

Building and Development Services Department

Public Hearings

1112 Manatee Avenue West, Bradenton, FL 34205

Phone number: (941) 748-4501 ext. 6878

MEMORANDUM

To: Rossina Leider. Planning Section Manager

From: Bobbi Roy, Senior Planning and Zoning Technician

Date: December 16, 2020

Subject: Agenda Update for December 17, 2020 Planning Commission Agenda

Minutes for Approval

October 8, 2020 Minutes for Approval – Recommended motion: I move to approve the minutes of October 8, 2020.

Corrected order of items

9. PA-20-03/Ordinance 21-02 – Comprehensive Plan Map Amendment – Coastal Evacuation Area Overlay District and Coastal Planning Area – PLN2009-0095 – Legislative - Nicole Knapp, County Administration to be heard prior to 8. LDCT-20-07/Ordinance No, 21-03 – County Initiated Official Zoning Atlas Amendment and Land Development Code Amendments – (CHHA), (CEA), and (CPA) – Legislative – Bill O'Shea, Principal Planner

Advertised Public Hearings - Presentations Scheduled

4. PDMU-20-10(P) – The Preserve at Gap Creek – PLN2006-0026 – Quasi-Judicial – Stephanie Moreland, Principal Planner

School Report, Preliminary Site Plan to include survey and preliminary landscape plans and Public Comment attached

5. PDR-20-11(Z)(G) – Sarasota Equity Trust LLC/Willis Road Residential – Sarasota Equity Trust LLC (Owner) – PLN2006-0047 – Quasi-Judicial – Marshall Robinson, Senior Planner

Corrected Maps to correct Commissioner name on maps attached

6. Ordinance 21-05 – Sarasota Bradenton International Airport DRI15 PLN2006-0075 – Quasi-Judicial – Dorothy Rainey, AICP, Senior Planner

And

7. PDMU-99-07(G)(R7) – Sarasota Bradenton International Airport DRI15 PLN2006-0079 – Quasi-Judicial – Dorothy Rainey, AICP, Senior Planner

Correction to Agenda Memos to change Future Land Use Category from R/O/R to IH (Industrial Heavy)

School District of Manatee County

School Report

This School Report does not reserve capacity for school concurrency

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application. This report is intended to be only information and analysis to assist the governing board in its land-use decision.

Project Information					
Local Government:	Manatee County Gover	rnment	Case Planner:	Stephanie Moreland	
Project Name:	Preserve at Gap Creek			Fee:	\$ 650.00
Application Type:	Preliminary Site Plan (PSP)		Date:	06/23/20
Application Number:	PDMU-20-10(P)			SSA:	3
Project Number:	PLN2006-0026			Acres:	38.49
Address/PIN:	3211 55th Dr E, Brader	nton		Version:	CR-V1
Projected Students					
Total Proposed Dwelling Units	Dwelling Unit	Elementary	Middle	High	Total
Multi-Family/Condo/Other	216	22	8	8	38

Development Plan Review - Comments

Overview

The applicant requested Preliminary Site Plan approval for 216 multi-family dwelling units.

Preliminary School Concurrency Analysis

School capacity is available or will be available within the SSA or the contiguous SSA. A School Concurrency Analysis (\$800) will be required upon submittal of a final site plan and the final analysis may differ from this preliminary analysis. This School Report does not reserve school capacity.

2020-21 School Attendance Zones

These are current school year attendance zones. These zones are subject to change by the School Board.

- Oneco Elementary
- Braden River Middle
- Braden River High School

Sidewalks and Bicycle Paths

The development **is** located within the two mile walking radius of **Oneco Elementary School**. Elementary students residing at this development may qualify for bussing if they meet Florida Statue 1006.23 Hazardous Walking Conditions. The sidewalks connect throughout the neighborhood and along the property frontage. The School District is not suggesting additional sidewalks or bicycle paths for this project at this time.

Transportation, Bus Stops, and Bus Shelters

The development is not located within the two mile walking radius of an existing middle and high school. At this time, the School District intends to utilize the north entrance drive and 33rd St E as student pickup and drop off for the development.

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 applicant may want to work with the local government to establish a No Parking Ordinance in the entrance drives due to the trend of vehicles parking in these areas for the bus stops. If the applicant is interested in coordinating a centralized bus stop location, please contact Amy Anderson anders2a@manateeschools.net.

Future circumstances may require a bus to enter a gated subdivision (i.e. special needs students). The School District recommends 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.

Signature: Mike Pendley	Executive Planner	Date:	6/30/2020	
pendlevm@manateeschools.net	(941) 708-8800 Extension 44056			

PRELIMINARY SITE PLAN

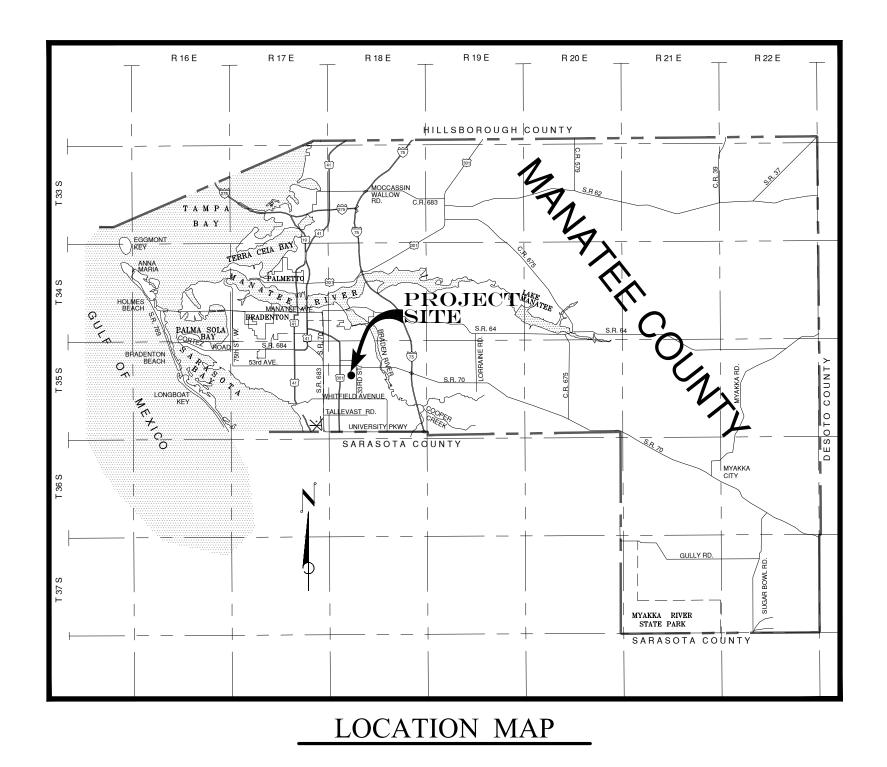
FOR

PRESERVE AT GAP CREEK 216 UNIT MULTI-FAMILY APARTMENT COMPLEX

MANATEE COUNTY, FLORIDA

SECTION 17, TOWNSHIP 35S, RANGE 18E

OWNER: BMG PARK 30 LAND TRUST APPLICANT: BECOVIC MANAGEMENT GROUP OF INDIANA 12000 EXIT 5 PARKWAY FISHERS, INDIANA 46037



INDEX OF PRELIMINARY DRAWINGS

CS1.....COVER SHEET C1..... MANATEE COUNTY AERIAL

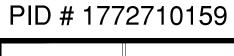
C2.....PRELIMINARY DEVELOPMENT PLAN

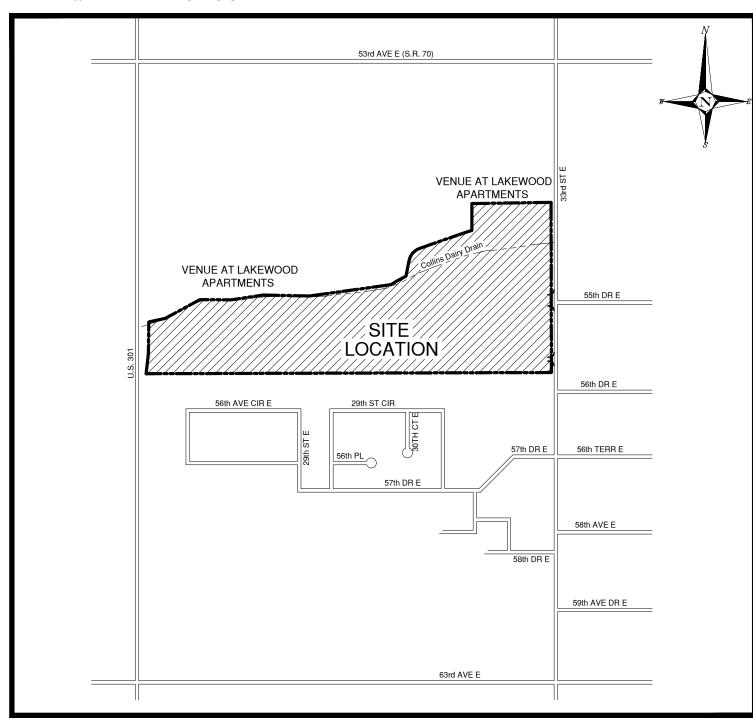
C3..... MASTER PRELIMINARY SITE PLAN - 100 SCALE C4-C7 PRELIMINARY SITE PLAN - 40 SCALE

C8..... EXISTING 100 YR & 25 YR FLOOD PLAIN LINES

C9..... PROPOSED 100 YR & 25 YR FLOOD PLAIN LINES 1-4.....BOUNDARY, TOPOGRAPHIC & TREE SURVEY

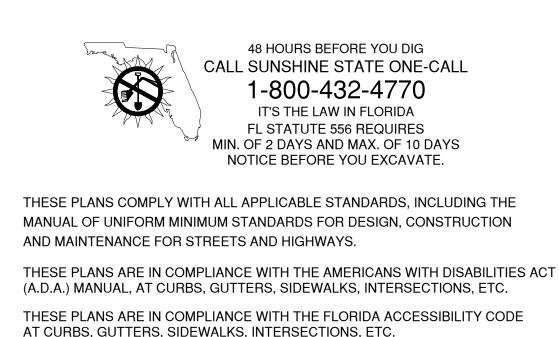
PLS-1.....PRELIMINARY LANDSCAPE PLAN





VICINITY MAP

PRESERVE AT GAP CREEK PRELIMINARY SITE PLAN



4 DDD O LUDD			
APPROVED			
	DANIEL M. VICKSTROM, P.E.	No. 46090	DATE

Project Number: PDMU-12-04(P)(R) Approval Type: Preliminary Site Plan		Project Name:	Preserve at Gap Creek	
		Accela Number: PLN 2006-0026		
PROJECT PLAN	NER		DATE	
PROJECT ENGI	NEER		DATE	
CONCURRENCY			DATE	
ENVIRONMENTA	L PLANNING		DATE	
ENVIRONMENTA	L HEALTH		DATE	
FIRE DISTRICT			DATE	
Attention:	approval document. Both document	ments should be provided	g approval letter constitutes the comp I to interested parties and submitted varients, including a CLOS that affect	

VICKSTROM ENGINEERING SERVICES, INC 505 20th Avenue NE

CA No. 30184

St. Petersburg, FL 33704 Telephone No. (727) 894-0404

DRN. BY: COUNTY COMMENTS 10.13.2 CHK'D. BY: DMV Daniel M. Vickstrom, P.E P.E. No. 46090

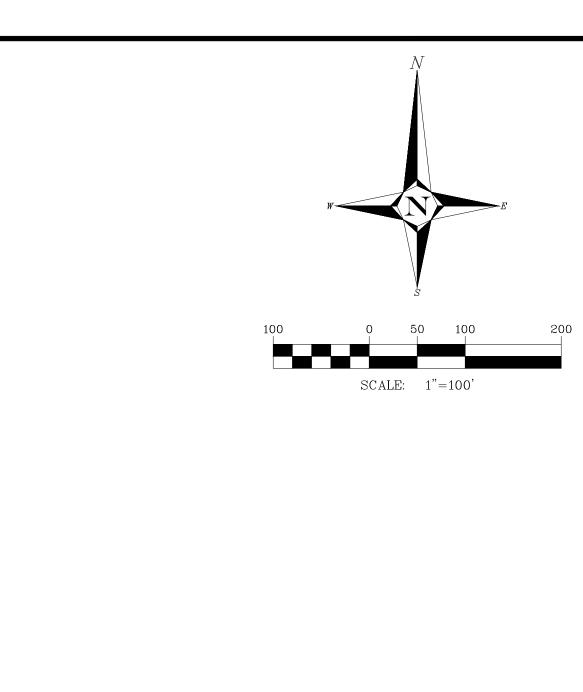
PROJ. No. 13173-3 State of Florida

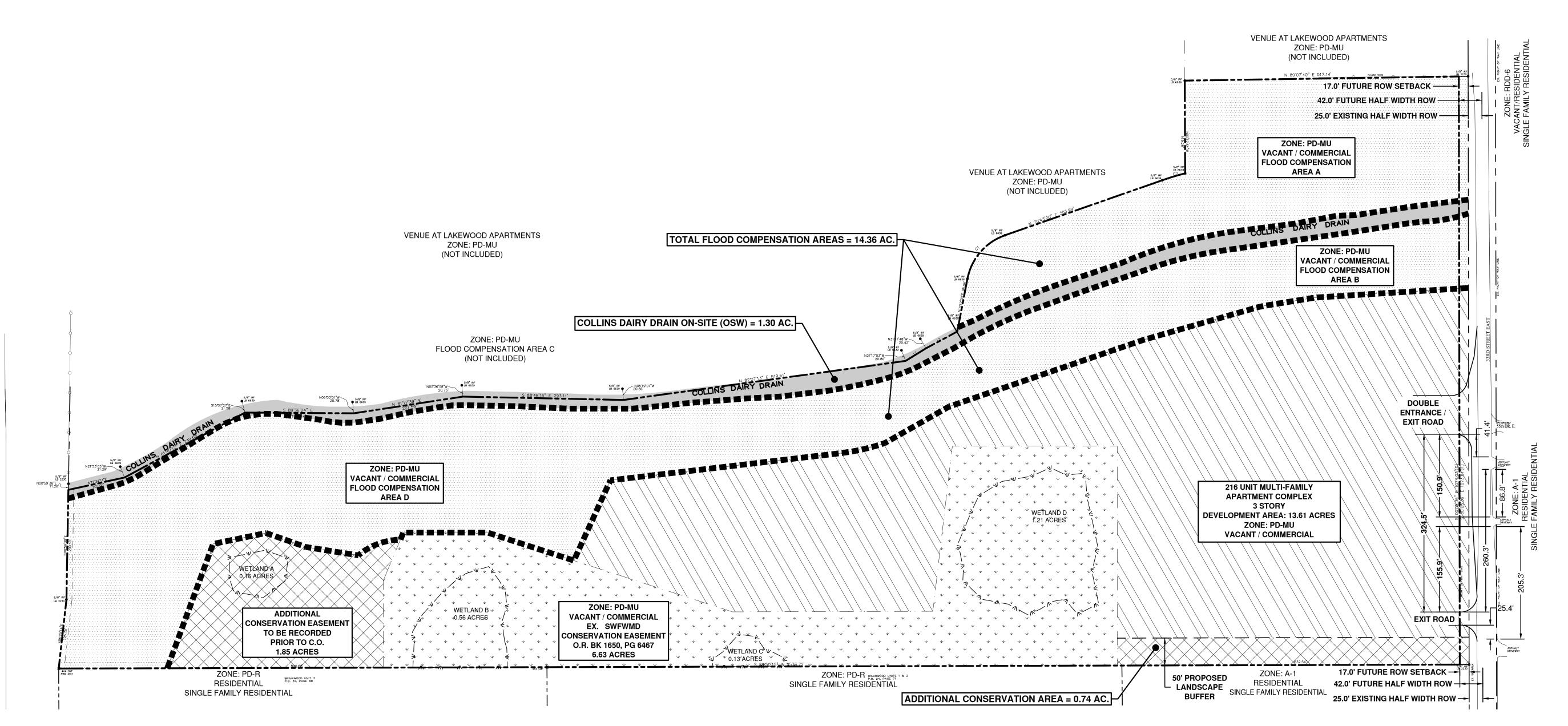
Sheet CS1

06.01.20

N.T.S.







PRELIMINARY DEVELOPMENT LEGEND

EXISTING SWFWMD CONSERVATION EASEMENT AREA PROPOSED CONSERVATION AREAS PROPOSED FLOOD PLAIN COMPENSATION AREAS PROPOSED DEVELOPMENT AREA

■■■■■ FLOOD PLAIN COMPENSATION LINE

DATE:

SCALE:

Sheet C2

PROJ. No. 13173-3

DRN. BY: KES CHK'D. BY: DMV

Daniel M. Vickstrom, P.E.

P.E. No. 46090 State of Florida

06.01.20

1"=100'

REVISIONS:

GAP CREEK
APARTMENT

DEVELOPMENT

- 2. PRESENT ZONING IS PD-MU; FLUC IS RES-9.
- 3. THE SITE IS PRESENTLY VACANT & UNDEVELOPED.
- 4. THE EXISTING LAND USE IS VACANT / COMMERCIAL. THERE ARE NO KNOWN HISTORICAL SITES ON PROPERTY. THERE ARE NO EXISTING STRUCTURES ON SITE.
- 5. PROJECT IS LOCATED WITHIN FLOOD ZONE A & X AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR MANATEE COUNTY, COMMUNITY PANEL No. 12081C0309E DATED MARCH 17, 2014. PROJECT IS LOCATED IN 100 YEAR FLOOD PLAIN.
- 6. TOPOGRAPHY IS COMPILED FROM FIELD SURVEY, PROVIDED BY SCHAPPACHER SURVEYING, L.L.C.
- 7. ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY THE OWNER.
- 8. ALL EXISTING WETLANDS ON SITE HAVE BEEN LOCATED AND ARE SHOWN ON THE PLANS. SWFWMD AND USACOE PERMITS WILL BE OBTAINED AS REQUIRED.
- 9. TOTAL PROJECT AREA = 38.49 ACRES
- DEVELOPMENT AREA = 13.61 ACRES (35%) DEVELOPMENT AREA IMPERVIOUS (BUILDING, ROADWAY, SIDEWALK, DRIVEWAY) = 7.72 ACRES (20%) DEVELOPMENT AREA PERVIOUS (NOT INCLUDING PONDS) = 3.55 ACRES (9%) DEVELOPMENT AREA RETENTION PONDS = 2.34 ACRES (6%)
- FLOOD COMPENSATION AREAS = 14.36 ACRES (37%) EX. SWFWMD CONSERVATION EASEMENT (INCLUDES WETLANDS B, C & D) = 6.63 ACRES (17%) ADDITIONAL CONSERVATION EASEMENT (INCLUDES WETLAND A) = 1.85 ACRES (5%)
- ADDITIONAL CONSERVATION AREA = 0.74 ACRES (2%) COLLINS DAIRY DRAIN (ON-SITE)(OSW) = 1.30 ACRES (4%) WETLANDS (ON-SITE) = 2.06 ACRES (5%) UPLAND PRESERVATION (NOT INCLUDING WETLANDS) = 7.16 ACRES (19%)
- 10. DRAINAGE EASEMENTS WILL BE PROVIDED AS SHOWN.

PROVIDED OPEN SPACE = 30.77 ACRES (80%)

MINIMUM REQUIRED OPEN SPACE = 9.62 ACRES (25%)

- 11. IRRIGATION SOURCE WILL BE BY A PROPOSED WELL ON-SITE. A WATER WELL CONSTRUCTION PERMIT MUST BE OBTAINED FROM SWFWMD PRIOR TO CONSTRUCTION OF THE PROPOSED WELL(S).
- 12. NO KNOWN WELLS EXIST. ANY EXISTING WELLS FOUND WITHIN PROJECT LIMITS WILL BE ABANDONED AND PLUGGED WITH NEAT CEMENT FROM BOTTOM TO TOP BY A FLORIDA LICENSED WELL DRILLER (BY OTHERS) PRIOR TO CONSTRUCTION. APPLICATIONS SHALL BE SUBMITTED TO THE MANATEE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT PRIOR TO WELL ABANDONMENT. (BY OTHERS) ANY WELLS DISCOVERED DURING LAND CLEARING SHALL BE PROTECTED OR ABANDONED IN ACCORDANCE WITH SWFWMD RULE CHAPTER 40D.
- 13. SANITARY SEWER AND POTABLE WATER SERVICE WILL BE PROVIDED THROUGH CONNECTION TO COUNTY PUBLIC WORKS FACILITIES. PROPOSED SANITARY SEWER WILL BE BETWEEN 4' AND 10' DEEP. THE POTABLE WATER LINES WILL BE PRIVATE AND A MASTER METER WILL BE PROVIDED. THE SANITARY SEWER SYSTEM WILL BE PRIVATELY MAINTAINED UNTIL THE FORCE MAIN ENTERS THE RIGHT-OF-WAY FOR 33RD STREET EAST. A GATE VALVE WILL BE INSTALLED ON THE FORCE MAIN AT THE RIGHT-OF-WAY LINE TO SEPARATE MAINTENANCE RESPONSIBILITY. INSTALLATION OF ALL ONSITE UTILITIES WILL NOT BE PHASED. NO EXISTING UTILITIES CURRENTLY EXIST ONSITE.
- 14. BENCHMARK: AS SHOWN ON BOUNDARY AND TOPO SURVEY.
- 15. ALL STATE AND FEDERAL PERMITS REQUIRED HAVE BEEN, OR WILL BE, APPLIED FOR BY THE OWNER.
- 16. STORMWATER MANAGEMENT FACILITIES SHALL BE PRIVATELY MAINTAINED BY THE OWNER. THE REQUIRED DRAINAGE EASEMENTS WILL BE PROVIDED AROUND ALL DRAINAGE PIPE SYSTEMS.
- 17. THE STORMWATER SYSTEM WILL BE CONSTRUCTED IN ACCORDANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS AND CHAPTER 40-D F.A.C. REQUIREMENTS. THE STORMWATER FACILITIES WILL INCLUDE ANY OFFSITE ROADWAY IMPROVEMENTS REQUIRED FOR ACCESS OR TRAFFIC CONCURRENCY ASSOCIATED WITH THIS PROJECT.
- 18. WATER QUALITY TREATMENT WILL BE PROVIDED BY THE PROPOSED WET DETENTION POND. WATER QUANTITY ATTENUATION WILL BE PROVIDED BY WEIR CONTROL STRUCTURES WITH OIL/GREASE SKIMMERS.
- 19. SINCE THE PROJECT IS IN THE PEARCE DRAIN WATERSHED, 150% OF THE REQUIRED SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) STORMWATER TREATMENT VOLUME IS PROVIDED.
- 20. CONSTRUCTION SCHEDULE: BEGIN OCTOBER 2020 END OCTOBER 2023
- THERE ARE NO EXISTING RIGHT-OF-WAYS WITHIN THE PROJECT AREA. EXISTING EASEMENTS ARE SHOWN ON THE PLANS AND/OR BOUNDARY SURVEY.

X0.16 ACRES

BRAIRWOOD UNIT 3 P.B. 31, PAGE 88

ZONING: PD-R RESIDENTIAL FLU: RES-6

- 22. ALL REQUIRED SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 800, 'INSTALLATIONS OF REQUIRED IMPROVEMENTS", OF THE MANATEE COUNTY LAND DEVELOPMENT CODE. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH MANATEE CO. DEVELOPMENT STANDARDS.
- 23. THERE ARE NO EXISTING COVENANTS OR DEED RESTRICTIONS WHICH WOULD AFFECT THE PROPOSED DEVELOPMENT.
- 24. THIS PROJECT HAS BEEN DESIGNED TO PROVIDE REASONABLE ASSURANCE THAT ALL APPLICABLE PERMITS CAN BE OBTAINED.
- 25. LANDSCAPE AND BUFFER AREAS WILL BE PROVIDED IN ACCORDANCE WITH SECTION 701 AND WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE. LANDSCAPE BUFFERS WILL BE EXCLUSIVE OF ANY RIGHT-OF-WAY OR FUTURE DEDICATIONS. (SEE LANDSCAPE PLANS)
- 26. TREE REPLACEMENT WILL BE ADDRESSED AS PART OF THE LANDSCAPE PLANS.
- 27. SCHOOL IMPACTS ARE BEING ADDRESSED WITH THE COUNTY SCHOOL BOARD.
- 28. A LIGHTING PLAN WILL BE PROVIDED AT FINAL SITE PLAN IN ACCORDANCE WITH LDC SECTION 806.
- 29. SOLID WASTE REMOVAL WILL BE PROVIDED BY ON-SITE COMPACTOR.

APARTMENT BUILDING #7 HAS 5 GARAGE PARKING SPACES.

- 30. BUILDING HEIGHT: APARTMENT BUILDINGS #1, #2, #3, #10 & #11 - 2-STORIES APARTMENT BUILDINGS #4, #5, #6, #7, #8, #9, #12 & #13 - 3-STORIES MAINTENANCE BUILDING - 1-STORY
- 31. GROSS DENSITY: 5.612 d.u./acre; NET DENSITY: 15.363 d.u./acre; ALLOWABLE DENSITY: 9 d.u./acrea. THIS SITE CONTAINS 216 UNITS.
- 32. THIS PROJECT CONSISTS OF 216 MULTI-FAMILY APARTMENT DWELLING UNITS. THERE ARE 13 APARTMENT BUILDINGS PLUS A MAINTENANCE BUILDING. APARTMENT BLDGS #1, #2, #3, #10 & #11 ALL HAVE 4 GARAGE PARKING SPACES PER BLDG. FOR A TOTAL OF 20 GARAGE SPACES APARTMENT BUILDING #5 HAS 6 GARAGE PARKING SPACES.
 - SETBACKS: CLEARANCE FROM SIDEWALK TO APT. BLDG = 5.0 MINIMUM WETLAND SETBACKS: WETLAND BUFFER = 30.0'; WETLAND BUFFER TO BLDG. = 15.0' 33rd ST. E. SETBACK: 40' MINIMUM INTERIOR DRIVE AISLES SETBACK: 15' MINIMUM SOUTHERN BOUNDARY SETBACK: 107' MINIMUM BETWEEN BUILDINGS SETBACK: 30' MINIMUM WATER SETBACK: 30' MINIMUM WETLAND BUFFER SETBACK: 15' MINIMUM

REQUIRED PARKING:

CARPORTS - 1-STORY

MULTIPLE FAMILY DWELLINGS: 2 SPACES PER DWELLING UNIT + 1 SPACE PER 10 UNITS FOR GUESTS 216 DWELLING UNITS x 2 = 432 SPACES + 216/10 x 1 = 21.6 = 22 SPACES 432 + 22 = 454 SPACES

TOTAL REQUIRED PARKING = 454 SPACES 5% REDUCTION FOR BICYCLE PARKING: 454 x 5% = 22.7 = 23 SPACES 454 - 23 = 431 SPACES

PROVIDED PARKING:

FLOOD COMP AREA

WETLAND B 0.56 ACRES

GARAGE PARKING = 31 SPACES CARPORT PARKING = 56 SPACES SURFACE PARKING = 346 SPACES TOTAL PROVIDED PARKING = 433 SPACES (9 HANDICAP SPACES INCLUDED) TOTAL PROVIDED BICYCLE PARKING = 24 SPACES

- 33. THERE ARE PROPOSED PRIVATE USE FACILITIES ON THE SITE (CLUBHOUSE AREA/POOL AREA/ MAINTENANCE BLDG.) TO BE MAINTAINED BY THE OWNER. CLUBHOUSE AREA/POOL AREA = 0.47 ACRES RECREATION AREA:
- 34. 216 UNIT MULTI-FAMILY APARTMENT UNITS ARE PROPOSED FOR THIS PROJECT
- 35. ALL PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE AND APPROVED ZONING ORDINANCE.

FLOOD COMP AREA FLU: RES-9

RESIDENTIAL FLU: RES-6

ENVIRONMENTAL INFORMATION

1.50

OVERALL WETLAND ACREAGE:

- 36. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE MANATEE COUNTY LAND DEVELOPMENT CODE.
- 37. ALL FIRE FLOWS WILL MEET THE REQUIREMENTS OF THE SOUTHERN MANATEE FIRE & RESCUE DISTRICT AND THE MANATEE COUNTY COMPREHENSIVE PLAN (CHAPTER 11). ALL BUILDINGS WILL BE FIRE PROTECTED WITH SPRINKLER SYSTEMS. ALL FIRE SPRINKLER TAPS, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS (FDCs) AND CONNECTIONS TO THE COUNTY POTABLE WATER SUPPLY WILL BE PROVIDED ON THE FINAL CONSTRUCTION PLAN. THE FDC MAXIMUM HEIGHT OF 24 INCHES ABOVE GRADE.
- 38. UNDERGROUND/ABOVEGROUND POLLUTANT STORAGE TANK INSTALLATION/REMOVAL MUST CONFORM TO THE REQUIREMENTS OF CHAPTERS 62-761, FLORIDA ADMINISTRATIVE CODE.
- 39. A FENCE SHALL BE INSTALLED ALONG THE RIGHT-OF-WAY OF 33RD STREET EAST AND THE FLOODPLAIN COMPENSATION AREAS. MANATEE COUNTY REQUIRES FENCE BEHIND LANDSCAPE BUFFER.
- 40. ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NO CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF APPLICABLE. WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS. ALL STREET NAME SIGN SHOP DRAWINGS ARE TO BE REVIEWED BY MANATEE COUNTY PRIOR TO INSTALLATION AND THE SIGNS SHALL BE DESIGNED WITH BLOCK NAMES, NUMBERS AND COLORS AS FOLLOWS: PRIVATE STREETS INTERSECTING WITH PUBLIC ROADS: THE STREET NAME SIGN SHALL BE 6" B SERIES UPPER A LOWER CASE WHITE TEXT ON BLUE BACKGROUND. PUBLIC STREETS: THE STREET NAME SIGN SHALL BE 6" B SERIES UPPER / LOWER CASE WHITE TEXT ON GREEN BACKGROUND. EMERGENCY ACCESS MAINTENANCE STREETS: THE STREET NAME SIGN SHALL BE 6" B SERIES UPPER / LOWER CASE WHITE TEXT ON BROWN BACKGROUND.
- 41. SITE HAS NO EXISTING ONSITE ROADS. ALL PROPOSED ROADWAYS WITHIN THE SITE ARE TO BE PRIVATELY MAINTAINED. 33RD STREET EAST IS A PUBLIC ROADWAY.
- 42. A TRASH RECEPTACLE WILL BE PROVIDED AT THE POOL AREA. ALL POOL RELATED ITEMS WILL BE ADDRESSED IN A SEPARATE PLAN TO BE PROVIDED BY THE POOL DESIGNER.
- 43. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
- 44. PROPOSED POTABLE WATER. RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
- 45. THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.
- 46. THE PROJECT SITE IS WITHIN THE COASTAL PLANNING AREA.

ZONING: PD-MU

VENUE AT LAKEWOOD APTS

1.21 ACRES

47. ALL AUTOMATIC ENTRY GATES WILL COMPLY WITH MANATEE COUNTY ORDINANCE 19-15 AND THE COMPANION AUTOMATIC GATE SYSTEM STANDARDS MEMORANDUM DATED JUNE 19, 2019.

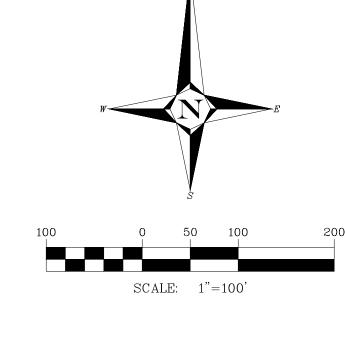
> ZONING: PD-MU VENUE AT LAKEWOOD APTS FLU: RES-9

VENUE AT LAKEWOOD APARTMENTS

ZONING: PD-MU .FLOOD COMP AREA

N 89°07'40" E 517.14'

COLLINS DAIRY DRAIN



CREEK SITE

PRESEI 1ULTI-I

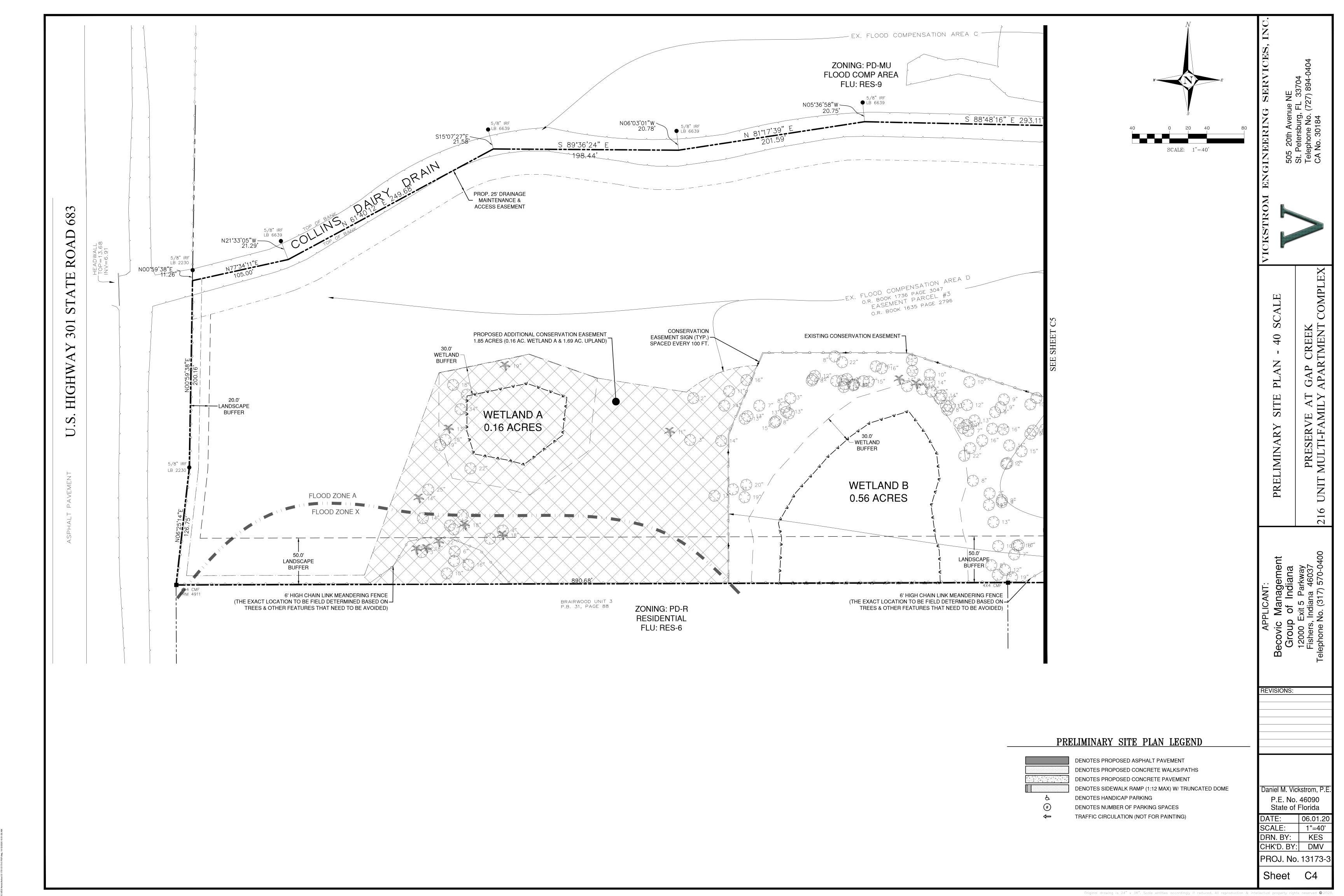
REVISIONS: COUNTY COMMENTS 09.16.2 COUNTY COMMENTS 10.12. COUNTY COMMENTS 10.13.2 COUNTY COMMENTS 10.23.2

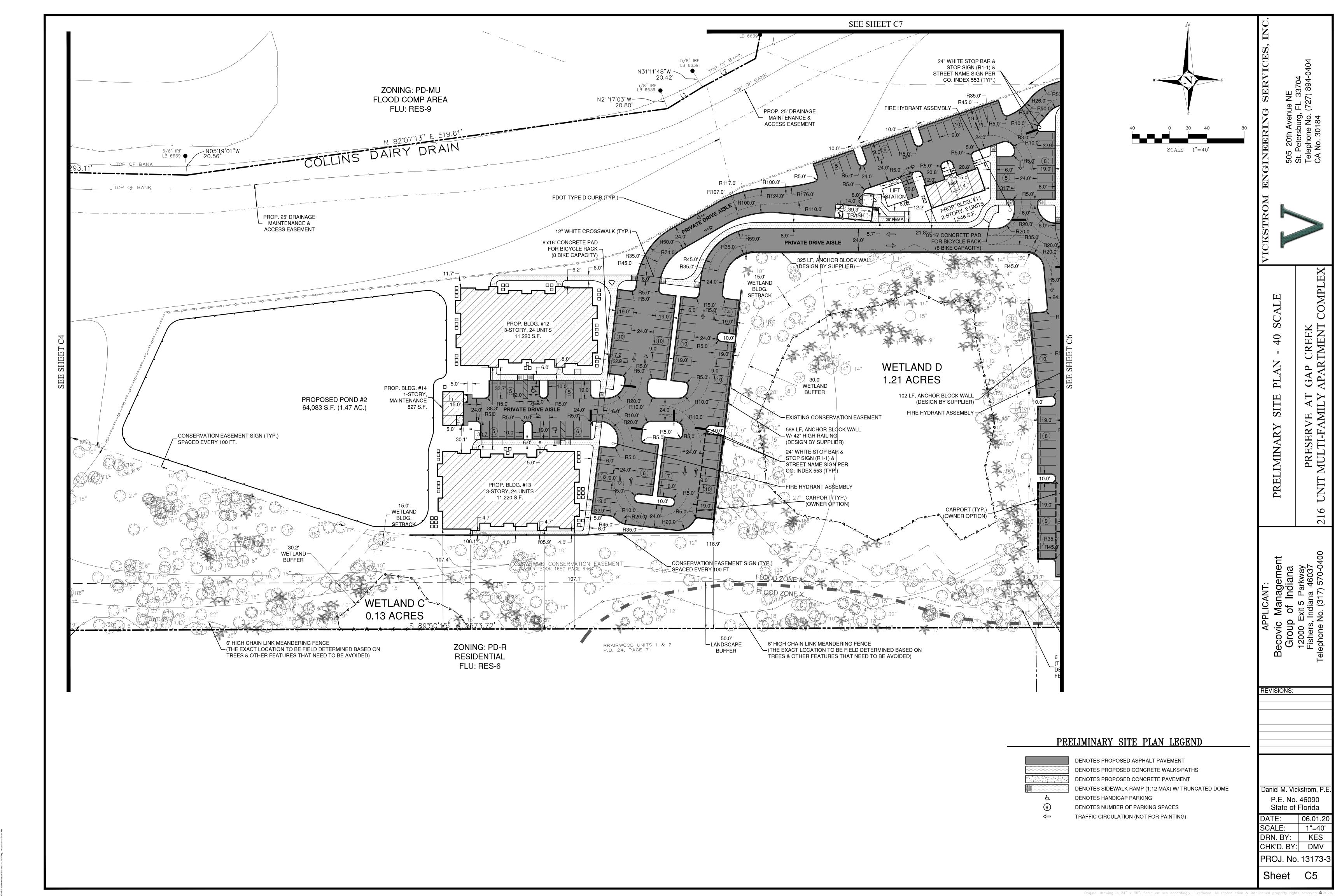
Daniel M. Vickstrom, P. P.E. No. 46090 State of Florida 1"=100 DRN. BY: KES CHK'D. BY: DMV PROJ. No. 13173-

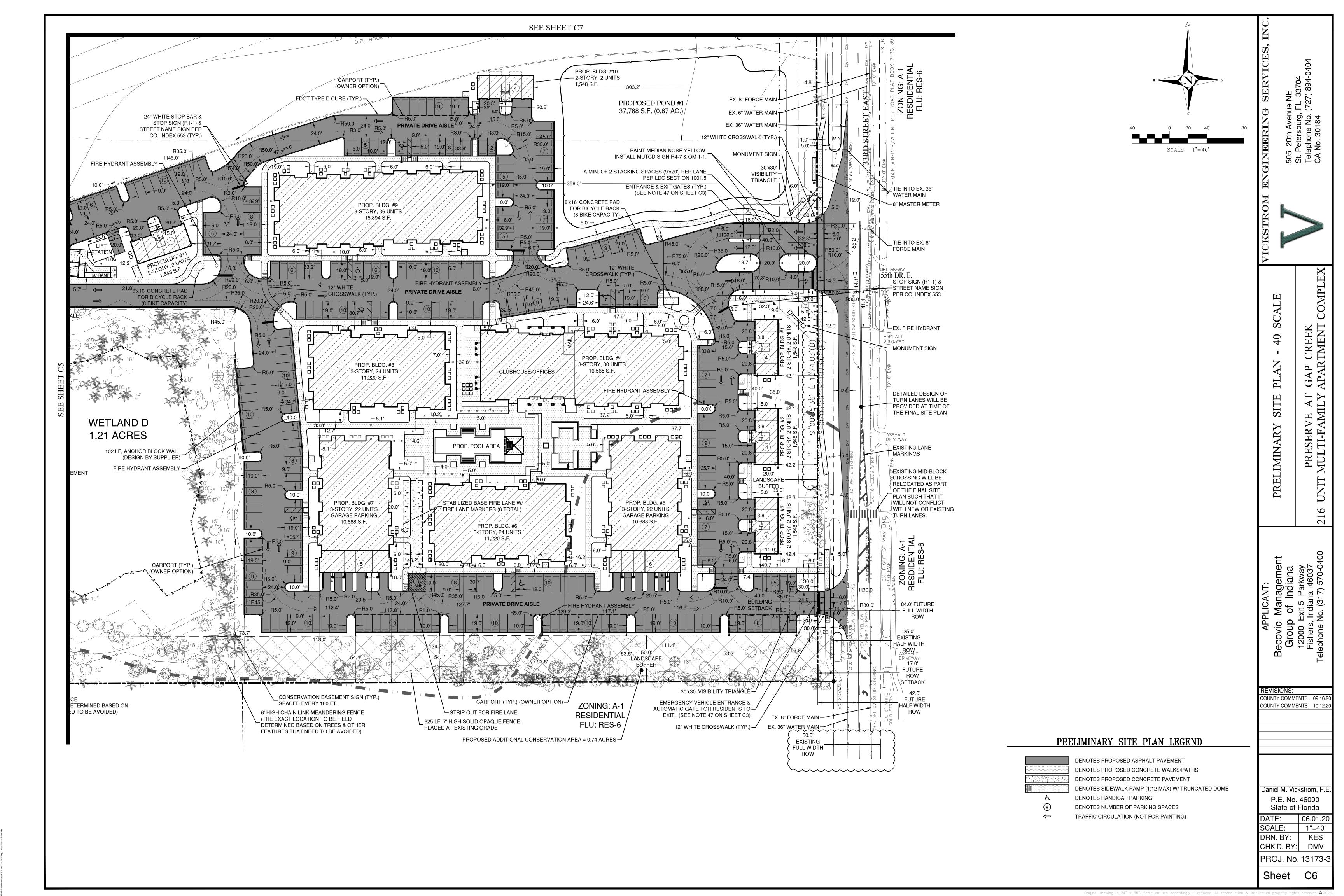
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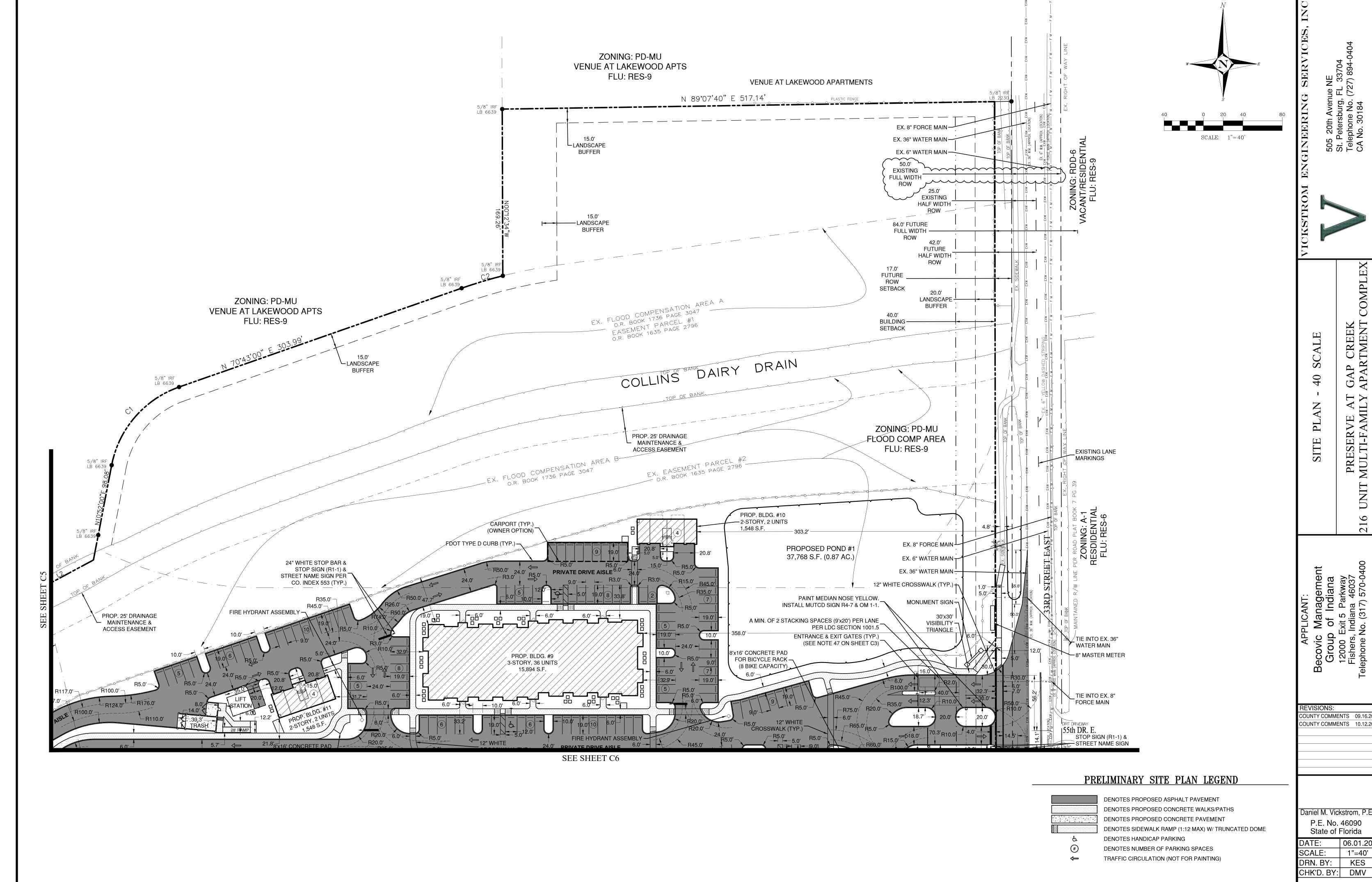
PROPOSED IMPACT ACREAGE: 0.00 ACRES **EXPLANATION** WETLAND ACRES REASON ÙMAM ACREAGE BUFFER IMPACTED: **ACREAGE** SCORE) IMPACT NO IMPACT PROPOSED WETLAND A | 0.16 WETLAND B | 0.56 NO IMPACT PROPOSED N/A NO IMPACT PROPOSED N/A NO IMPACT PROPOSED 0.39 0.00 N/A ΓΟΤΑL

2.06 ACRES









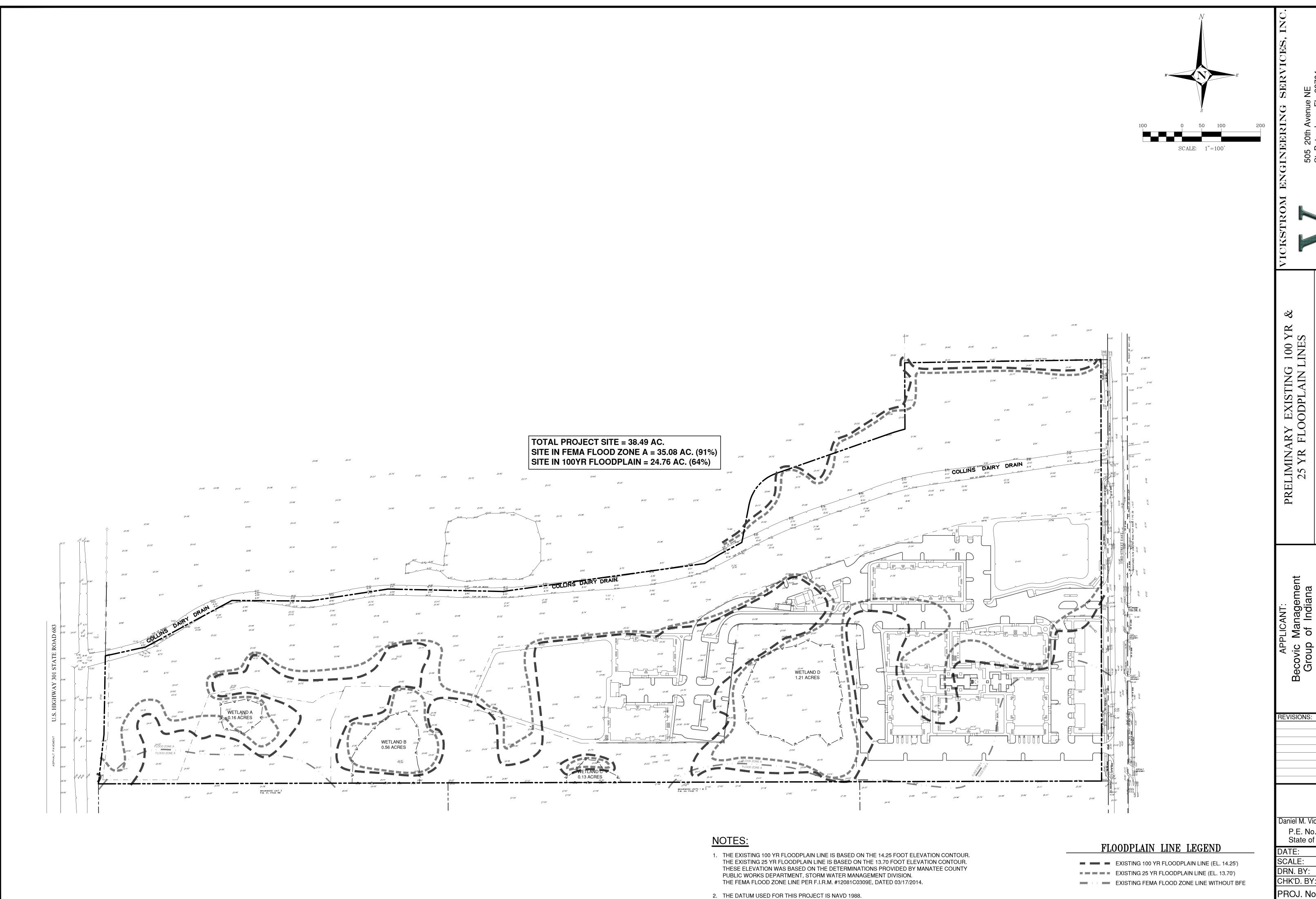
PRESERVE AT MULTI-FAMILY

COUNTY COMMENTS 10.12.2

Daniel M. Vickstrom, P.E P.E. No. 46090 State of Florida 06.01.20 1"=40' KES

PROJ. No. 13173-3

Sheet C7



THE CONVERSION FROM NGVD 1929 TO NAVD 1988 IS AS FOLLOWS: NAVD = NGVD - 0.95.

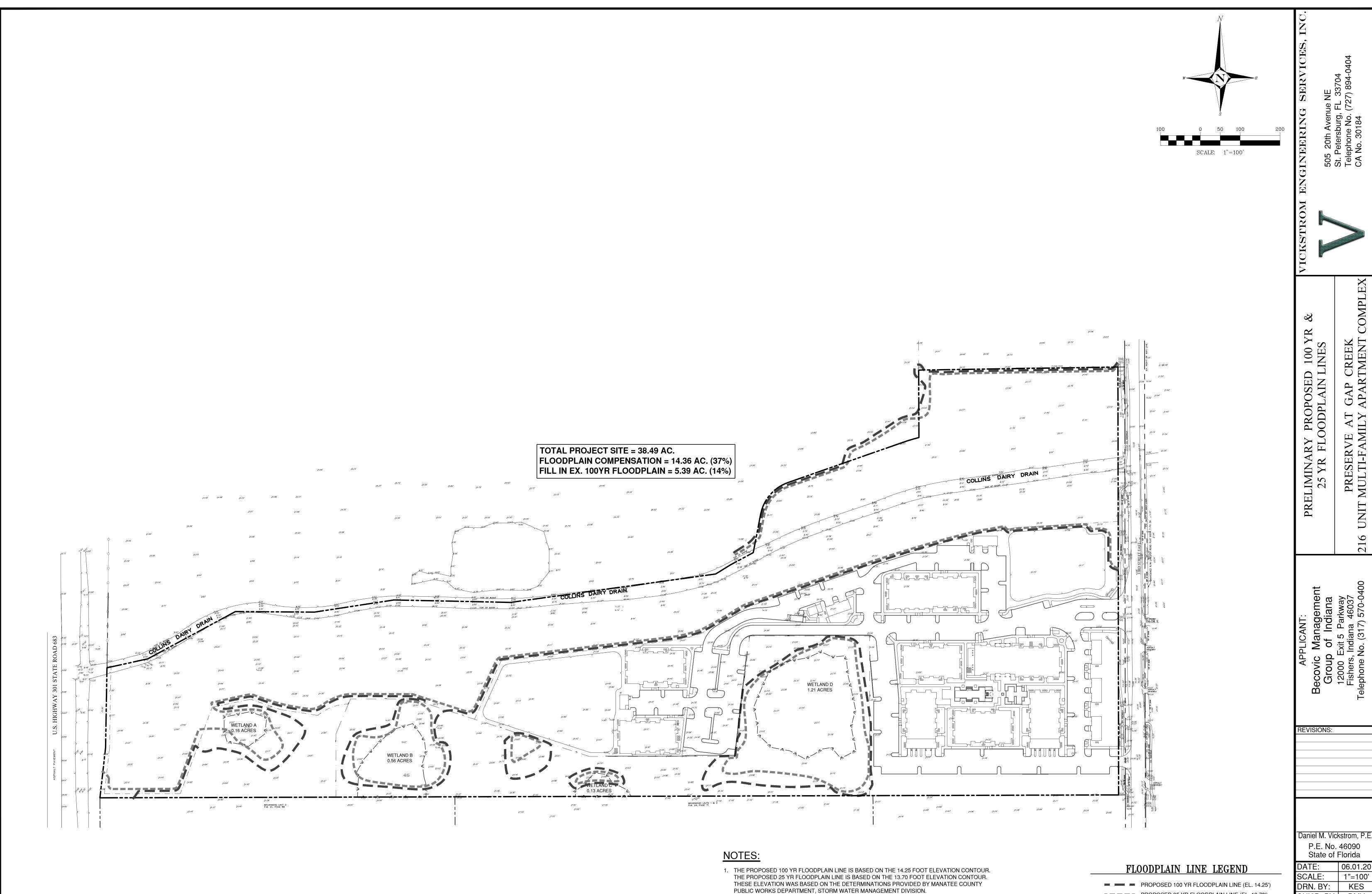
LIMINARY EXISTING 100 YR 25 YR FLOODPLAIN LINES PRESERVE AT GAP CREEK TULTI-FAMILY APARTMENT

Daniel M. Vickstrom, P.E. P.E. No. 46090

State of Florida 1"=100' SCALE: DRN. BY: KES CHK'D. BY: DMV

PROJ. No. 13173-3

Sheet C8



2. THE DATUM USED FOR THIS PROJECT IS NAVD 1988.

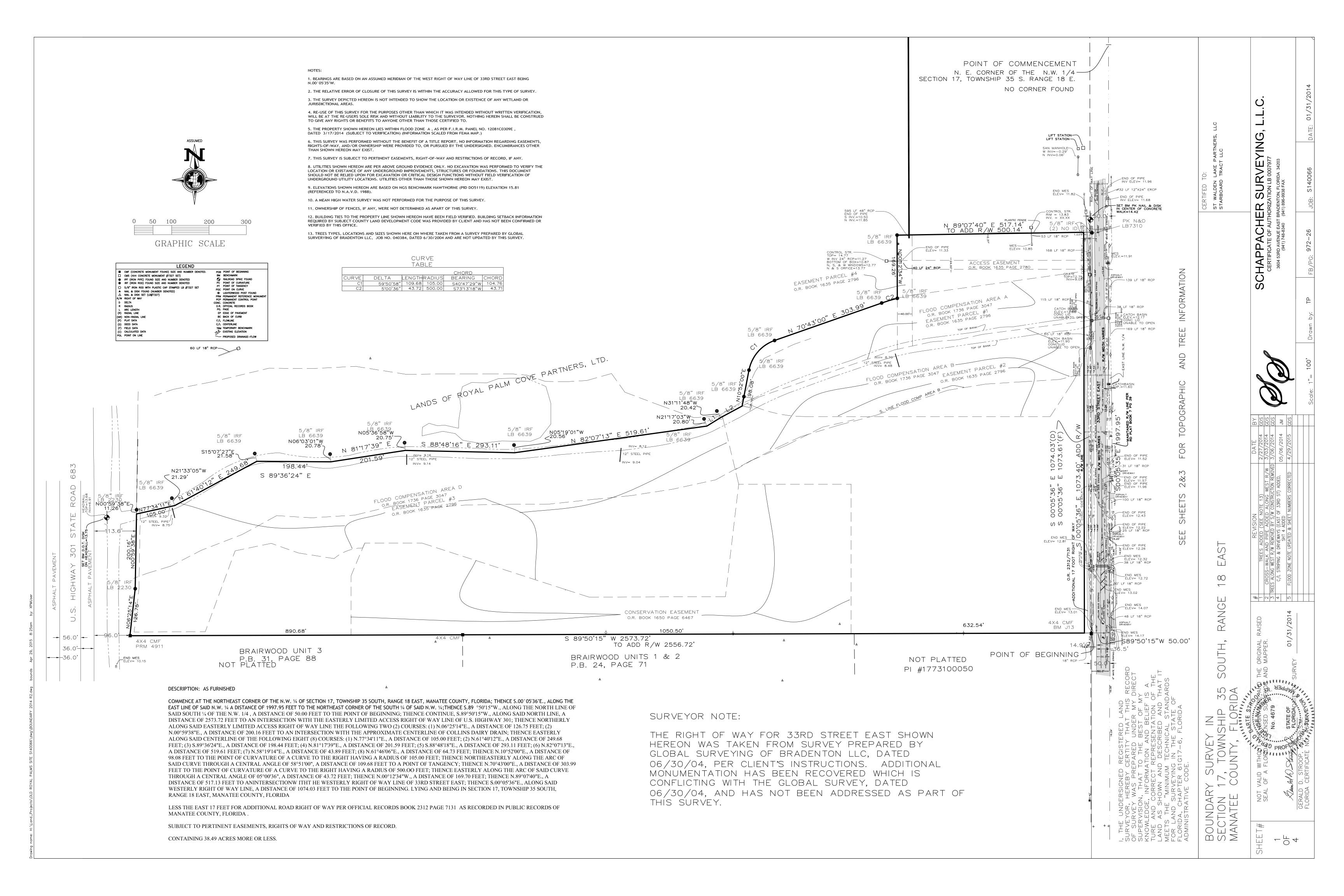
THE CONVERSION FROM NGVD 1929 TO NAVD 1988 IS AS FOLLOWS: NAVD = NGVD - 0.95.

PROPOSED 25 YR FLOODPLAIN LINE (EL. 13.70')

State of Florida 1"=100' KES DRN. BY: CHK'D. BY: DMV PROJ. No. 13173-3

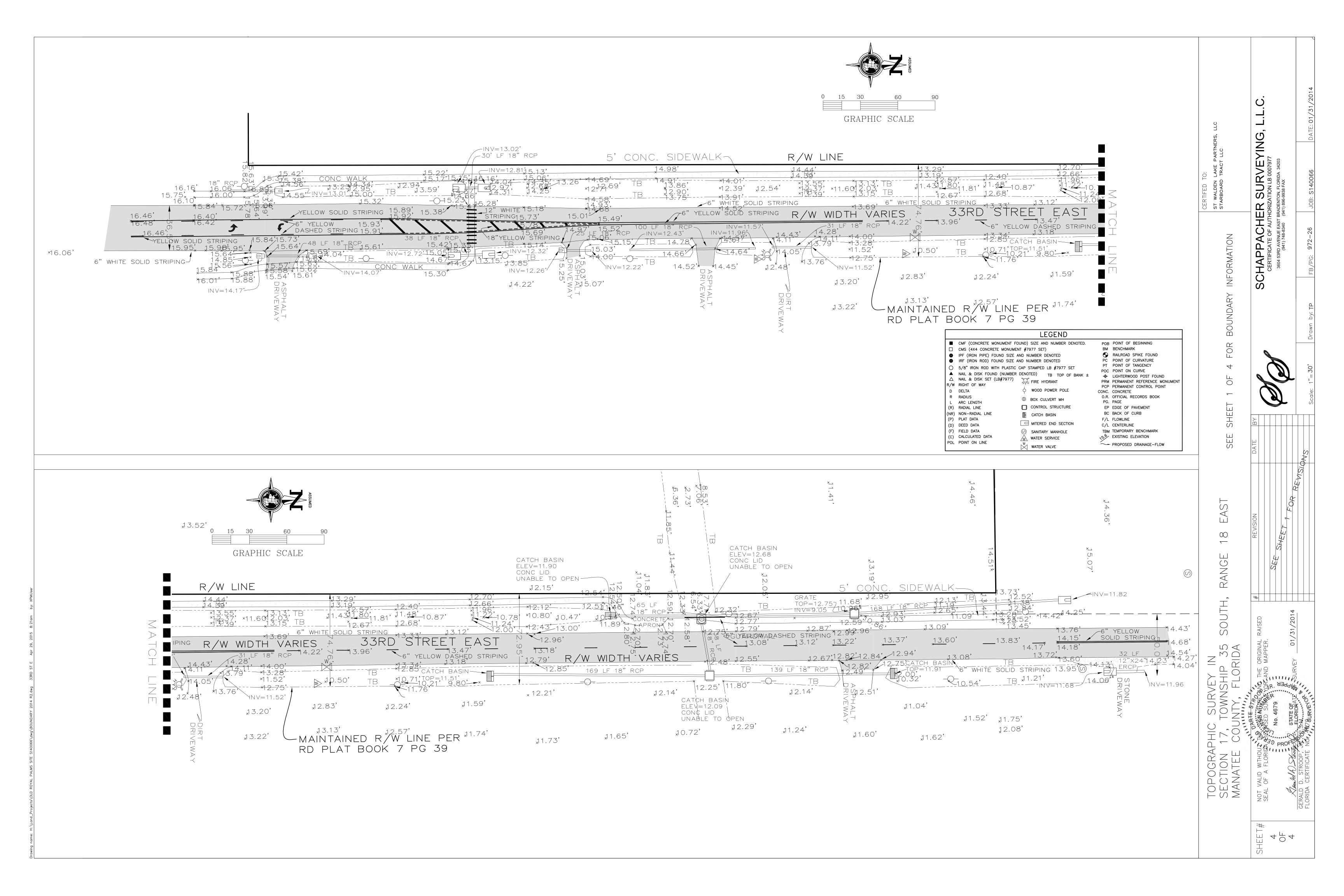
Sheet C9

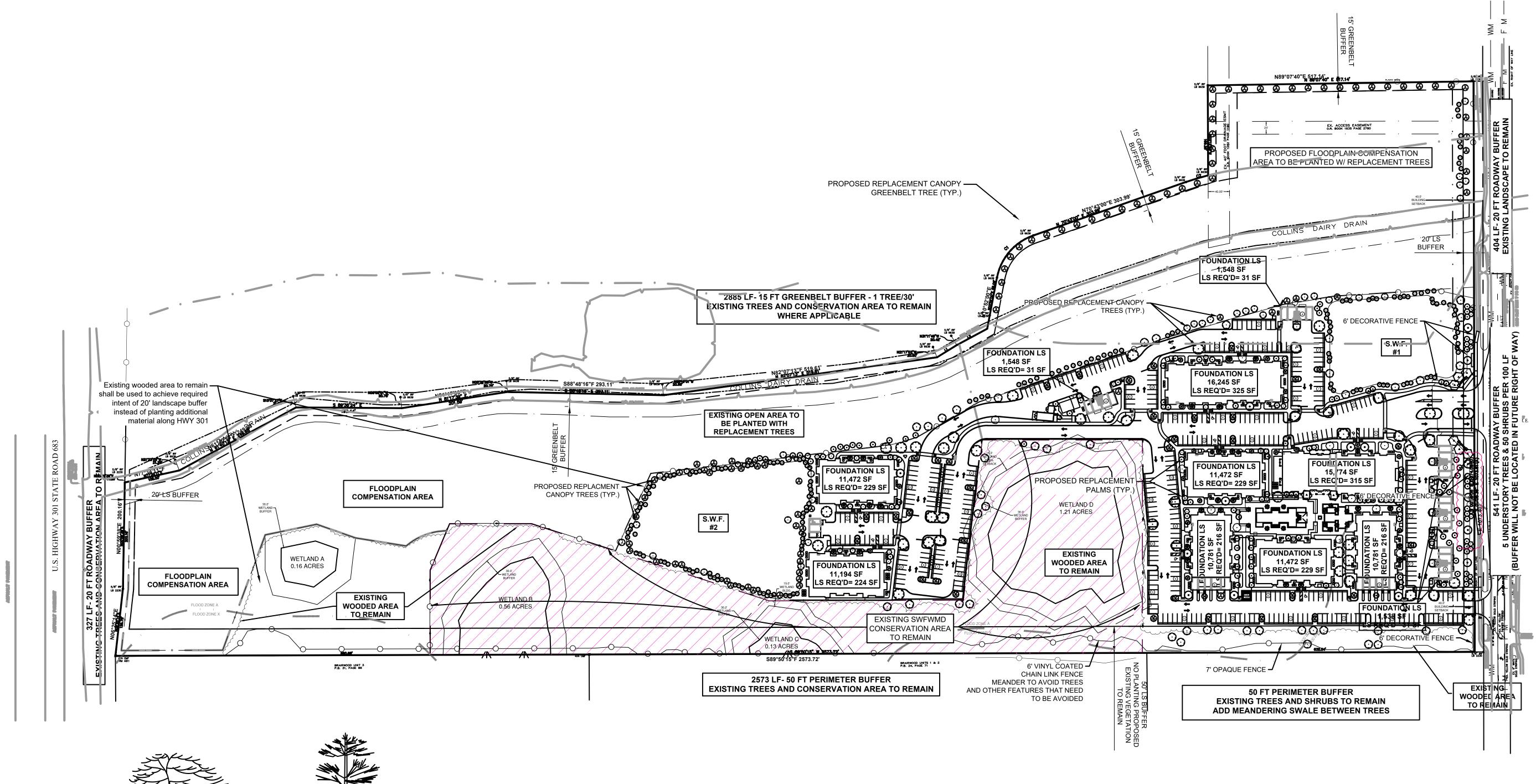
PRESERVE AT GAP CREEK TULTI-FAMILY APARTMENT













- 1. IRRIGATION WILL BE PROVIDED BY GROUNDWATER WITHDRAWALS UNTIL SUCH TIME THAT EFFLUENT IS AVAILABLE. POTABLE WATER WILL NOT BE
- 2. EXISTING WELLS, IF FOUND, WILL BE PROTECTED DURING DEVELOPMENT. 3. A WELL CONSTRUCTION PERMIT WILL BE OBTAINED PRIOR TO CONSTRUCTION
- 4. VEHICULAR USE AREAS WILL BE LANDSCAPED IN ACCORDANCE WITH Sec.701.3 LDC REQUIREMENTS. SCREENING BUFFERS SHALL COMPLY WITH Sec. 701.4 LDC REQUIREMENTS.
- ALL REQUIRED LANDSCAPING WILL MEET FLORIDA NO. 1 QUALITY STANDARDS. 6. FOUNDATION LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH Sec.
- 701.3 LDC REQUIREMENTS. 7. TREE REPLACEMENT SHALL BE PROVIDED AS NOTED IN THE TREE PROTECTION PLAN. PROPOSED TREE SIZES FOR REQUIRED LANDSCAPING SHALL BE INCREASED AS NECESSARY TO COMPLY WITH TREE REPLACEMENT
- 8. FOUNDATION LANDSCAPING WILL MEET OR EXCEED 20 SF PER 1000 SF PER
- MANATEE COUNTY SEC 701.3. LDC
- 9. INTERIOR PARKING VEHICULAR USE AREA LANDSCAPING WILL INCLUDE A MINIMUM OF 360 SF OF PLANTING AREA, 4 CANOPY TREES AND 20 SHRUBS PER 20 PARKING SPACES PER MANATEE COUNTY LCD SEC 701.3.
- 10. LANDSCAPE PERIMETER AND ROADWAY BUFFER WILL MEET OR EXCEED MANATEE COUNTY LDC SEC 701.4.
- 11. REQUIRED LANDSCAPE TREES MAY BE "UPSIZED" TO MEET REPLACEMENT TREE REQUIREMENTS.
- 12. PROJECT SHALL COMPLY WITH SEC. 701.8 LDC
- 13. LANDSCAPE BUFFER WILL NOT BE LOCATED WITHIN POTENTIAL FUTURE RIGHT OF WAY RESERVATION SETBACKS.

LANDSCAPE DATA

SEE PLAN FOR BUFFER REQUIREMENTS

VEHICLE USE AREA LANDSCAPING - 435 SPACES -(SEC. 701.A.2 LDC) 4 CANOPY TREES & 20 SHRUBS, 360 SF PER 20 SPACES REQUIRED: 87 CANOPY, 435 SHRUBS, 7,830 SF PROVIDED: 87 CANOPY TREES, 435 SHRUBS, 7,830 SF (MIN.)

FOUNDATION LANDSCAPING -

20 SF PER 1,000 GFA SEE PLAN FOR REQUIREMENTS

TREE PROTECTION REQUIREMENTS

PROJECT CONSTRUCTION AREA THAT IS FORESTED = 12.6 ACRES* TREES REQUIRED= 50 TREES/ACRE

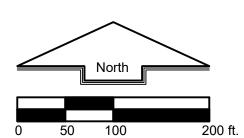
TOTAL REPLACEMENT TREES REQUIRED= 630 TREES BREAKDOWN= 20% - PALM = 126 PALMS

> 20% - 4" CALIPER = 126 - 4" CANOPY TREES 60% - 3" CALIPER = 378 - 3" CANOPY TREES

*FORESTED AREA IS LESS AREA THAN THE CONSTRUCTION AREA









323 Tenth Avenue West, Suite 102 Palmetto, Florida 34221

rrigation Design

Ph. 941.981.3089 | Cell. 941.713.0782 email: bob@gauseandassociates.com LC26000572 | ISA# FL5334A | AICP #061988

DATE: 2020.05.20 JOB NO.: 19-1184 SCALE: 1"=100'

REVISIONS:

PLS COMMENTS~2020.07.21 PLS COMMENTS~2020.09.11

LOCATED AT: 3115 55TH DRIVE EAST BRADENTON, FLORIDA 34203 SECTION 17 TOWNSHIP 35 SOUTH **RANGE 18 EAST** MANATEE COUNTY, FLORIDA

PRELIMINARY LANDSCAPE **PLAN**

PLS-1

PRINTED COPIES OF ELECTRONICALLY SIGN/SEALED PLANS ARE NOT VALID WITHOUT A RAISED SEAL.

> Robert C. Gause LA#000942

TREE PROTECTION-DECIDUOUS&PINE

NOT TO SCALE

** ** **

100% DRIP LINE

DIAGRAM "A"

1. MINIMUM AMOUNT OF TREE RADIUS TO BE PROTECTED:

B. IF THE PROPOSED DEVELOPMENT WILL ENCROACH WITHIN

NECESSARY TO ENSURE THAT THE TREE SURVIVES. PRIOR

A. CHAIN LINK FENCE (NEW OR USED) SHALL BE UTILIZED

IN WRITING BY MANATEE COUNTY GOVERNMENT.

3. CONTRACTOR SHALL MAINTAIN THE BARRIERS UNTIL ALL

PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT

4. TREES LOCATED GREATER THAN 15' OUTSIDE LIMITS OF

CLEARING AND NOT LOCATED ON SINGLE FAMILY LOTS

5. NO DEBRIS, FILL MATERIALS OR CONSTRUCTION ACTIVITY

6. TREES ON SINGLE FAMILY LOTS DO NOT REQUIRE BARRICADES.

AS MARKED BY SILT SCREEN OR HAY BALES DO NOT

SHALL OCCUR WITHIN CONFINES OF BARRIER.

UNLESS ANOTHER MATERIAL IS SPECIFICALLY APPROVED

THE PROPOSED PROTECTION AREA, THEN EFFECTIVE

PRUNING OR OTHER PROTECTIVE MEASURES MAY BE

A. 100% OF DRIP LINE. FIELD ADJUST BARRICADES

APPROVAL FROM NRD STAFF IS REQUIRED.

TO PROTECT 100% OF CANOPY.

2. MINIMUM CONSTRUCTION:

REQUIRE TREE BARRICADES.

DETAIL-FILE

7. PROTECT DESIGNATED TREES SCHEDULED TO REMAIN AGAINST:

OR EXCAVATION MATERIALS WITHIN DRIPLINE.

8. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR

10. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO

PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.

11. NO GRADE CHANGES ARE TO BE MADE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL OF OWNER OR HIS DESIGNATED

12. REPAIR OR REPLACE TREES INDICATED TO REMAIN, WHICH ARE

DAMAGED IN THE CONSTRUCTION OPERATIONS, IN A MANNER

PREVENT PROGRESSIVE DETERIORATION CAUSED BY DAMAGE.

PRIOR APPROVAL FROM NRD STAFF IS REQUIRED.

ACCEPTABLE TO THE OWNER. EMPLOY A QUALIFIED TREE SURGEON

TO REPAIR MAJOR DAMAGES TO TREES AND SHRUBS, PROMPTLY TO

9. WHEN NECESSARY TO CUT ROOT OVER 1-1/2" DIAMETER OF

SKINNING OR BRUISING OF BARK

- PARKING VEHICLES WITHIN DRIP-LINE.

TREES TO REMAIN, CUT MUST BE A CLEAN CUT.

REPRESENTATIVE AND NRD STAFF.

- UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS.

- SMOTHERING OF TREES BY BY STOCKPILING CONSTRUCTION

- EXCESS FOOT AND ALL VEHICULAR TRAFFIC ARE PROHIBITED.

December 17, 2020 Planning Commission – Item 4 – PDMU-20-10(P) The Preserve at Gap Creek PLN2006-0026

From: Stephanie Moreland <stephanie.moreland@mymanatee.org>

Sent: Monday, December 14, 2020 6:51 AM

To: Bobbi Roy <bobbi.roy@mymanatee.org>
Cc: Rachel Layton <rachell@znseng.com>
Subject: FW: Preserve at Gap Creek

Good morning,

Please include public comment for hearing

From: Gary Patmor < patmors@verizon.net>
Sent: Sunday, December 13, 2020 3:17 PM

To: Planning Agenda planning.agenda@mymanatee.org; Stephanie Moreland

<stephanie.moreland@mymanatee.org>

Subject: Preserve at Gap Creek

I'm writing to express my disapproval of MORE housing units being built, this time at the Preserve at Gap Creek. My wife and I have lived in the Briarwood Subdivision for 16 years and it seems like every time we see open acres of property, it's not long before you see houses or apartments being built. The goal in Florida must be to put up housing on a non stop basis and then worry about enough roads later. Driving on State Road 70 is already a nightmare and that's without all those apartments, going up behind Ollie's, not being lived in yet.

What makes matters even worse is for hearings to be scheduled during this horrible pandemic. My wife and I are both close to 70 years old and don't feel like it would be safe for us to attend public hearings at this time.

I'm sure this Email will probably just be ignored, but I know others in our neighborhood that feel the same way we do.

Sincerely, Gary Patmor (941-727-4040)



Parcel ID #(s) 660200007

Project Name: Willis Rd Residential
Project #: PDR-20-11 (Z)(G)
Accela #: PLN2006-0047 PDR-20-11 (Z)(G) PLN2006-0047

S/T/R: 28 33S 18E 20.0

Acreage: 20.0 Existing Zoning: A-1 Existing FLU: RES RES-6 Overlays: NONE Special Areas: NONE

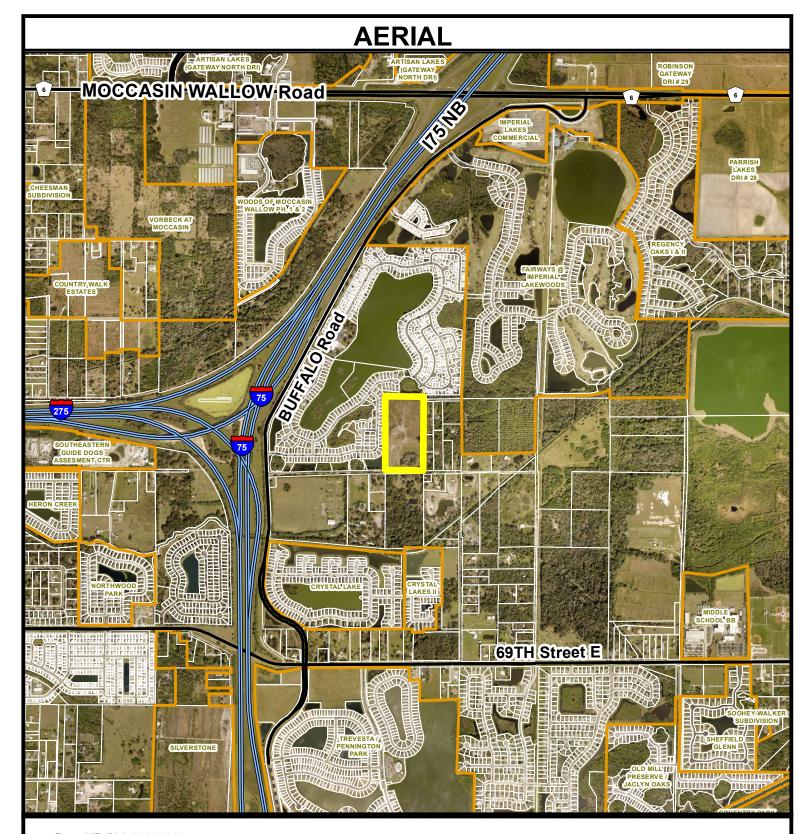
CHH: Watershed: NONE

Drainage Basin: CABBAGE SLOUGH, FROG CREEK

Commissioner: James Satcher

Manatee County Staff Report Map

Map Prepared 11 / 2020 1 inch = 224 feet



Parcel ID #(s) 660200007

Project Name: Willis Rd Residential Project #: PDR-20-11 (Z)(G) Accela #: PLN2006-0047

S/T/R: 28 33S 18E Acreage: 20.0

Existing Zoning: A-1
Existing FLU: RES-6
Overlays: NONE

Special Areas: NONE

CHH: N Watershed: NONE

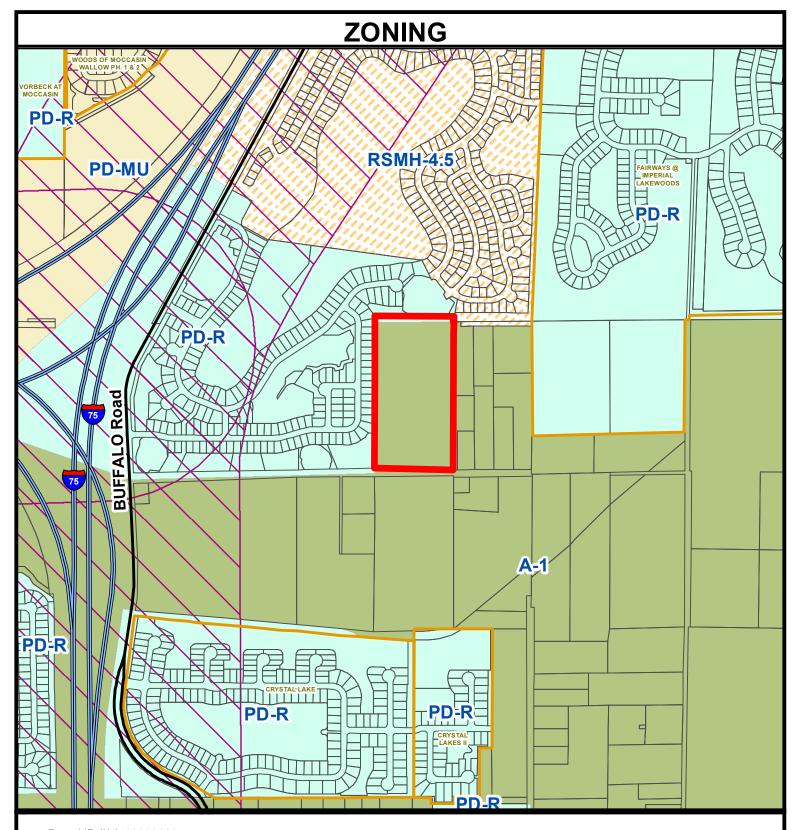
Drainage Basin: CABBAGE SLOUGH, FROG CREEK

Commissioner: James Satcher

Manatee County Staff Report Map

Map Prepared 11 / 2020

1 inch = 1,676 feet



Parcel ID #(s) 660200007

Project Name: Willis Rd Residential Project #: PDR-20-11 (Z)(G) Accela #: PLN2006-0047

S/T/R: 28 33S 18E

Acreage: 20.0
Existing Zoning: A-1
Existing FLU: RES-6
Overlays: NONE

Special Areas: NONE

CHH: N Watershed: NONE

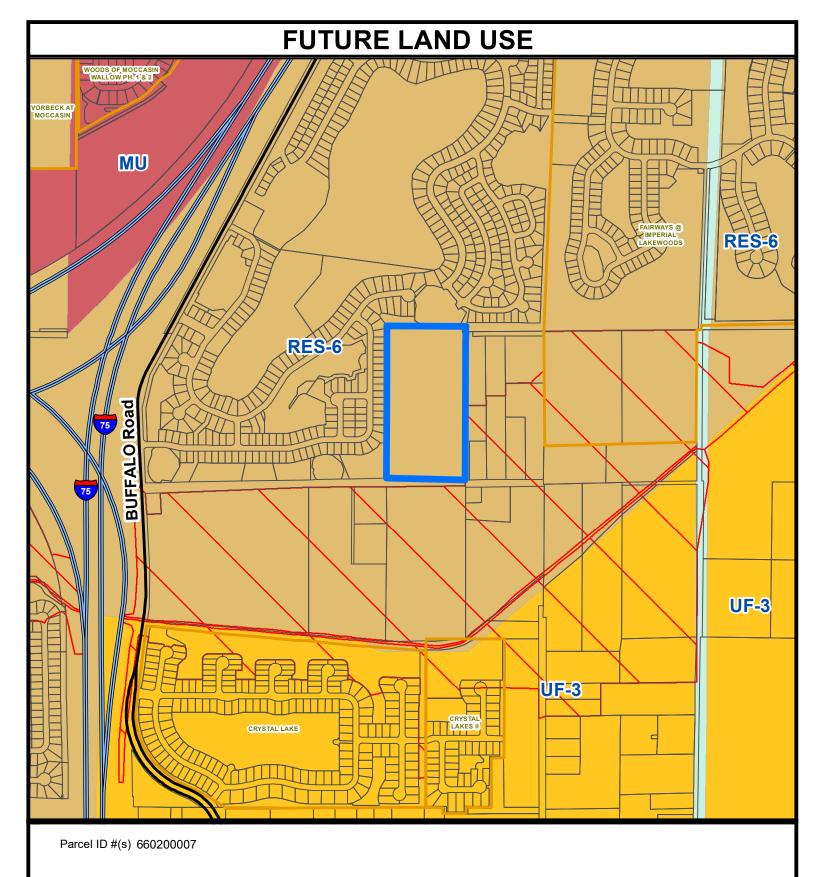
Drainage Basin: CABBAGE SLOUGH, FROG CREEK

Commissioner: James Satcher

Manatee County Staff Report Map

Map Prepared 11 / 2020

1 inch = 810 feet



Project Name: Willis Rd Residential Project #: PDR-20-11 (Z)(G) Accela #: PLN2006-0047

Coastal Planning Area

S/T/R: 28 33S 18E 20.0

Acreage: 20.0 Existing Zoning: A-1 Existing FLU: RES RES-6 Overlays: NONE Special Areas: NONE

CHH: Watershed: NONE

Drainage Basin: CABBAGE SLOUGH, FROG CREEK

Commissioner: James Satcher

Manatee County Staff Report Map

Map Prepared 11 / 2020

1 inch = 810 feet