DISTRICT OF MANATEE COUNTY

December 15, 2015



Mr. Branden Roe
Manatee County Government, Planning Department
Post Office Box 1000
Bradenton, FL 34206-1000

RE: School Report – The Floridian at Moccasin
PA-15-05/ORD-16-01 DTS# 20150353(1)

Dear Mr. Roe,

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application The Floridian at Moccasin. 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 59.68 acres located at 9009 Moccasin Wallow Rd, Parrish. The applicant has requested approval to amend the future land use category (FLUC) from Urban Fringe (UF-3) to Residential-6 (RES-6) with a Preliminary Site Plan for 300 multi-family dwelling units. The development schedule was not included.

The School Report Fee is **\$500** 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.

Reports

1. 09/24/15 School Report – PDR-15-11(Z)(P) 20150226(1) The Floridian at Moccasin – Rezone and Preliminary Site Plan (PSP) 300 multi-family dwelling units – Active - **\$650 Due**
2. 12/15/15 School Report – PA-15-05/16-01 201503535(1) The Floridian at Moccasin – Comprehensive Plan Amendment – Active - **\$500 Due**

School Service Area and Current School Attendance Zones

This property is located in School Service Area 1 for school planning and concurrency purposes. The 2015-2016 school attendance zones are as follows:

1. Mills Elementary
2. Buffalo Creek Middle
3. Palmetto High School

Five Year Capital Improvements Plan (CIP)

The School Board of Manatee County's 2015-2016 Five-Year Capital Improvement Plan does not include any funded capacity related improvements within the next five years.

Projected Educational Facilities Impact Fee

There has been a moratorium on the collection of Educational Facilities Impact Fees since July 27, 2009. On June 28, 2015, the School Board approved a request for an extension of the moratorium through January 28, 2016.

On November 10, 2015, the School Board approved Resolution 15-08 Impact Fee Study. On December 10, 2015, the Manatee County Government Planning Commission recommended approval of Ordinance 16-03 Educational Facilities Impact Fee Update and the Board of County Commission (BOCC) will consider the Ordinance January 7, 2016. If the Ordinance is approved, the BOCC anticipates collecting fees April 18, 2016.

Projected Student Generation

The current future land use category UF-3 allows for 179 single-family dwelling units. The projected number of students based on the Single-Family Dwelling Unit Student Generation Rate is as follows: *NOTE: Rounding differences may occur*

❖ Elementary Students:	31
❖ Middle Students:	16
❖ High School students:	<u>20</u>
Total:	67

The proposed future land use category RES-6 allows for 358 single-family dwelling units. The projected number of students based on the Single-Family Dwelling Unit Student Generation Rate is as follows:

❖ Elementary Students:	61
❖ Middle Students:	32
❖ High School Students:	<u>39</u>
Total:	132

The proposed amendment from UF-3 to RES-6 future land use category allows for 179 additional dwelling units and could increase the student population by the following:

❖ Elementary Increase:	30
❖ Middle Increase:	16
❖ High School Increase:	<u>20</u>
Total:	66

The development application uses the assumption of less than 100% build-out and proposes 300 multi-family residential 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:	13
❖ Middle Students:	7
❖ High School Students:	<u>10</u>
Total:	30

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. 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 comprehensive plan amendment allowing 300 multi-family dwelling units:

1. Elementary Schools **do not** have sufficient capacity to support the proposed land development application in **School Service Area 1**.
 - a. The contiguous **School Service Area 2** **does** have elementary 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.
2. Middle Schools **do** have sufficient capacity to support the proposed land development application in School Service Area 1.
3. High Schools **do not** have sufficient capacity to support the proposed land development application.

Please note that the High School Level of Service is 100% districtwide. The Preliminary School Concurrency Analysis for this development is 98% Level-of-Service. This report does not encumber capacity. When the final site plan is submitted to encumber capacity the analysis may differ from this preliminary analysis.

Other School Related Items

The sidewalk, bicycle paths, school signs, crosswalks and transportation needs will be evaluated when a site plan is submitted.

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

Sincerely,



Mike Pendley
Executive Planner

Branden Roe

From: Patricia Petruff <PPetruff@dyefirm.com>
Sent: Wednesday, March 02, 2016 2:24 PM
To: Nelson Galeano
Cc: Branden Roe; Nicole Knapp; Clarke Davis; Steve Kollar; Susan Barfield; John Cavoli; larrylieberman@bgidevelopment.com; leog@bgidevelopment.com
Subject: RE: TIS The Floridian at Moccasin Wallow Road DTS 20150353

As requested in Mr Galeano's e mail below, I am providing in writing my client's acceptance of the staff Traffic Impact Study and its findings. Branden, I would appreciate it if you would send me an e mail stating that the application is now complete. It is my understanding that the TIS was the only remaining outstanding issue. If I need to do anything else, please advise ASAP. Thank you.

Patricia A. Petruff, Esq.
Board Certified in City, County and Local Government Law

Dye, Deitrich, Petruff & St. Paul, P.L.
1111 Third Avenue West, Suite 300
Bradenton, FL 34205

Email: ppetruff@dyefirm.com
Phone: (941) 748-4411
Fax: (941) 748-1573

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From: Nelson Galeano [mailto:Nelson.Galeano@mymanatee.org]
Sent: Tuesday, March 01, 2016 4:29 PM
To: Patricia Petruff
Cc: Branden Roe; Nicole Knapp; Clarke Davis; Steve Kollar; Susan Barfield; John Cavoli; larrylieberman@bgidevelopment.com; leog@bgidevelopment.com
Subject: TIS The Floridian at Moccasin Wallow Road DTS 20150353

Patricia,

Transportation Planning staff have been reviewing the traffic impact statement (TIS) for The Floridian at Moccasin Wallow. Through several rounds of review with Cavoli Engineering, Inc., we have been unable to resolve all outstanding issues with the TIS. To process the application more efficiently, staff have completed the TIS consistent with County regulations and Traffic Study Guidelines.

Staff used data from the Cavoli study to the extent feasible and completed the balance. I have attached a copy of the TIS with our findings.

Please review the TIS, and provide one of the following in writing:

1. Your acceptance of the staff study and its findings,
2. Identification of any errors you wish staff to review and address, or
3. Rejection of the staff study and findings, which will require your submittal of a complete study prepared consistent with applicable rules and guidelines.

Thank you for your attention to this matter, and please let me know if you need additional information or clarification regarding the study or related review process.

Nelson Galeano. P.E., PTP.
Transportation Systems Engineer
Manatee County Public Works Department
Transportation Planning Division
1022 26th Avenue East Bradenton Fl. 34208
Phone (941) 748-4501 Ext. 7420
nelson.galeano@mymanatee.org



Barrington Group, Inc.
The Floridian at Moccasin

TRAFFIC IMPACT STATEMENT

Submitted February 23, 2016

DTS Application Number: 20150353/Project Number: PA-15-05 ORD/06-01

Narrative

This 59.68-acre project is located at 9009 Moccasin Wallow Road, Parrish, in Manatee County, Florida approximately 2 miles east of I-75 on Moccasin Wallow Road. The property has historically been a fish farm. The proposed development will consist of 300 apartment units. This Traffic Impact Statement is supporting a Comprehensive Plan Amendment process.

Trip Generation

Table 1A below indicates the estimated trips based on the existing land use from the Institute of Transportation Engineers (ITE) Trip Generation 9th Edition. (Dwelling Units per acre "UF3" 3 x 60=180 units) $\text{Ln}(T)=0.09*\text{Ln}(\text{units})+0.51$

TABLE 1A. Trip Generation

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
210	Single Family Homes	180	113	66	179
	Total	180	113	66	179

Table 1B below indicates the estimated trips based on the most intensive use of the subject property using the Future Land Use currently allowed by the Comprehensive Plan and using ITE Trip Generation 9th Edition. (Dwelling Units per acre "RES6" 6 x 60 =360 units) $\text{Ln}(T)=0.09\text{Ln}(\text{units})+0.51$ (worse scenario)

TABLE 1B. Trip Generation

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
210	Single Family Homes	360	210	123	333
	Total	360	210	123	333

The increase in dwelling units from existing approved land use UF3 to the future land use RES 6 will create an additional 154 PM Peak Hour Trips as indicated in the tables above. Therefore, a Traffic Impact Analysis will be required.

Trip Distribution

Due to the proximity of the site to I-75 and the lack of destination points west of I-75 and east of the subject project site and the fact that this is an age restricted 55+ rental community, the following trip distribution was assumed for the purpose of only the Traffic Impact Statement and will be clarified and defined in the Traffic Impact Analysis:

80% west (266 trips) on Moccasin Wallow Road to I75,
20% east (65 trips) on Moccasin Wallow Road

Impact Area

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

Table 2. Impact Area

Link No	Road	From	To	Lanes	Adopted LOS	PM Peak Service Volume	Peak Hour Project Traffic	Project Traffic as % of Svc Vol
2751	Moccasin Wallow Rd	Project Drive	Carter Road	2U	D	2170	266	*12.3%
2750	Moccasin Wallow Rd	Buffalo Road	Carter Road	2U	D	2170	266	12.3%
2749	Moccasin Wallow Rd	Buffalo Road	I75	4D	D	3580	266	7.4 %
2751	Moccasin Wallow Rd	Project Drive	115 Ave E	2U	D	2170	65	*3.0%

* First functionally classified concurrency regulated impacted thoroughfare

As shown in Table 2, the development's traffic exceeds the five percent threshold beyond on the first-impacted road segment. These segments will need a detailed analysis with the Preliminary Site Plan or Final Site plan submittal (concurrency application).

Level of Service Analysis

Table 3 summarizes the generalized level of service on impacted roadways. Based on the analysis, the impacted segments of Moccasin Wallow Road are expected to operate below the adopted LOS D standard. However, this may be caused by traffic that has been approved but not yet developed (reserved trips).

Table 3. Level of Service Analysis

Road	From	To	PM Peak Hour Volume	Peak Hour Reserved	Estimated Project Traffic	Peak Hour Total Traffic	LOS
Moccasin Wallow Rd	Carter Road	115Ave E	492	1,588	333	2,413	F

Access

The project has proposed access via a driveway on Moccasin Wallow Road. Please contact Traffic Engineering with Manatee County at 941.749.3500 (Mukunda Gopalakrishna P.E., PTOE)) regarding access concerns.

Right of Way

Based upon the Comprehensive Plan's Future Traffic Circulation Map, the segment of Moccasin Wallow Road from Carter Road to 115 Ave E has a future right of way need of 150 feet (75 foot half width). The applicant will work with the Manatee County Transportation Planning Division to ensure sufficient area to accommodate a future right of way setback for Moccasin Wallow Road.

Multi-Modal Transportation

The project is a senior living apartment complex with a minimum age of 55. It has been designed as a walkable community. Its design encourages the use of bicyclists by the installation of bicycle racks. A bike lane does not exist on the transportation link adjacent to the project site. The project will consider pedestrian mobility when preparing the Final Site Plan. Pedestrians using the site will be connected to internal walkways. There is no bus route currently existing along Moccasin Wallow Road.

Conclusion

This project does appear to create adverse concurrency related transportation impacts on adjacent roadway facilities. The project will require a Traffic Impact Analysis which will be consistent with the most recent version of the Manatee County Traffic Study guidelines at the time of the Preliminary Site Plan or Final Site plan submittal.

**This document was prepared by Manatee County
Transportation Planning Staff in conjunction with the
Applicant John Cavoli,
Cavoli Engineering, Inc.
(The Floridian at Moccasin)**

Support Documentation

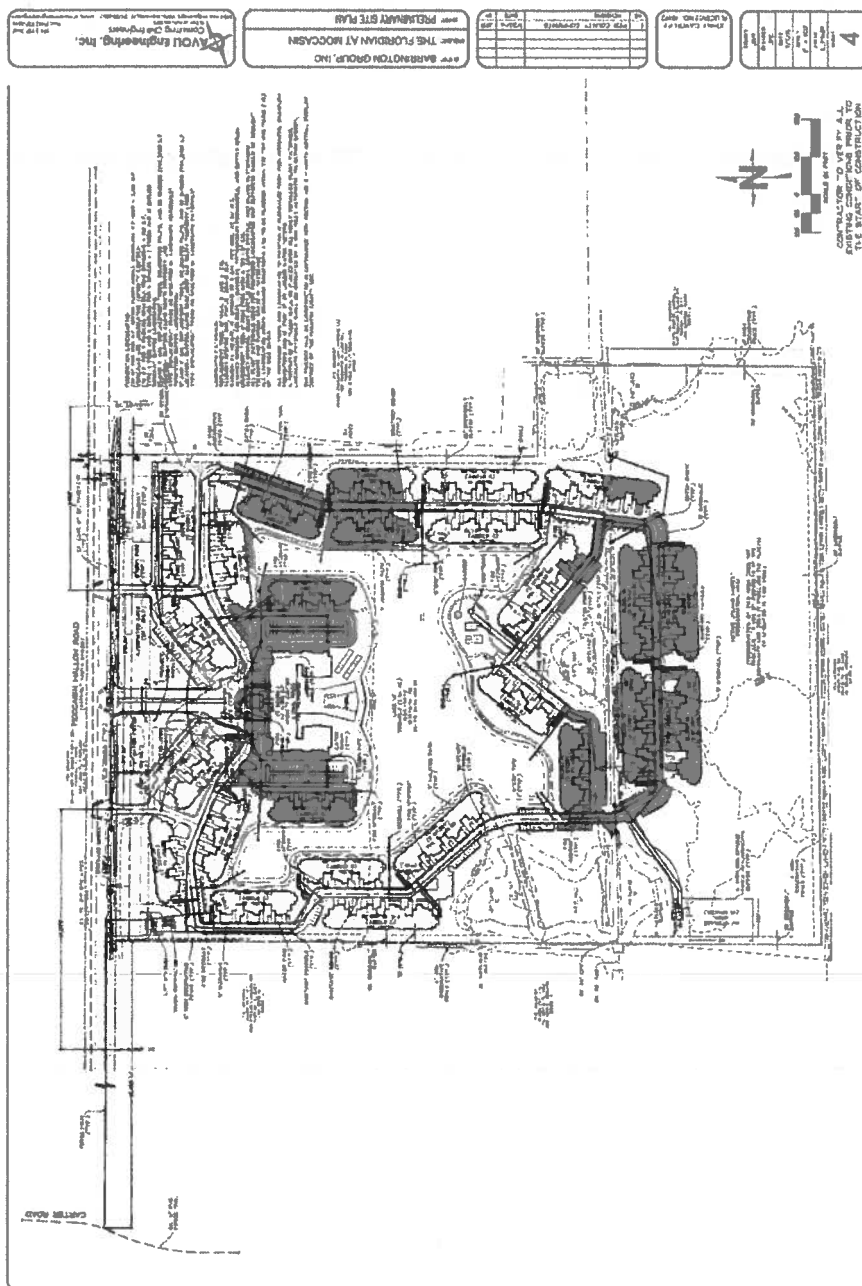
The following is a list of support documentation submitted as a part of the Traffic Impact Statement submittal.

1. Appropriate Site Location Plan

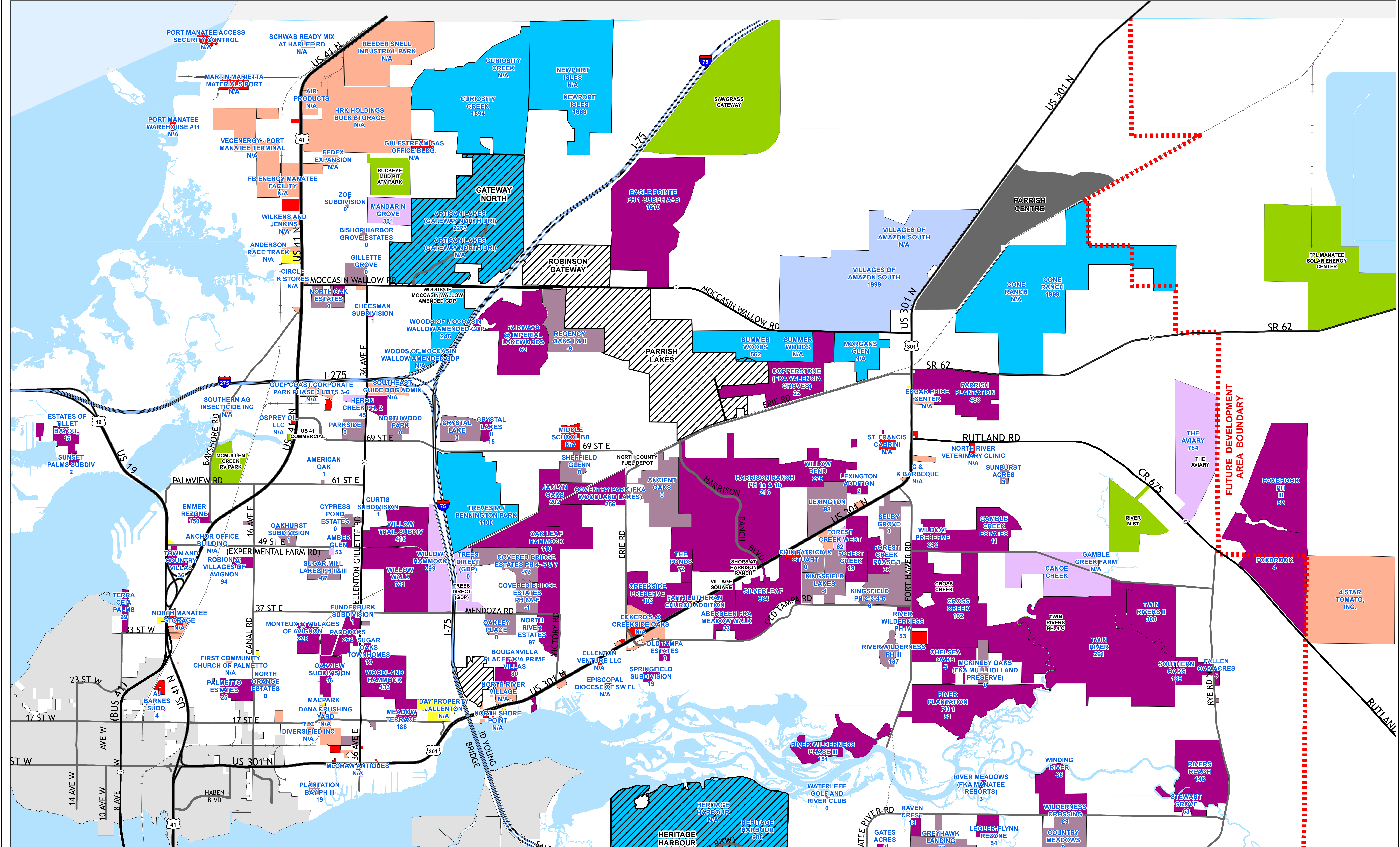


John F. Cavoli, P.E.
CAVOLI Engineering, Inc.

Site Location



DEVELOPMENT PROJECTS / CONCURRENCY - NORTH COUNTY



PROJECT NAME

OF REMAINING UNITS

N/A = UNDEVELOPED
NON-RES
ENTITLEMENTS

RESIDENTIAL COMPLETE

RESIDENTIAL APPROVED

RESIDENTIAL PENDING

MIXED USE COMPLETE





MIXED USE APPROVED

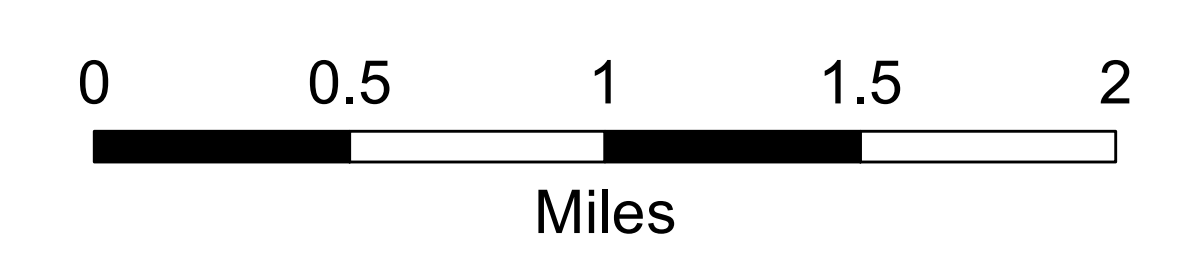
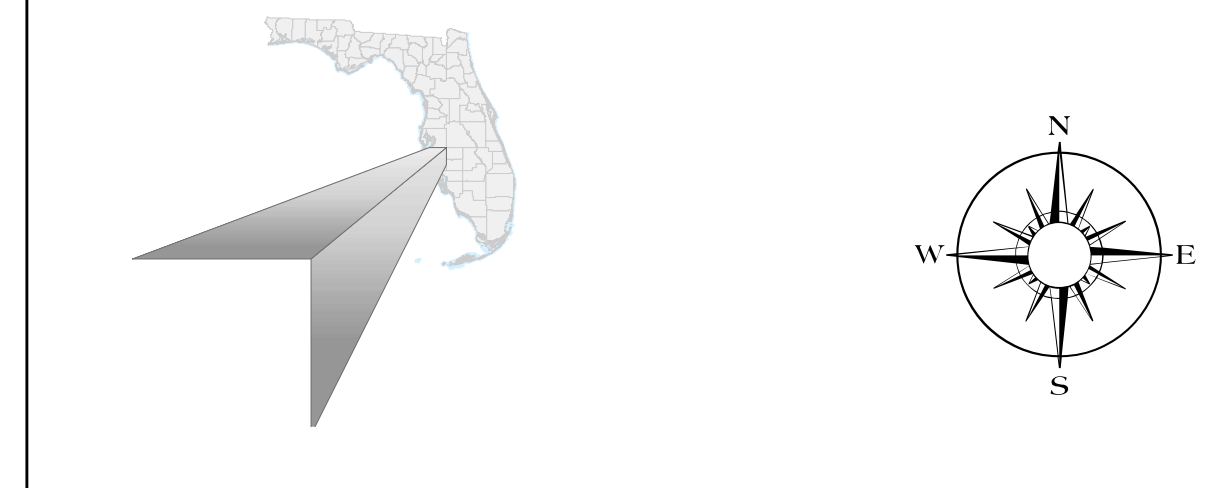
MIXED USE PENDING

COMMERCIAL COMPLETE

COMMERCIAL APPROVED

COMMERCIAL PENDING

-  **DRI**
-  **GDP - Pending**
-  **GDP - Approved**
-  **Municipalities**



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

FEB 2016

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

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

PLEASE PRINT

Name: Laurie Galle
Address: 807-67th Ave. Ter W.
Bremerton

Email Address _____

Representing _____

Public Hearing matter on which you want to speak:

#2

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.**