

RECOMMENDED in Open Session by
Manatee County Planning Commission
July 8, 2021



Planning Commission
July 8, 2021

SUBJECT

PDR-10-11(Z)(P)(R2) - GAMBLE CREEK RANCH RBGJAG HOLDINGS LLC REZONE / CANOE CREEK PHASE IV - PLN2010-0105

A REZONE OF APPROXIMATELY 72.65 ACRES ON THE SOUTH SIDE OF GOLF COURSE ROAD, PARRISH (MANATEE COUNTY) FROM THE A/NCO (GENERAL AGRICULTURE – ONE DWELLING UNIT PER FIVE ACRES/NORTH CENTRAL OVERLAY DISTRICT) TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT (72.65 ACRES TO BE ADDED TO THE ALREADY REZONED 304.09 ACRES, FOR A TOTAL ACREAGE OF 376.74 ACRES); RETAINING THE NORTH CENTRAL OVERLAY DISTRICT; APPROVING AN AMENDED PRELIMINARY SITE PLAN TO ADD 152 LOTS FOR PHASE IV TO THE EXISTING CANOE CREEK DEVELOPMENT ALREADY APPROVED FOR 896 RESIDENCES (637 LOTS USED - 259 LOTS REMAINING) WHICH INCLUDES SINGLE-FAMILY ATTACHED, DETACHED, AND SEMI-DETACHED RESIDENCES; GENERALLY LOCATED ON THE SOUTH SIDE OF GOLF COURSE ROAD, PARRISH (MANATEE COUNTY) AND COMMONLY KNOWN AS 3780, 3939, 4249 AND 4250 GAMBLE CREEK ROAD, PARRISH (MANATEE COUNTY).

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

None

Contact and/or Presenter Information

Presenter: Stephanie Moreland, Principal Planner, 941-748-4501 ext. 3880,
stephanie.moreland@mymanatee.org

Contact: Natalie Chiapusio, Planning & Zoning Technician, 941-748-4501 ext. 6839,
natalie.chiapusio@mymanatee.org

ITEM 2

Action Requested

ALTERNATIVE MOTIONS:

APPROVAL: [Motion revised to change Stipulations A.1-A.7 to A.1-A.6](#)

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-10-11(Z)(P)(R2) and approval of a Revised Preliminary Site Plan with Stipulations A.1–A.7, B.1, C.1-C.10, D.1-D.2, E.1-E.3 and F.1-F.6: ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative to Land Development Code Sections; 1) 403.12.D.6 (buffer planting elimination); 2) 403.8.F.2 (reduction of upland habitat preservation in the North Central Overlay District and Coastal Planning Area), 3) LDC Section 1001.1.C (Second Means of Access Required) and 4) Public Works Manual Sec 3.1.3.B.6 (reduction of right-of-way).

APPROVAL WITH DENIAL OF SPECIFIC APPROVAL 3 LDC SECTION 1001.1.C (SECOND MEANS OF ACCESS REQUIRED) [Motion revised to change Stipulations A.1-A.7 to A.1-A.6](#)

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-10-11(Z)(P)(R2) and approval of a Revised Preliminary Site Plan with Stipulations A.1–A.7, B.1, C.1-C.10, D.1-D.2, E.1-E.3 and F.1-F.6: ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative to Land Development Code Sections; 1) 403.12.D.6 (buffer planting elimination); 2) 403.8.F.2 (reduction of upland habitat preservation in the North Central Overlay District and Coastal Planning Area), and 4) Public Works Manual Sec 3.1.3.B.6 (reduction of right-of-way); and DENIAL of Specific Approval 3) LDC Section 1001.1.C (Second Means of Access Required).

DENIAL:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend DENIAL of Manatee County Zoning Ordinance and the Revised Preliminary Site Plan PDR-10-11(Z)(P)(R2); DENIAL of the Specific Approvals for an alternative to Land Development Code Sections; 1) 403.12.D.6 (buffer planting elimination), 2) 403.8.F.2 (reduction of upland habitat preservation in the North Central Overlay District and Coastal Planning Area), 3) LDC Section 1001.1.C (Second Means of Access Required), 4) Public Works Manual Sec 3.1.3.B.6 (reduction of right-of-way).

Enabling/Regulating Authority

Manatee County Land Development Code
Manatee County Comprehensive Plan

Background Discussion

- Ms. Anna Ritenour, Agent, from Clearview Land Design, seeks approval to amend and restate Ordinance PDR-10-11(P)(R) to rezone approximately 72.65 acres on the south side of Golf Course Road, Parrish, from the A/NCO (General Agriculture – One dwelling unit per five acres/North Central Overlay District) to PDR (Planned Development Residential) zoning district.

ITEM 2

The approximate 72.65 acre site borders the southern boundary of the existing Canoe Creek Development and a part of the northern boundary of Cross Creek Subdivision, Phase one.

- The site is in the North Central Overlay District, partially in the Coastal Planning Area and Coastal Evacuation Area. Currently, the site has existing agricultural structures, power lines, concrete walks and barbed wire fencing, which will be removed prior to development.
- The 72.65 acres will be added to the already rezoned 304.09 acres for a total acreage of 376.74 acres.
- On May 5, 2011, the Board of County Commissioners approved a rezone of approximately 304.09 acres on the north and south sides of Golf Course Road to PDR and a Preliminary Site Plan (Canoe Creek Subdivision) for 896 lots for single-family detached residences.
- On November 06, 2014, the Board of County Commissioners approved a revised ordinance [PDR-10-11(P)(R)] to allow semi-detached and attached units in addition to single-family detached residences with no change to the number of lots (896) previously approved.
- There are currently 637 lots in the existing Canoe Creek development and 259 lots remaining. The applicant seeks approval of a second revision to the Preliminary Site Plan to add Phase IV with 152 lots to the existing Canoe Creek development.
- The site is in the UF-3 (Urban Fringe-3 dwelling units per acre) Future Land Use Category (FLUC). Manatee County Comprehensive Plan, Policy 2.2.1.21.3, lists urban or suburban residential uses in the range of potential uses for consideration. The proposed density (2.38) is below the maximum proposed gross density threshold for a project in the UF-3 FLUC.
- The proposed PDR zoning district is compatible and consistent with the UF-3 FLUC and permits the proposed use with Board approval.
- The site is in the Coastal Planning Area. Manatee County Comprehensive Plan, Policy 4.1.2.1 requires developments within the Coastal Planning Area to preserve representative tracts of native upland communities. The project proposes native plant community preservation on-site through preservation of post-development wetlands and preserved native upland habitat.
- The site is also partially in the Coastal Evacuation Area. According to Manatee County Comprehensive Plan, Policy 2.2.2.4.1, “the purpose of the CEA Overlay District is to minimize the effect of development on the evacuation of population from Zone A during a Category 1 hurricane, which is the first area subject to evacuation in an event of potential high storm surge”. There is no request to change the UF-3 FLUC to a FLUC allowing an increase in density.
- The site is in the North Central Overlay District. Unless specific approval is granted, the proposed project is subject to all applicable requirements of LDC Section 403.12 (North Central Overlay).
- The site lies in Flood Zones X, A, AE, and floodway per FIRM Panel 12081C0195E, effective 3/17/2014. Preliminary FIRMs received by the county modify the 100-year floodplain. Effective date is August 10, 2021. The developer is to establish the Base Flood Elevation for encroachment in Zone A. No-Rise Certification for any encroachment including fill is required for the regulatory floodway.
- There are impacts proposed to the existing 0.38 acres of wetlands. There are no known historic or archaeological resources on the site.

ITEM 2

- The existing Canoe Creek Development has frontage and a gated access on Golf Course Road. The proposed design shows Phase IV will connect to an existing internal road (Canoe Creek Avenue) in Phase 1 of the existing Canoe Creek Development. The design shows an alternate emergency access road leading to the western part of the project to connect Golf Course Road via an existing roadway. Staff has a concern with the project's design because it does not show a full second means of access for the proposed Phase 4.
- To provide access to the remaining parcel to the south (38 acres not a part of this request), the Phase IV design includes access to the adjoining property to the south via a 20-foot wide road (Street B1) and road connecting Street D cul-de-sac. The roads are required to provide adequate frontage (a minimum of 80 linear feet) to the adjacent property to the south.
- Sidewalks exist along the south side of Golf Course Road (adjacent to the Canoe Creek development) and internal roads within the Canoe Creek Development.
- There will be perimeter and interior landscaping, as well as, landscaping in accordance with LDC Section 701 in perimeter and roadway buffers.
- The applicant requests specific approvals which are outlined in the staff report.
- The requested amendment and revised Preliminary Site Plan can be found to be consistent with the Manatee County Comprehensive Plan and Land Development Code regulations.

Attorney Review

Other (Requires explanation in field below)

Other (if applicable)

Sarah Schenk reviewed and responded by emails to Matter2021-0218 on May 28 and June 16, 2021.

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



Building and Development Services Department

Public Hearings

1112 Manatee Avenue West, Bradenton, FL 34205

Phone number: (941) 748-4501 ext. 6839

MEMORANDUM

To: Rossina Leider. Planning Section Manager

From: Bobbi Roy, Senior Planning and Zoning Technician

Date: July 7, 2021

Subject: **Agenda Update** for July 8, 2021 Planning Commission Agenda

This memo and the changes indicated below are reflected in the electronic agenda (E-Agenda).

Advertised Public Hearings - Presentations Scheduled

- 2. PDR-10-11(Z)(P)(R2) - Gamble Creek Ranch RBGJAG Holdings LLC Rezone / Canoe Creek Phase IV - PLN2010-0105 - Quasi-Judicial - Stephanie Moreland, Principal Planner - Revised Motion to correct Stipulation numbers for A. Stormwater and a public comment letter attached.**

REVISED ALTERNATIVE MOTIONS:

APPROVAL:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-10-11(Z)(P)(R2) and approval of a Revised Preliminary Site Plan with Stipulations A.1–A.7 6, B.1, C.1-C.10, D.1-D.2, E.1-E.3 and F.1-F.6: ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative to Land Development Code Sections; 1) 403.12.D.6 (buffer planting elimination); 2) 403.8.F.2 (reduction of upland habitat preservation in the North Central Overlay District and Coastal Planning Area), 3) LDC Section 1001.1.C (Second Means of Access Required) and 4) Public Works Manual Sec 3.1.3.B.6 (reduction of right-of-way.

APPROVAL WITH DENIAL OF SPECIFIC APPROVAL 3 LDC SECTION 1001.1.C (SECOND MEANS OF ACCESS REQUIRED):

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-10-11(Z)(P)(R2) and approval of a Revised Preliminary Site Plan with Stipulations A.1–A.7 6, B.1, C.1-C.10, D.1-D.2, E.1-E.3 and F.1-F.6: ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative to Land Development Code Sections; 1) 403.12.D.6

(buffer planting elimination); 2) 403.8.F.2 (reduction of upland habitat preservation in the North Central Overlay District and Coastal Planning Area), and 4) Public Works Manual Sec 3.1.3.B.6 (reduction of right-of-way); and DENIAL of Specific Approval 3) LDC Section 1001.1.C (Second Means of Access Required).

4. **PA-20-03/Ordinance 21-22 (fka Ord. 21-02) – County initiated Comprehensive Text and Map Amendment – Coastal High Hazard Area Overlay District, Coastal Evacuation Area Overlay District, and Coastal Planning Area - PLN2009-0095 Legislative – Nicole Knapp, County Administration** – Public Comments attached.

Public Comments - PDR-10-11(Z)(P)(R2) - Gamble Creek Ranch RBGJAG Holdings LLC Rezone / Canoe Creek Phase IV - PLN2010-0105 - Quasi-Judicial - Stephanie Moreland, Principal Planner

From: Dennis Wilm <dbwilm@live.com>

Sent: Tuesday, June 29, 2021 5:16 PM

To: Bobbi Roy <bobbi.roy@mymanatee.org>

Subject: regarding the PDR-10-11 Z P R2- Gamble Creek RBGJAG Holdings LLC Rezone / Canoe Creek phase1V- PLN2010-0105

To whom this may concern my name is Dennis Wilm I am a Home owner in Canoe Creek I am in the phase one part of the Development my address there is 13785 Old Creek CT. Parrish FL. I closed on my home last August with the understanding this was going to be a total of 650 some homes now it looks like Neal Communities wants to expand the project to over 800 home sites of different varieties so basically, they lied to the people buying into this Development. It is my opinion this request should be denied for the several reasons first and most important the people that have bought in this community to date were told how big this development was going to be now they are trying to add onto an already large enough Community to me this is basically mis informing the people myself included what they were buying into if I would of known this was going to be this much bigger of a Community I would of considered twice buying in this Development. Reason two in general Manatee County is growing so fast there just is not enough infrastructure to keep handling the development that is not only happening in Parrish but in general in Manatee County I have heard from other people not enough road ways, Fire Departments, Police, Hospitals, schools, the list goes on please reconsider approving this request from Neal and for once learn to start saying no to some of these projects till at least you as Manatee County can take a better review of all of what is needed to handle the growth throughout the area. My cell number to call and discuss with me if any questions is 1-262-227-9956 thank you for any consideration in this matter Dennis Wilm

Planning Commission: 07/08/21

**PDR-10-11(Z)(P)(R2) - Gamble Creek Ranch RBGJAG Holdings LLC Rezone/Canoe Creek Phase IV
- PLN2010-0105**

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending and restating Ordinance PDR-10-11(P)(R) to add 72.65± acres; providing for the rezoning of approximately 72.65 acres on the south side of Golf Course Road, Parrish (Manatee County) from the A/NCO (General Agriculture – One dwelling unit per five acres/North Central Overlay District) to the PDR (Planned Development Residential) zoning district (72.65 acres to be added to the already rezoned 304.09 acres, for a total acreage of 376.74 acres); retaining the North Central Overlay District; approving an amended Preliminary Site Plan to add 152 lots for Phase IV to the existing Canoe Creek development already approved for 896 residences (637 lots used - 259 lots remaining) which includes single-family attached, detached, and semi-detached residences; generally located on the south side of Golf Course Road, Parrish (Manatee County) and commonly known as 3780, 3939, 4249 and 4250 Gamble Creek Road, Parrish (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, repealing ordinances in conflict; and providing an effective date.

P.C.: 07/08/21

B.O.C.C.: 08/05/21

ALTERNATIVE MOTIONS:

APPROVAL:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend **ADOPTION** of Manatee County Zoning Ordinance No. PDR-10-11(Z)(P)(R2) and approval of a Revised Preliminary Site Plan with Stipulations A.1–A.7, B.1, C.1-C.10, D.1-D.2, E.1-E.3 and F.1-F.6: **ADOPTION** of the Findings for Specific Approval; and **GRANTING** Specific Approval for an alternative to Land Development Code Sections; 1) 403.12.D.6 (buffer planting elimination); 2) 403.8.F.2 (reduction of upland habitat preservation in the North Central Overlay District and Coastal Planning Area), 3) LDC Section 1001.1.C (Second Means of Access Required) and 4) Public Works Manual Sec 3.1.3.B.6 (reduction of right-of-way).

APPROVAL WITH DENIAL OF SPECIFIC APPROVAL 3 LDC SECTION 1001.1.C (SECOND MEANS OF ACCESS REQUIRED)

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend **ADOPTION** of Manatee County Zoning Ordinance No. PDR-10-11(Z)(P)(R2) and approval of a Revised Preliminary Site Plan with Stipulations A.1–A.7, B.1, C.1-C.10, D.1-D.2, E.1-E.3 and F.1-F.6: **ADOPTION** of the Findings for Specific Approval; and **GRANTING** Specific Approval for an alternative to Land Development Code Sections; 1) 403.12.D.6 (buffer planting elimination); 2) 403.8.F.2 (reduction of upland habitat preservation in the North Central Overlay District and Coastal Planning Area), and 4) Public Works Manual Sec 3.1.3.B.6 (reduction of right-of-way); and **DENIAL** of Specific Approval 3) LDC Section 1001.1.C (Second Means of Access Required).

DENIAL:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend DENIAL of Manatee County Zoning Ordinance and the Revised Preliminary Site Plan PDR-10-11(Z)(P)(R2); DENIAL of the Specific Approvals for an alternative to Land Development Code Sections; 1) 403.12.D.6 (buffer planting elimination), 2) 403.8.F.2 (reduction of upland habitat preservation in the North Central Overlay District and Coastal Planning Area), 3) LDC Section 1001.1.C (Second Means of Access Required), 4) Public Works Manual Sec 3.1.3.B.6 (reduction of right-of-way).

PROJECT SUMMARY	
CASE #:	PDR-10-11(Z)(P)(R2), PLN2010-0105
PROJECT NAME:	Canoe Creek Phase IV PDR Rezone and Revised Canoe Creek Preliminary Site Plan to add Phase IV
APPLICANT(S):	Gamble Creek Ranch RBG JAG Holdings LLC
AGENT:	Anna Ritenour
PROPOSED ZONING:	PDR (Planned Development Commercial)
EXISTING ZONING:	A (General Agriculture -one dwelling per five acres)
PROPOSED USE(S):	Residential
CASE MANAGER:	Stephanie Moreland, Principal Planner
DETAILED DISCUSSION	
<p>The approximate 72.65-acre site, on the south side of Golf Course Road, Parrish (North County), borders the southern boundary of the existing Canoe Creek Development and a part of the northern boundary of Cross Creek Phase one. The site is in the North Central Overlay District, partially in the Coastal Planning Area and Coastal Evacuation Area. Currently the site has existing agricultural structures, power lines, concrete walks and barbed wire fencing which will be removed prior to development.</p> <p><u>History:</u></p> <p>On May 5, 2011, the Board of County Commissioners approved a rezone of approximately 304.09 acres on the north and south sides of Golf Course Road to PDR and a Preliminary Site Plan (Canoe Creek Subdivision) for 896 lots for single-family detached residences.</p> <p>On November 06, 2014, the Board of County Commissioners approved a revised ordinance [PDR-10-11(P)(R)] to allow semi-detached and attached units in addition to single-family detached residences with no change to the number of lots (896) previously approved.</p> <p>There are 637 lots in the Canoe Creek Subdivision, Phases 1-3, with remaining unused entitlements of 259 lots.</p> <p><u>Request:</u></p> <p>The current request seeks approval of a rezone of 72.65 acres from the current A/NCO (General Agriculture - One dwelling unit per five (5) acres/North Central Overlay District) to PDR/NCO (Planned Development Residential) zoning district and approval of a revised Preliminary Site Plan to add the subject 72.65 acres to allow Phase IV, Canoe Creek Subdivision, consisting of 152 lots from the remaining entitlements for the existing Canoe Creek Development.</p>	

The site is in the UF-3 (Urban Fringe – 3 dwelling units per acre) Future Land Use Category (FLUC). According to Manatee County Comprehensive Plan, Policy 2.2.1.11.2, the UF-3 FLUC lists low density residential and medium-density clustered residential uses, in the range of potential uses for consideration.

The proposed density (2.38) is below the maximum proposed gross density (3 dwelling units) threshold for a project in the UF-3 FLUC.

The proposed PDR zoning district is compatible and consistent with the UF-3 FLUC and permits the proposed use with Board approval.

The site is in the Coastal Planning Area. Manatee County Comprehensive Plan, Policy 4.1.2.1 requires developments within the Coastal Planning Area to preserve representative tracts of native upland communities. The project proposes 6.99 acres of native plant community preservation on-site through preservation of 3.71 acres of post-development wetlands and 3.28 acres of preserved native upland habitat.

Per LDC Section 403.8.F.2, 50% of the required minimum open space, exclusive of areas used for surface water retention/detention, shall be retained in the natural vegetation of native upland communities including understory vegetation for development projects within the Coastal Planning Area. Based on this requirement, the upland preservation required for this project is 4.48 acres, and the applicant has requested a specific approval to provide 3.28 acres of preserved upland habitat.

The site is also partially in the Coastal Evacuation Area. According to Manatee County Comprehensive Plan, Policy 2.2.2.4.1, “the purpose of the CEA Overlay District is to minimize the effect of development on the evacuation of population from Zone A during a Category 1 hurricane, which is the first area subject to evacuation in an event of potential high storm surge”. There is no request to change the UF-3 FLUC to a FLUC allowing an increase in density.

The site is in the North Central Overlay District. Unless specific approval is granted, the proposed project is subject to all applicable requirements of LDC Section 403.12 (North Central Overlay).

The site lies in Flood Zones X, A, AE, and floodway per FIRM Panel 12081C0195E, effective 3/17/2014. Preliminary FIRMs received by the county modify the 100-year floodplain. Effective date is August 10, 2021. The developer is to establish the Base Flood Elevation for encroachment in Zone A. No-Rise Certification for any encroachment including fill is required for the regulatory floodway.

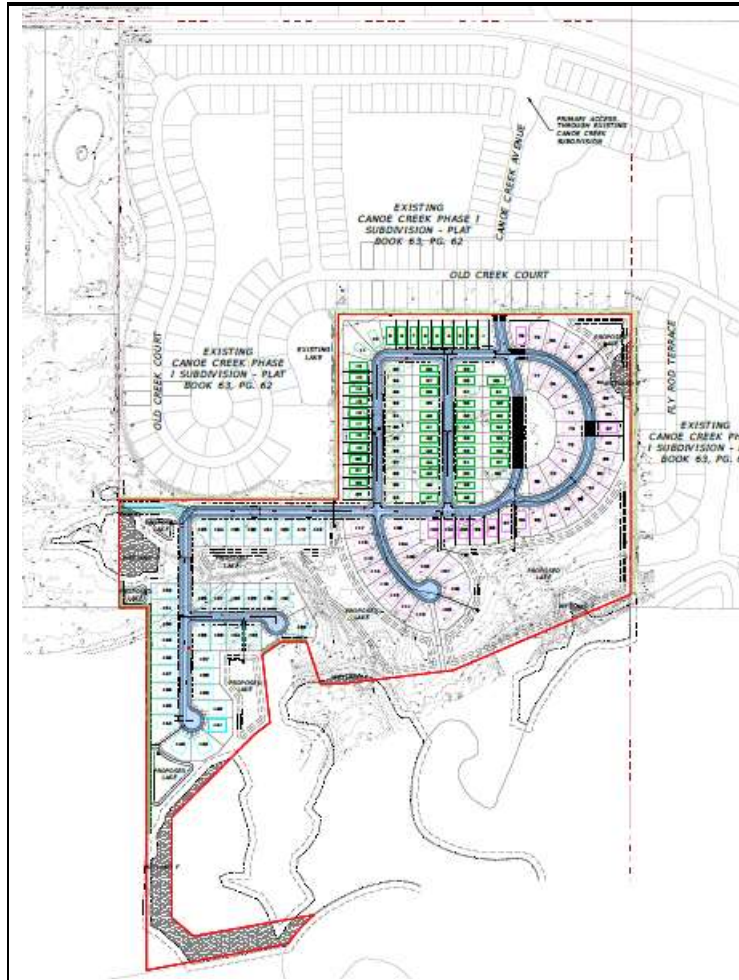
There are impacts proposed to the existing 0.38 acres of wetlands. There are no known historic or archaeological resources on the site.

The existing Canoe Creek Development has frontage and a gated access on Golf Course Road. The proposed design shows Phase IV will connect to an existing internal road (Canoe Creek Avenue) in Phase 1 of the existing Canoe Creek Development. The design shows an alternate emergency access and evacuation route leading to the western part of the project to connect Golf Course Road via an existing roadway.

To provide access to the remaining parcel to the south (38 acres not a part of this request), the Phase IV design includes access to the adjoining property to the south via a 20-foot-wide road (Street B1) and road connecting Street D cul-de-sac. The roads are required to provide adequate frontage (a minimum of 80 linear feet) to the adjacent property to the south.

Sidewalks exist along the south side of Golf Course Road (adjacent to the Canoe Creek development) and internal roads within the Canoe Creek Development.

There will be perimeter and interior landscaping, as well as landscaping in accordance with LDC Section 701 in perimeter and roadway buffers.



Preliminary Site Plan

Passive recreational acreage consists of 1.57 acres. The proposed Phase IV will also utilize the existing amenity center in Canoe Creek.

The applicant requests Specific Approvals for the following LDC Sections and Public Works Manual:

1. 403.12.D.6: Buffer planting elimination
2. 403.8.F.2: Reduction of upland habitat preservation to be provided.
3. 1001.1.C: Second Means of Access, and
4. Public Works Manual Sec 3.1.3.B.6: Reduced right of way and travel lane pavement width.

Staff is not supporting specific approval for LDC Section 1001.1.C - Second Means of Access Required. (See further analysis in the staff report).

The requested amendment and revised Preliminary Site Plan can be found to be consistent with the Manatee County Comprehensive Plan and Land Development Code regulations.

SITE CHARACTERISTICS AND SURROUNDING AREA		
ADDRESS:	3780, 3939, 4249 and 4250 Gamble Creek Road	
GENERAL LOCATION:	South side of Golf Course Road	
ACREAGE:	Phase IV: Approximately 72.65 acres Overall Canoe Creek: Approximately 376.74 acres	
EXISTING USE(S):	Agriculture and residential Subdivision	
SPECIFIC APPROVAL:	1. Buffer planting elimination 2. Reduction of upland habitat preservation to be provided. 3. Second Means of Access Requirement. 4. Reduced right of way and travel lane pavement width.	
FUTURE LAND USE CATEGORY(S):	UF-3 (Urban Fringe – 3 dwelling units per acre)	
Density:	2.38 dwelling units per acre	
OVERLAY DISTRICT(S):	1. North Central Overlay (NCO) 2. Coastal Planning Area (CPA) 3. Coastal Evacuation Area (CEA)	
SURROUNDING USES & ZONING		
NORTH	Phase 3, Canoe Creek Subdivision zoned PDR	
SOUTH	Remaining Parcel zoned A; Cross Creek Phase 1, zoned PDMU (Planned Development Mixed Use), Chelsea Oaks, Mckinley Oaks (fka Mullholland Preserve) subdivisions zoned PDR and Travis 55 (not yet constructed) zoned PDMU ,	
EAST	Part of Canoe Creek Development Zoned PDR, Twin Rivers Subdivision zoned PDR	
WEST	Parcels zoned A	
SITE DESIGN DETAILS		
MINIMUM LOT SIZE(S):	Previously approved 27 feet x116 feet (3,132 sq. ft.) 43 feet x116 feet (4,988 sq. ft.) 50 feet x116 feet (5,800 sq. ft.)	Proposed Phase IV 40 feet x 120 feet (4,800 square feet minimum)
MINIMUM SETBACKS proposed:	Front yard: 20-foot/23-foot* (*to garage) Side yard: 5-foot Rear yard: 15-foot/5-foot minimum (accessory structure) Waterfront: 30-foot	
OPEN SPACE:	25% or 18.16 acres required: 35 % or 25.43 acres provided	

ACCESS:	<ol style="list-style-type: none"> 1. Access via main access for Canoe Creek Subdivision to the north 2. Emergency Access and Evacuation Route to the west 3. Two access roads to property to the south
FLOOD ZONE(S):	X, A, AE, floodway per FIRM Panel 12081C0195E, effective 3/17/2014. The County has submitted the 100-year floodplain delineation associated with the adopted Gamble Creek Watershed Management Plan (WMP) to FEMA which will be incorporated into a Flood Insurance Rate Map (FIRM) Amendment scheduled to become effective August 10, 2021.
AREA OF KNOWN FLOODING:	Yes; a 50% reduction in pre-developed runoff rate is required for the Gamble Creek Watershed.
UTILITY CONNECTIONS:	County water and sewer
ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	4.09 acres
Proposed Impact Acreage:	0.38 acres
<p><u>Wetlands:</u></p> <p>Per the Environmental Narrative prepared by Ardurra (December 2020), there are three wetlands on-site located within proposed Canoe Creek Phase IV totaling 4.09 acres, which includes Wetland D (FLUCCS 615 – Streams and Lake Swamps, 0.84 acres), Wetland E (FLUCCS 641 – Freshwater Marsh, 0.37 acres) and Wetland F (FLUCCS 615 – Streams and Lake Swamps, 2.88 acres).</p> <p>The applicant proposes 0.38 acres of wetland impacts, including 0.37 acres of total impact to Wetland E, and 0.01 acres of impact to Wetland D. The proposed impacts to Wetland E are consistent with LDC Section 706.5.A – Impacts to Non-Viable Wetlands, since Wetland E is 0.37 acres in size, completely contained within the project limits, and has a UMAM score of 0.3, meeting the LDC definition of a non-viable wetland. The proposed 0.01 acres of impact to Wetland D are consistent with LDC Section 706.5.B, as the impacts are necessary to provide access to upland portions of the project site. The construction in this area consists of converting an existing private road to meet the Public Works Standards for a residential roadway.</p> <p>Wetland mitigation for Wetland E will be provided in accordance with LDC Section 706.6.B through wetland enhancement, either on-site in Canoe Creek Phase IV or within another previously approved phase of Canoe Creek. Impacts to Wetland D will require UMAM mitigation through SWFWMD in accordance with LDC Section 706.6.A. Wetland mitigation information will be provided in further detail at time of Final Site Plan submittal. 30-foot wetland buffers are required and provided adjacent to all jurisdictional wetlands where wetland buffer impacts are not proposed.</p> <p><u>Uplands:</u></p> <p>Per the Environmental Narrative prepared by Ardurra (December 2020), the upland areas on-site consist of Improved Pasture (FLUCCS 211 – 25.41 acres), Woodland Pasture (FLUCCS 213 – 24.80 acres), Ornamentals (FLUCCS 243 – 13.86 acres), Hardwood-Coniferous Mixed (FLUCCS 434 – 0.10 acres), and Roads and Highways (FLUCCS 814 – 0.85 acres).</p>	

Preservation of Existing Plant Communities:

Per LDC Section 402.6.T.3.b, when native plant communities occur on a parcel of land and are located within planned open spaces, 35% of the required open space or 75% of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities. Through this requirement, the project is required to preserve 6.36 acres of native plant communities. The project proposes 6.99 acres of native plant community preservation on-site through preservation of 3.71 acres of post-development wetlands and 3.28 acres of preserved native upland habitat.

Per LDC Section 403.8.F.2, 50% of the required minimum open space, exclusive of areas used for surface water retention/detention, shall be retained in the natural vegetation of native upland communities including understory vegetation for development projects within the Coastal Planning Area. Based on this requirement, the upland preservation required for this project is 4.48 acres, and the applicant has requested a specific approval to provide 3.28 acres of preserved upland habitat.

Endangered Species:

Per the Environmental Narrative prepared by Ardurra (December 2020), no listed species were observed nesting or denning on-site during the preliminary wildlife and habitat assessments conducted, most recently surveyed in July 2020. However, there is potential for the Wood Stork, Gopher Tortoise, and Eastern Indigo Snake to occur on-site.

Trees:

Tree protection, removal, and replacement will be reviewed at Final Site Plan in accordance with LDC Section 700.

Landscaping/Buffers:

This project is located within the North Central Overlay District (NCO) and is required to meet the landscaping standards of LDC Section 403.12. See buffer table below for required and provided landscape buffers. Along all project lines, a 20-foot-wide greenbelt buffer is required per LDC Section 403.12.D.6.a.

Specific Approval requests for NCO landscape buffer requirements include a modification to the requirements of LDC Section 403.12.D.6. Landscape buffer plantings will be reviewed in detail at time of subsequent Final Site Plan submittals.

Landscape Buffer Table

	Required (feet)	Provided (feet)
North	20 feet	20-foot area with no plantings (See specific approval request for LDC Section 403.12.D.6)
East	20 feet	20-foot area with no plantings (See specific approval request for LDC Section 403.12.D.6)
South	20 feet	20 feet
West	20 feet	20 feet

NEARBY DEVELOPMENTS				
RESIDENTIAL				
Nearby Subdivisions	# of Lots/Units	Density(du/acre)	FLUC	Approval date
Canoe Creek	896	2.95	UF-3	2011
Chelsea Oaks	209	1.93	UF-3	2004-05
Cross Creek	1,282	1.95	UF-3	2012
Gamble Creek Estates	165	1.01	UF-3	2004
Mckinley Oaks (fka Mullholland Preserve	36	0.89		2006
Travis 55	164	2.97	UF-3	2015
Twin Rivers	880	0.77	UF-3	2014
POSITIVE ASPECTS				
<ul style="list-style-type: none"> The request adds a new phase in an established subdivision. The proposed amendment is the logical expansion of adjacent PDR zoning district to the north and northwest of the site, across Golf Course Road. The surrounding area is gradually transitioning from suburban agricultural uses to single-family residential development. No increase in density. 				
NEGATIVE ASPECTS				
<ul style="list-style-type: none"> The subject property is adjacent to agricultural property to the south which permits uses that may be incompatible with single-family development. Proposed lots along the south perimeters are significantly smaller than surrounding adjacent lots in the A zoning district. The proposal includes an alternative to LDC Section 1001.1.C (Second Means of Access Required) via an emergency access and evacuation route connecting the western part of project to an adjacent property (Gamble Creek Farm). Staff is not in support of the proposed specific approval. 				
MITIGATING FACTORS				
<ul style="list-style-type: none"> Staff recommends the Notice to Buyers include language informing prospective buyers of the presence of adjacent agricultural operations. Lot sizes are changing. Property to the south is also the subject of a rezone to change the zoning to A-1 which allows one-acre lot sizes. 				

STAFF RECOMMENDED STIPULATIONS

Stipulations are shown in strike-through and underline format with this revision to PDR10-11(P)(R)

A. STORMWATER CONDITIONS:

1. A no-rise permit will be required prior to Final Site Plan/building permit approval for all proposed impacts and encroachment within the FEMA floodway associated with Gamble Creek. Any proposed structures (such as residential dwellings, accessory structures, decks, docks, etc.) shall be modeled.
2. Pursuant to Section 801 of the Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-12 or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the 100-year floodplain as derived from the Gamble Creek Watershed Management Plan and the FEMA 2014 FIRM; and post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

Storm Frequency:	Cumulative Rainfall:	Rainfall Distribution:
10-year/24-hour	7 inches	FLMOD
25-year/24-hour	8 inches	FLMOD
50-year/24-hour	9 inches	FLMOD
100-year/24-hour	10 inches	FLMOD
100-year/72-hour	18 inches	FDOT-72

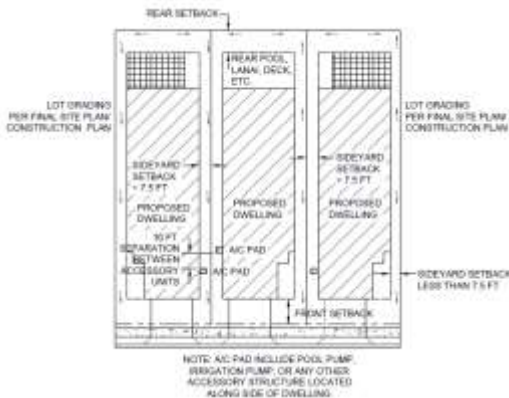
50-year storm event modeling applies to thoroughfare drainage systems only.

The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging. Drainage Modeling (utilizing best available information from Gamble Creek Watershed Management Plan and associated master drainage modeling) shall be submitted to demonstrate compliance prior to commencement of construction.

3. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by fifty (50) percent for Gamble Creek Watershed. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Gamble Creek. Modeling shall be used to determine pre- and post-development flows.
4. Any All fill within the 25- or and 100-year floodplains of the Gamble Creek (as derived from the Gamble Creek Watershed Management Plan and the FEMA 2014 FIRM) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. 100- and 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).
5. The applicant shall make available to Manatee County stormwater pond capacity and floodplain compensation capacity for the future expansion of Golf Course Road. The construction, engineering, permitting, dedication of easements, and necessary land for the facilities will be impact fee creditable.
6. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat along the Gamble Creek and all lateral drainage systems within the project boundaries and tributary systems within rezone application tract of land. In addition, a 25-foot Drainage-Maintenance Access Easement shall be provided along the north bank along Gamble Creek. of Gamble Creek and along tributary systems. Landscaping (excluding existing vegetation) shall not be allowed within the

~~Drainage Maintenance Access Easements.~~ Manatee County is only responsible for maintaining the free flow of drainage through these systems.

7. A ten (10) foot separation shall be provided between accessory structures (i.e., Heat Pumps, A/C Handlers, pool pumps, etc.) along the side yards of properties with a side yard setback of less than 7.5 feet.



B. FLOODPLAIN CONDITIONS:

1. A Conditional Letter of Map Revision (CLOMR) approved by the Federal Emergency Management Agency (FEMA) will be required prior to the approval of the Final Site Plan/Construction Drawings. Prior to any construction on Lots 385-396, an approved Letter of Map Revision (LOMR) will be required.

C. ENVIRONMENTAL CONDITIONS:

- ~~1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Natural Resources Dept. for review prior to Final Site Plan approval. The applicant has indicated that the feature labeled as a ditch running north to south in the center of the site is not a jurisdictional wetland. Verification of the jurisdictional status shall be provided prior to Final Site Plan approval. Should the feature be determined to be a wetland, the criteria of section 719 of the LDC shall apply.~~
1. The Final Site Plan shall reflect 50-foot wetland buffers along all portions of Gamble Creek due to its status as an impaired water body.
2. Sherman's Fox Squirrels have been observed on this site. The site shall be re-evaluated for listed species at the time of Final Site Plan submittal. If the updated survey reveals the continued presence of Sherman's Fox Squirrels, then the applicant shall provide appropriate documentation from Florida Fish & Wildlife Conservation Commission (FFWCC) demonstrating compliance with their regulations. The Final Site Plan shall be designed in accordance with FFWCC guidelines in effect for this species.
3. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
4. All proposed mulch nature trails, park/picnic and shade structures located in wetland buffers and tree preservation areas shall be designed in a manner that minimizes impacts to trees and/or native vegetation.
5. The project shall be designed so that no wetland buffer impacts, other than those allowed by Section 749.11.4.2 706.7.C of the LDC, are required in areas that contain native desirable vegetation.
6. A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas that will serve as wetland mitigation areas shall be dedicated to

Manatee County prior to, or concurrent with, Final Plat approval or Certificate of Occupancy or Certificate of Completion issuance.

7. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 353.3 of the LDC.
8. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structures (if existing);
 - GPS coordinates (latitude/longitude) of the well;
 - The methodology used to secure the well during construction (e.g. fence, tape); &
 - The final disposition of the well - used, capped, or plugged.
9. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.
10. All other applicable state or federal permits shall be obtained prior to commencement of development.

D. CONCURRENCY AND TRANSPORTATION:

- ~~1. The developer shall provide a second means of access north of Golf Course Road where needed to serve more than 100 residential lots.~~
2. 1. To the extent that transportation analysis based on "Planned Unit Development" (as described in the Institute of Transportation Engineer's "Trip Generation" for Land Use Code 270) is used to support issuance of the Certificate of Level of Service Compliance, there shall be a mix of different residential single-family dwelling units types, including single-family detached, single-family attached, and single-family semi-detached units on the property, with a minimum of 100 residential units constructed for each of the three dwelling unit types listed. Prior to final site plan approval that allows construction of the 650th dwelling unit, Manatee County shall review the development to ensure its characteristics are consistent with the analysis supporting issuance of the Certificate of Level of Service Compliance. If the County finds the traffic impacts are projected to be greater, the Applicant shall provide a transportation analysis based on the updated development characteristics and to determine if additional transportation impact mitigation is required.
3. 2. There shall be a minimum of three (3) acres of supporting community amenities, such as recreational centers with pool and clubhouse and pocket parks, to complement the residential uses upon the property.

E. UTILITIES CONDITIONS:

1. Connection to the County potable water and wastewater systems is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the appropriate County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.
3. If only a 20 foot private street R/W or easement is proposed for the Grebe/Keen homestead parcels to the south of Canoe Creek, utility meters and wastewater cleanouts shall be located in the public utility easement over Roads B1 and D1.

3. The Access through the parcel to the west of Canoe Creek shall be a recorded access easement that is recorded prior to the final plat approval.

F. DESIGN AND LAND USE CONDITIONS:

1. The existing right-of-way for Jim Davis Road shall be vacated prior to or concurrent with approval of the first Final Plat located contiguous to Jim Davis Road (Completed).
2. Homes (not pool cages) along the north and south sides of Golf Course Road are limited to a maximum height of 24.8 feet at the rear setback line and homes (not pool cages) along Jim Davis Road are subject to a maximum height of 14.8 feet at the rear setback line. Per Section 604.10.3.3.i. the maximum height may be increased as portions of the building are farther from the edge of pavement.
3. There shall be a minimum of ten (10) feet separation between accessory equipment and structures alongside abutting houses with 5 feet side yard setbacks.
4. The cottage units (27-foot-wide lots shall have a minimum side setback of 1 foot on one side and 6 feet on the seconds side, as shown on the attached "Cottage Unit Detail" (Exhibit "B").
5. This Ordinance shall amend, as necessary, the cover sheet of the approved Preliminary Site Plan.
6. The 20-foot-wide access right-of-way shall provide linear frontage to the adjacent property to the south, a minimum of 80 linear feet.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
50-foot-wide roadway buffer adjacent to Golf Course Road	Not Applicable	Y		Existing roadway buffers exist for existing phases of Canoe Creek development.
20-foot-wide perimeter buffers	20-foot	Y		Specific approval requested to eliminate landscaping in north and east buffer
SIDEWALKS				
5-foot sidewalk, exterior	5-foot wide existing	Y		
ROADS & RIGHTS-OF-WAY				
20-foot and 24-foot Internal driveways (two-way)		Y		shown

**COMPLIANCE WITH THE LAND DEVELOPMENT CODE
CRITERIA FOR REZONE (LDC Section 342)**

A. Compatibility with the existing development pattern and the zoning of nearby properties.

The subject site to be rezoned is on the south side of Golf Course Road. Surrounding residential subdivisions along this segment of Golf Course Road includes the existing three (3) phases of Canoe Creek, Twin Rivers, Cross Creek and Gamble Creek Estates. A rezone to PDR can be considered compatible with the existing residential development pattern and the zoning of nearby properties.

B. Changes in land use or conditions upon which the original zoning designation was based.

Changes in land uses and conditions upon which the original zoning classification was based have changed in this area over the last decade. The immediate area is gradually changing from agricultural uses to residential planned development communities which furthers the intent of the UF-3 FLUC.

C. Consistency with the current comprehensive plan.

The site is in the UF-3 (Urban Fringe-3) Future Land Use Category (FLUC). According to Manatee County Comprehensive Plan, Policy 2.2.1.11.1, one of the listed intended purposes of the UF-3 FLUC is to provide for low density or medium clustered development. Manatee County Comprehensive Plan, Policy 2.2.1.11.2 lists low density and medium density clustered residential in the range of potential uses for consideration.

D. Conflicts with existing or planned public improvements.

The site is in the Northeast County Wastewater Service Area.

The proposed change will not conflict with existing utilities. The following water and wastewater facilities are in the vicinity of this development project:

There is an existing County owned 16-inch watermain within the Golf Course Road right-of-way; an existing County owned 12-inch Water main stubbed out to the south side of Golf Course Road right-of-way; and an existing County owned 8-inch watermain stubbed out to the south of Canoe Creek within the Canoe Creek Avenue right-of-way.

There is an existing County owned 12-inch force main within the Golf Course Road right-of-way on the north side. The master plan calls for an 8-inch parallel force main within the Golf Course Road R/W that has not been constructed yet. The existing County owned 8-inch gravity sewer is stubbed out to the south of Canoe Creek within the Canoe Creek Avenue right-of-way and there is an existing County owned 10-inch gravity sewer existing on Old Creek Court to the existing LS for Canoe Creek Phase I, II, III.

For reclaimed water, there is an existing County owned 30-inch main within the Golf Course Road right-of-way on the south side east of Spencer Parrish Road and an existing County owned 16-inch stubbed out to the west of Spencer Parrish within Golf Course Road right-of-way.

E. Availability of public facilities, based upon a consideration of the following factors:

1. Impact on the traffic characteristics related to the site, specifically trip generation potential.

Transportation concurrency was evaluated for the project. A Traffic Impact Statement (TIS) to determine

the impacts to the segment of Golf Course Road adjacent to the project site was reviewed and accepted by the Transportation Planning Division. The results of the TIS indicated that the impacted roadway segments are expected to operate at or above the level of service (LOS) performance standards with no off-site concurrency-related improvements required to mitigate project impacts.

2. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are adversely affected.

No increased density is proposed. The existing Canoe Creek Subdivision was approved for 896 units. A total of 637 lots have been developed in Phase 1-3 of the Canoe Creek development. The proposed phase proposes an additional 152 residential lots and is an expansion of the existing Canoe Creek development. There is a valid CLOS 17-043 (expires 3/5/2027) which will also be utilized for Phase IV.

The subject property is currently served by Williams Elementary, Buffalo Creek Middle and Parrish Community High schools. No demand for Schools is triggered by this request.

3. Impact on public facilities planned and funded to support any change in density or intensity pursuant to the requirements of the comprehensive plan and applicable law.

According to Public Works Utility Department, there are existing potable water and sanitary sewer facilities in the vicinity of this development.

F. Health, safety or welfare of the neighborhood and County.

No adverse impact to the health, safety or welfare of the neighborhood and County is anticipated with this development.

G. Conformance with all applicable requirements of this Code.

The proposed amendment of the additional 72.64 acres appears to be in conformance with all applicable requirements of the Land Development Code. The Preliminary Site Plan shows the proposed acreage will be a new phase of the existing Canoe Creek residential development previously approved for 896 lots. 638 lots have already been constructed. The proposed 152 lots will be known as Phase 4, Canoe Creek Subdivision. The approximate 72.64-acre site is consistent and can be designed to be comparable with existing lot sizes in the Canoe Creek Development.

H. Consistency with the development patterns in the area and appropriateness for orderly development of the community. The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.

The proposal to rezone to Planned Development zoning is consistent with development patterns in the area. The request to rezone to PDR for a phase of an existing subdivision furthers the intent of the Manatee County Comprehensive Plan which provides for low density development. The integration of the proposed Phase IV Canoe Creek Subdivision is consistent with development patterns in the surrounding area.

I. Logical expansion of adjacent zoning districts.

The proposed rezone to the PDR zoning district is a logical expansion of existing PDR to the north, south, east, and west.

J. Impact on historic resources.

There are no known historic resources on the site.

K. Environmental impacts.

There are known environmental impacts on the site. There is a total of 4.09 acres of wetlands. 0.38 acres of wetlands is proposed to be impacted.

L. Types of allowable uses and impact of those on surrounding residential areas.

The applicant proposes to rezone 72.65 acres to PDR for the construction of Phase IV to an existing residential subdivision (Canoe Creek). The allowed residential use in PDR zoning district (per LDC Table 4-12) will not adversely impact the surrounding areas.

M. Relocation of mobile homeowners, if applicable, within the meaning of, and pursuant to, F.S. § 723.083.

Not applicable

N. In the case of rezones to Planned Development, consistency with the Planned Development District standards contained in Chapter 4.

The project has been reviewed for compliance with the PDR (Planned Development Residential) zoning district requirements in LDC Section 402.7 and is found to be consistent.

O. Any other matters which may be appropriate for consideration pursuant to this Code, the Comprehensive Plan or applicable law.

None.

COMPLIANCE WITH THE LAND DEVELOPMENT CODE
Factors for Reviewing Proposed Site Plans (LDC Sections 402.6, and 402.7)

Physical Characteristics:

The approximate 72.65-acre site, on the south side of Golf Course Road, Parrish (North County), borders the southern boundary of the existing Canoe Creek Development and a part of the northern boundary of Cross Creek Phase One. Currently the site is zoned A (General Agriculture) and has existing agricultural structures (nursery), power lines, concrete walks, and barbed wire fencing which will be removed for development.

There are 4.09 acres of wetlands, and 0.38 acres of wetlands will be impacted.

The site is in the North Central Overlay District and subject to all applicable regulations in LDC Section 403.12. The site is also partially in the Coastal Planning Area and Coastal Evacuation Area.

The site lies in Zones X, A, AE, floodway per FIRM Panel 12081C0195E, effective 3/17/2014. Preliminary FIRMs received by the county modify the 100-year floodplain. Effective date is August 10, 2021. The developer is to establish the Base Flood Elevation for encroachment in Zone A. No-Rise Certification for any encroachment including fill is required for the regulatory floodway.

Public Utilities, Facilities and Services:

The proposed change will not conflict with existing utilities. The following water and wastewater facilities are in the vicinity of this development project:

There is an existing County owned 16-inch watermain within the Golf Course Road right-of-way; existing County owned 12-inch Water main stubbed out to the south side of Golf Course Road right-of-way; and an existing County owned 8-inch watermain stubbed out to the south of Canoe Creek within the Canoe Creek Avenue right-of-way.

There is an existing County owned 12-inch force main within the Golf Course Road right-of-way on the north side. The master plan calls for an 8-inch parallel force main within the Golf Course Road R/W that has not been constructed yet. The existing County owned 8-inch gravity sewer is stubbed out to the south of Canoe Creek within the Canoe Creek Avenue right-of-way and there is an existing County owned 10-inch gravity sewer existing on Old Creek Court to the existing LS for Canoe Creek Phase I, II, III.

For reclaimed water, there is an existing County owned 30-inch main within the Golf Course Road right-of-way on the south side east of Spencer Parrish Road and an existing County owned 16-inch stubbed out to the west of Spencer Parrish within Golf Course Road right-of-way.

Relationship to Adjacent Property:

To the north of the site is the existing Canoe Creek subdivision. Agricultural property, Cross Creek Phase One, Chelsea Oaks, McKinley Oaks and Travis 55 subdivisions are to the south. Twin Rivers Subdivision is to the east. Agricultural properties are to the west.

Compatibility:

The construction of Phase 4 to the existing Canoe Creek Subdivision is compatible with the surrounding area which has a mix of residential subdivisions and agricultural uses. Surrounding residential subdivisions along this segment of Golf Course Road includes the existing three (3) phases of Canoe Creek, Twin Rivers, Cross Creek and Gamble Creek Estates. A rezone to PDR can be considered compatible with the existing residential development pattern and the zoning of nearby properties.

Transitions:

Major land uses and conditions have changed since the zoning was established. The site has been zoned A since the adoption of the 1990 Land Development Code. Some growth has occurred in the area at a low to moderate density. Development trends appear to be moving slowly towards smaller lots in planned residential developments.

Design Quality:

The revised Preliminary Site Plan shows 152 lots are proposed for Phase 4 of the existing Canoe Creek Development. The proposed lots will have access on private internal roads and will utilized the main gated access existing for the Canoe Creek Development.

1.57 acres are proposed for passive recreation. This development will also utilize the existing amenity center in Canoe Creek Phase One.

Lighting will be reviewed with the future Final Site Plan in accordance with the requirements of LDC Section 806, if required.

Yards and Setbacks:

Setbacks for the proposed Phase IV, Canoe Creek subdivision are shown in the chart below:

Type	Front (feet)	Side (feet)	Rear (feet)	Waterfront (feet)	Wetland Buffer (feet)
Single-family detached	20 feet/23 feet*	5 feet	15 feet/5 feet**	30 feet	15 feet

*23 feet from garage to back of sidewalk

**Accessory

Density:

The density approved for the existing Canoe Creek is approximately 2.95 dwelling units per acre. This density will be reduced to 2.38 dwelling units per acre with the addition of Phase 4. A gross density of 2.38 dwelling units per acre is below the maximum gross density allowed (3 dwelling units per acre) for the UF-3 FLUC.

Height:

A maximum 35-foot height for the structures should not create any external impacts that would adversely affect the surrounding developments.

Streets, Drives, Parking and Service Areas:

The Canoe Creek development is on the south side of Golf Course Road. The proposed Phase IV will be connected to the southern boundary of Phase 1, extending west and eastward. The new phase will utilize existing internal roadways connecting the existing gated access in Phase One. Two 20-foot-wide roads are proposed for the remaining estate acreage to the south to gain access through Canoe Creek Development.

Pedestrian Systems:

There are existing sidewalks along Golf Course Road and along internal roadways.

Natural and Historic Features, Conservation and Preservation Areas:

There are no known historic or archaeological resources on the site. 35% or 25.43 acres of open space is being proposed. There are impacts to the 0.38 acres of wetlands.

Fences and Screening:

No fencing is proposed. Phase IV will connect to the existing Canoe Creek Development where there are screening buffers along perimeter boundaries.

Trash and Utility Plant Screens:

Single-family homes will be served by individual can pick-up to be reviewed with the Final Site Plan.

Signs:

Sign details will be reviewed at building permit stage.

COMPLIANCE WITH PDC ZONING DISTRICT STANDARDS, LDC SECTION 402.7

LDC Section 402.7 PDR—Planned Development Residential

Comprehensive Plan:

A. Intent:

The site is in the UF-3 FLUC. Manatee County Comprehensive Plan, Policy 2.2.1.19.2 lists support uses such as neighborhood retail in the range of potential uses for consideration. The proposed PDR zoning district is consistent with the Comprehensive Plan requirements for the UF-3 FLUC.

The proposal provides for residential development in an area adequately served by utilities and services. The site is compatible with adjacent planned development and surrounding residential land uses which furthers the goals, objectives, and policies of the Comprehensive Plan. The proposed Preliminary Site Plan shows lots will be created to provide various housing types in the area.

B. Permitted Uses:

LDC, Table 4-12, permits the residential uses in the proposed PDR zoning with Board of County Commissioners approval.

C. Density: The proposed 2.38 gross density is below the maximum gross density allowed (3 dwelling units per acre) for the UF-3 FLUC.

D. PDR Standards:

1. **Site Planning:** The proposed Canoe Creek, Phase 4 has no direct frontage adjacent to Golf Course Road. The orientation of the proposed development is designed to utilize internal streets and pedestrian systems within the existing Canoe Creek development. Perimeter buffers are provided. The applicant requests specific approval to eliminate buffer planting in northern buffers which connect the existing development.
2. **Landscaped Open Space:** 25% or 18.16 acres is required: 35% or 25.43 acres is being provided.
3. **Frontage and Accessibility:** The Preliminary Site Plan design shows each lot proposed will have vehicular access and frontage on the internal private roads which connect Golf Course Road, a public road.
4. **Neighborhood Focal Points:** The project consists of numerous lakes and wetlands surrounding the proposed lots. There is a clubhouse in the Phase One development.
5. **Greenbelts:** The applicant request specific approval to allow twenty (20) foot wide areas with no plantings along the north and east boundaries where the proposed Phase IV will connect to the existing Canoe Creek development.
6. **Traffic Circulation:** Proposed access to lots will be via private internal roadways through the existing Canoe Creek Phase One.
7. **Yards and Setbacks:** Adequate setbacks are proposed.
8. **Minimum Lot Width:** A minimum lot area of 4,800 square feet is proposed for Phase IV.
9. **Building Height:** A maximum height of 35 feet is proposed.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is in the UF-3 Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 Appropriate Timing. The timing is appropriate given development trends in the area. The surrounding area is characterized by residential development and existing agricultural properties.

Policy 2.2.1.11.1 Intent: The site is also intended to provide for the development of low density or medium density clustered residential development.

Policy 2.2.1.11.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools.

Policy 2.2.1.11.3 Range of Potential Density:

Maximum gross residential density:

Three (3) dwelling units per acre.

Nine (9) dwelling units per acre at activity nodes (see Policy 2.2.1.11.4).

Nine (9) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.

Maximum net residential density:

Nine (9) dwelling units per acre.

Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.11.4).

12 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Clustered developments in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Policy 2.6.1.1 Compatibility. The proposed design and uses are compatible with surrounding developments.

Policy 2.6.5.4 Preserve/Protect Open Space.

The site plan shows 35% or 25.43 acres of open space is to be provided. 25% open space (18.16± acres) is required for a residential project in PDR zoning district.

TRANSPORTATION

Major Transportation Facilities

The overall site is located on the southwest side of Spencer Parrish Road southeast side of Jim Davis Road, and traversed by Golf Course Road. In the Comprehensive Plan's Future Traffic Circulation Plan, the internal and adjacent thoroughfare roadways are as follows:

Golf Course Road is an existing two-lane road with a 40-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120 feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Jim Davis Road is an existing two-lane road with a 30-mph posted speed. It is designated as a two-lane collector roadway with a planned right of way width of 84 feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Spencer Parrish Road is an existing two-lane road with a 30-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120 feet in the Comprehensive Plan's Future Traffic Circulation Plan.

The additional acreage being rezoned and included with this request is not adjacent to any thoroughfare roadways.

Transportation Concurrency

The application includes a proposed Rezone with Preliminary Site Plan (PSP). Transportation concurrency was evaluated as part of the review of this project. The Applicant prepared a Traffic Impact Statement (TIS) to determine the impacts to the segment of Golf Course Road adjacent to the project site. The results of the TIS, which were reviewed and accepted by the Transportation Planning Division, indicated that the impacted roadway segments are expected to operate at or above the level of service (LOS) performance standards with no off-site concurrency-related improvements required to mitigate project impacts (see Certificate of Level of Service Compliance table below).

Access

At the time of future site plan submittal and accompanying traffic analysis review, all proposed access points will be evaluated to determine if any further site-related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE TRANSPORTATION CONCURRENCY

CLOS APPLIED FOR: Yes
TRAFFIC STUDY REQ'D: Yes

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	FUTURE LOS (W/PROJECT)
Golf Course Road	5090	D	C
Spencer Parrish Road	6045	D	C

Jim Davis Road	6200	D	C
Solid waste landfill capacity and preliminary drainage intent have been reviewed with the preliminary site plan. Potable water, wastewater and school facilities will be reviewed at the time of final site plan.			
SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS			
<p>Section 402.4 of The Land Development Code (LDC) allows the Board of County Commissioners to make specific modifications to the general zoning and subdivision regulations, where the Board of County Commissioners makes a written finding that the public purpose of the regulations is satisfied to an equivalent or greater degree.</p> <p>1. Request: LDC Section 403.12.D.6 requires all projects within the North Central Overlay District to provide a 20-foot-wide greenbelt buffer along all project lines, except for project lines that coincide with designated Major Thoroughfare Roads, which includes three (3) canopy trees and thirty-three (33) shrubs per 100 linear feet. The applicant requests a modification to the required 20-foot greenbelt buffer and plantings to provide a 20-foot-wide area with no buffer plantings where adjacent to the existing Canoe Creek Subdivision.</p> <p>Staff Analysis: Staff is in support of the Specific Approval request for an alternative to LDC Section 403.12.D.6 to allow for a 20-foot wide-area with no buffer plantings where adjacent to the existing Canoe Creek Subdivision since the proposed project is an additional phase of Canoe Creek Subdivision. The existing Canoe Creek Subdivision currently has a 15-foot-wide greenbelt buffer with existing plantings where adjacent to the proposed Phase IV of Canoe Creek, which will remain intact with the proposed addition. The required 20-foot greenbelt buffer and plantings of 3 canopy trees and 33 shrubs per 100 linear feet will be provided along all other project lines where not adjacent to the existing phases of Canoe Creek, and existing native vegetation will be preserved and utilized as the required plantings in several areas where the 20-foot greenbelt buffers will be provided on-site.</p> <p>Finding for Specific Approval: Notwithstanding the failure of this plan to comply with the requirements of LDC Section 403.12.D.6, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design. Canoe Creek Phase IV is a continuation of the existing subdivision, and as such should not be required to install an additional greenbelt buffer between phases that will operate as one subdivision. Along all other project lines where not adjacent to existing Canoe Creek, the required 20-foot greenbelt buffer and plantings of 3 canopy trees and 33 shrubs per 100 linear feet will be provided.</p> <p>2. Request: LDC Section 403.8.F.2 requires all development projects within the Coastal Planning Area to retain 50% of the required minimum open space, exclusive of areas used for surface water retention/detention, as natural vegetation of native upland communities including understory vegetation. Based on this requirement, the upland preservation required for this project is 4.48 acres. The applicant requests a modification to the required 4.48 acres of upland habitat preservation to provide 3.28 acres of preservation.</p> <p>Staff Analysis: Staff is in support of the Specific Approval request for an alternative to LDC Section 403.8.F.2 to allow for the reduction in required upland habitat preservation from 4.48 acres to 3.28 acres. Historically, the subject property has been utilized for agriculture, which eliminated most of the native upland habitat areas on-site that are not located within wetlands. Along with the limited extent of existing upland habitat areas, the proposed project is required to meet minimum floodplain grade requirements to avoid creating adverse impacts to the Gamble Creek Watershed, which requires the project to remove some existing</p>			

upland habitat where it currently exists. The proposed site plan is preserving upland habitat in all areas that are possible with the proposed site design. Additionally, although the project will not meet the required upland preservation requirement of 4.48 acres, the project does meet the required preservation of existing plant communities per LDC Section 402.6.T.3.b in the form of 6.99 acres of native plant community preservation.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 403.8.F.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design. Canoe Creek Phase IV is preserving native upland habitat to the greatest extent possible with the site design and is incorporating preservation of native upland habitat to meet required greenbelt buffer plantings in several areas of the project. Additionally, the project meets the overall preservation of existing plant communities required per LDC Section 402.6.T.3.b through preservation of 6.99 acres of native plant communities.

3. Request:

LDC Section 1001.1.C, Section means of Access Required. Applicant requests a reduction in the number of full access points.

Applicant's justification:

According to the applicant, the project site is constrained by existing development to the east and north and Gamble Creek to the south, leaving no other opportunities for interconnections while preserving the natural landscape of the surrounding area. Access A connects Phase IV of Canoe Creek to Phase I where there are two points of ingress/egress to Golf Course Road.

To preserve the majority of wetland D to the greatest extent possible, Access Point B is designed as an emergency, evacuation and utility easement connecting Phase IV to the adjacent project to the west, Gamble Creek Farms (pending application PLN2010-103). Per the LDC, where a specific design incorporates site security elements, such as a gated community, the Board and the Department Director may consider an alternative design, subject to the following criteria:

1. The alternative design shall incorporate specific security provisions to allow satisfactory ingress by emergency vehicles.
This community is gated and will provide a gate at Access B identified on the PSP. This gate will be opened for emergency vehicles or residents during evacuation. Signage will be posted to direct drivers and notice will be given to residents of this emergency access option within the HOA documents.
2. The right-of-way design standards for width and radii shall be adhered.
Right-of-way standards throughout the development will be met per the PSP, unless otherwise approved by Specific Approval.
3. The design shall retain the construction of appropriate utilities and drainage requirements.
Access B will include utilities as part of the easement and appropriate drainage will be provided.
4. The security components shall include the construction of and maintenance criteria for security gates and signage, in addition to the road base and surface stability for emergency vehicles.
Access B will be improved with a stabilized road base to hold a minimum of 65,000 pounds, per NFPA requirements. Signage will be posted, and the gate will be opened either manually or remotely in the event of an emergency.
5. The area above the ground surface shall remain free and unobstructed to allow ready access by emergency vehicles to the planned development.
The stabilized road base will remain free and unobstructed per the easement section on Sheet 4 of the PSP.

Staff Analysis:

Staff Analysis: Staff is not in support of reducing the number of full access points required by LDC Section 1001.1.C – Second Means of Access. Staff is not in support of a stabilized grass access for an evacuation route due to the nature of the use during extreme weather conditions which can cause flooding, high water table and erosion. Staff will support a reduced width of pavement of 20 ft due to Wetland D and a 22 ft paved area for a temporary access through Gamble Creek Farms (pending PLN2010-0103) until a permanent road network is in place that meets LDC requirements. This will be acceptable as there will not be any parking or driveways within the R/W during the temporary condition. It is important to note that Gamble Creek Farms (pending PLN2010-0103 for 266 residential units) also proposes this same access point for its evacuation route in lieu of providing a paved second means of access.

4. Request:

Public Works Manual Part 3, Section 3.1.3.B.6, Private Streets, – Allow right-of-way width to be reduced from 50 feet to 20 feet wide where accessing private external parcels adjacent to the south of Canoe Creek Phase IV.

Applicant's Justification:

The land adjacent to the south of proposed Canoe Creek Phase IV is the seller's retained home sites. These parcels are part of a pending Euclidean rezone from A to A-1 to provide conformity (PLN2010-0092). The remaining land will require access through Canoe Creek Phase IV to the existing homes. In order to preserve the natural characteristics of the home sites, the applicant, Neal Communities, in conjunction with the landowners, would request that the private right-of-way that will function as a driveway, be improved as 20-foot width only, pursuant to Public Works Manual detail 401.9. There are no plans at this time to further develop the land to the south of Canoe Creek. Therefore, a 20-foot-wide private road is adequate for providing access and utilities to the landowners while also maintaining emergency vehicle access. As shown clearly on the PSP, sheet 7, access from Street B1 will serve 3 lots and access from Street D1 will serve one homesite lot.

Staff Analysis:

Staff is in support of the reduced R/W width of 20 feet for a maximum of 3 lot scenario if no utilities are proposed within the R/W and drainage is being handled outside of the R/W.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of the Public Works LDC Public Works Manual Part 3, Section 3.1.3.B.6 (Private Streets) the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because access will be provided to the remaining estate parcels.

ATTACHMENTS

1. Applicable Comprehensive Plan Policies
2. Staff Report Maps/Aerials
3. Preliminary Site Plan
4. Traffic Impact Analysis & Acceptance Letter
5. Environmental Report
6. Specific Approval Request
7. Zoning Disclosure Affidavits
8. Newspaper Advertising

APPLICABLE COMPREHENSIVE PLAN POLICIES

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)

Policy 2.2.1.11. UF-3: Establish the Urban Fringe-3 future land use category as follows:

Policy 2.2.1.11.1. Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. The nature, extent, location of development, and availability of services shall be reviewed to ensure the development of these lands is conducted consistent with the intent of this policy. The UF-3 land use category includes areas of low density urban residential development, generally developed through an integrated master plan approach. The UF-3 category also provides for a complement of residential support uses normally utilized during the daily activities of residents of these low density environments, and in limited circumstances nonresidential 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. (See further policies under Policy 2.2.1.11.4)

Policy 2.2.1.11.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools. See Objectives 4.2.1 and [2.10.4](#).

Policy 2.2.1.11.3. Range of Potential Density/Intensity:

Maximum gross residential density:

Three (3) dwelling units per acre.

Nine (9) dwelling units per acre at activity nodes (see Policy 2.2.1.11.4).

Nine (9) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.

Maximum net residential density:

Nine (9) dwelling units per acre.

Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.11.4).

12 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Clustered developments in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Policy 2.2.1.11.4. Other Information:

- (a) Schools in the UF-3 future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.
- (b) In order to serve more than day to day needs within the UF-3 suburban environment, activity nodes with neighborhood and community-serving commercial uses may be permitted if consistent with the Commercial Locational Criteria (see Objective [2.10.4](#) and Land Use Operative Provisions chapter). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.11.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.
- (c) Professional office uses within this category are exempt 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 provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

Policy 2.2.2.4. CEA: Establish the Coastal Evacuation Area Overlay District as follows:

Policy 2.2.2.4.1. The purpose of the CEA Overlay District policies is to minimize the effect of development on the evacuation of population from Zone A during a Category 1 hurricane, which is the first area subject to evacuation in an event of potential high storm surge.

Policy 2.2.2.4.2. The County shall adopt rules and regulations to:

- (a) Limit population in the CEA Overlay District.
- (b) Limit the amount of infrastructure, both private and public, within the CEA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure to Manatee County residents.
- (c) Increase, through exercise of the police power, the degree of protection to public and private property, and to protect the lives of residents within the CEA, and reduce the risk of exposing lives or property to storm damage.
- (d) Accomplish shoreline stabilization along coastal areas by limiting development activity which may

adversely impact shoreline stability.

- (e) Protect coastal water quality by reducing impervious surface along coastal areas, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters.
- (f) Encourage, establish, and maintain vegetative and spatial buffer zones, in order to maintain the capacity of natural vegetative communities in mitigating the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.

Policy 2.2.2.4.3. Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the CEA Overlay District are contained under Objectives [4.3.1](#), [4.3.2](#), [4.4.2](#) and [4.4.3](#) of the Coastal Management Element.

Compliance with all goals, objectives, and policies listed in this subsection, and with other applicable goals, objectives, policies, and development regulations is required for all activity within the CEA Overlay District.

Policy 2.2.2.4.4. Effect of Mapping:

- (a) The area designated under the CEA Overlay District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the CEA District, except where policies associated with the CEA Overlay conflict with such goals, objectives and policies. In this event, policies associated with the CEA Overlay shall override other goals, objectives and policies.

Policy 2.2.2.4.5. Development Restrictions:

- (a) Prohibit any amendment to the Future Land Use Map which would result in an increase in allowable residential density on sites within the Coastal Evacuation Area.
- (b) Limit the location of acute care medical facilities within the CEA overlay.

Policy: 2.6.1.1 Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:

- use of undisturbed or undeveloped and landscaped buffers
- use of increased size and opacity of screening
- increased setbacks
- innovative site design (which may include planned development review)
- appropriate building design
- limits on duration/operation of uses
- noise attenuation techniques
- limits on density and/or intensity [see policy 2.6.1.3]

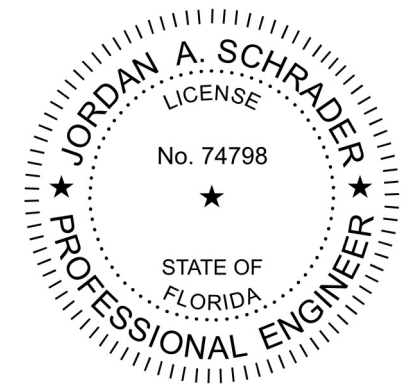
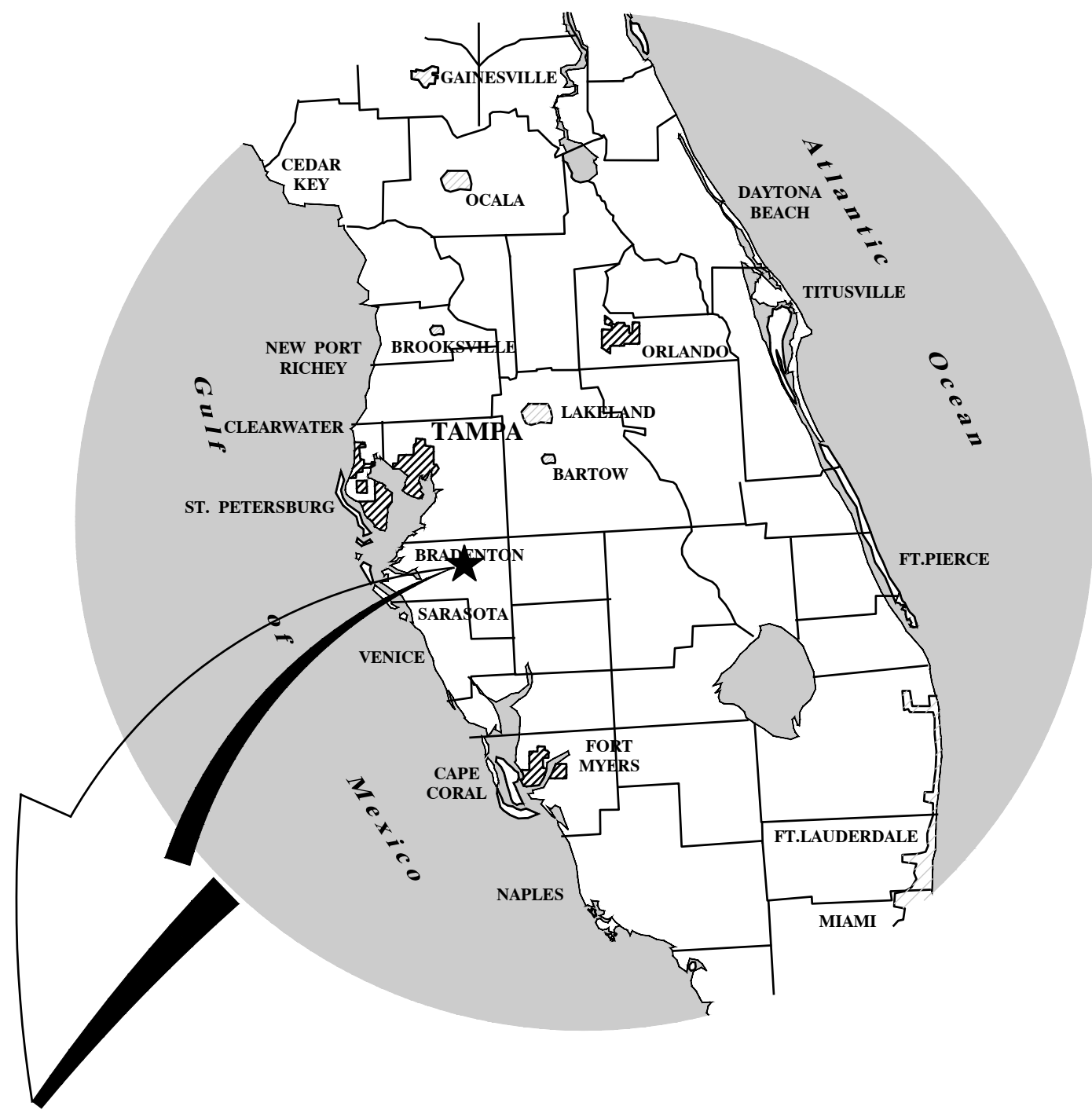
Implementation Mechanism(s):

	<p>a) Maintain setback, screening, buffering, and other appropriate mitigation techniques in land development regulations.</p> <p>b) Planning Department review of development approvals to ensure policy compliance.</p>
Policy: 2.6.1.2	<p>Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses.</p>
Policy: 2.6.2.1	<p>Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.</p>

CANOE CREEK PHASE IV PDR REZONE

&

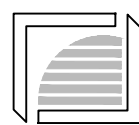
REVISED CANOE CREEK PSP TO ADD PHASE IV



PREPARED FOR:
MANATEE RIVER ASSOCIATES, LLC.

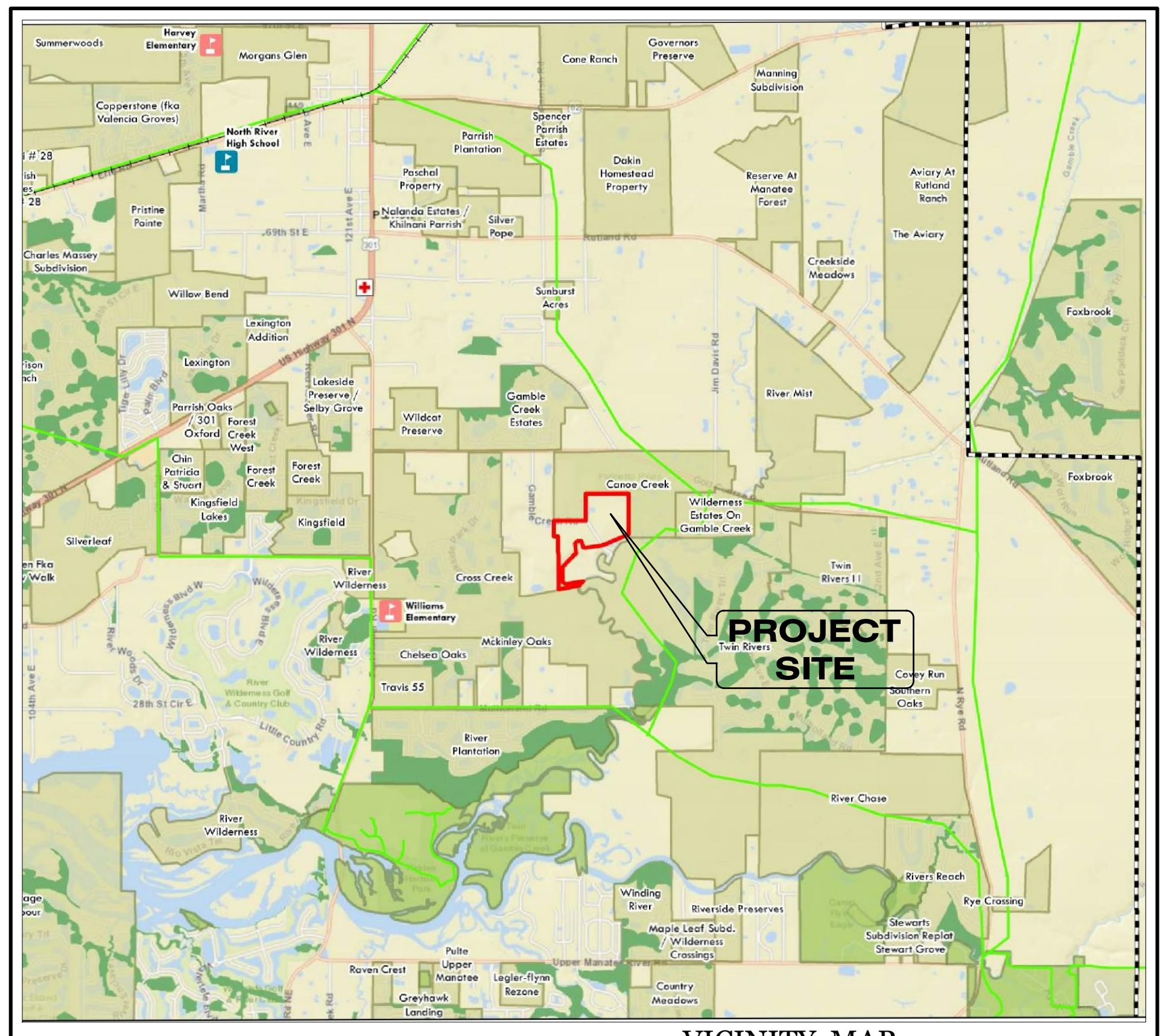
5800 Lakewood Ranch Blvd
Sarasota, Florida 34240
Phone: (941) 328-1142

PREPARED BY:



Clearview
LAND DESIGN, P.L.

Engineering Business C.A. No.: 28858
3010 W Azele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919



VICINITY MAP
MANATEE COUNTY, FLORIDA
SECTION 4, TOWNSHIP 34 SOUTH, RANGE 19 EAST

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	REZONING PLAN
4	GENERAL NOTES & TYPICAL SECTIONS
5-8	PRELIMINARY SITE PLAN
9	FLOODPLAIN EXHIBIT
L1-L4	PERMIT LANDSCAPE PLAN

Developer:	Manatee River Associates 5800 Lakewood Blvd Sarasota, FL 34240 (941) 328-1142 mneal@nealcommunities.com
Civil Engineer/Planner:	Clearview Land Design, P.L. 3010 Azele St., Suite 150 Tampa, Florida 33609 (813)223-3919 jordan.schrader@clearviewland.com
Traffic Engineer:	Kimley-Horn 655 N. Franklin St., Suite 150 Tampa, FL 33602 (813)620-1460 Christopher.hatton@kimley-horn.com
Surveyor:	Ardurra 2930 University Parkway Sarasota, FL 34243 (941)358-6500 jkistner@ardurra.com
Env. Scientist:	Ardurra 2930 University Parkway Sarasota, FL 34243 (941)358-6500 ahoffner@ardurra.com

OPEN SPACE CALCULATION (SEE GENERAL NOTE 8.b)
25% REQUIRED AND 35% PROVIDED
MIN. REQUIRED: 72.65 ac. x 25%= 18.16 ac.
ACTUAL PROVIDED: 25.43 ac (35%)

Lake Open Space= 9.21 ac. (75% max)

Manatee County Building & Development Services Department Signature Block	
Project Number: PDR-10-11-(Z)(P)(R2)	Project Name: CANOE CREEK PHASE IV
Approval Type: PRELIMINARY SITE PLAN	DTS Number: _____
PROJECT PLANNER _____	DATE _____
PROJECT ENGINEER _____	DATE _____
CONCURRENCY _____	DATE _____
ENVIRONMENTAL PLANNING _____	DATE _____
ENVIRONMENTAL HEALTH _____	DATE _____
FIRE DISTRICT _____	DATE _____
Attention: The combination of this signed plan and accompanying approval letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application. There may be other documents, including a CLOS that affect this project approval.	
Rec'd by OWNER/AGENT: _____	DATE _____

UTILITY CONTACT INFORMATION

MANATEE COUNTY
PUBLIC WORKS DEPT.
INFRASTRUCTURE ENGINEERING
SCOTT MAY, P.E.
1022 26TH AVENUE EAST
BRADENTON, FL 34208
(941) 708-7450 EXT. 7650
FAX: (941) 708-7431

TECO/PEOPLES GAS CO.
DAN SHANAHAN
8261 VICO COURT
SARASOTA, FL 34240
(941) 342-4030
FAX: (941) 342-4011
EMERGENCY: 1-877-832-6911
dshanahan@tecoenergy.com

SUNSHINE STATE ONE CALL OF FLORIDA
1-800-432-4770
VERIZON FLORIDA INC.
WAYNE SUMNER
1701 RINGLING BLVD.
SARASOTA, FL 34236
(941) 330-9203
WAYNE.SUMNER@verizon.com

FLORIDA POWER & LIGHT
DISTRIBUTION
GREG COKER
SCOTT MAY, P.E.
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PALMETTO, FL 34221
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FAX: (941) 723-4444
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Greg.Coker@fpl.com

FLORIDA POWER & LIGHT
TRANSMISSION
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Peter.H.Washio@fpl.com

MANATEE COUNTY HEALTH DEPT.
HANS C. ROESE
400 6TH AVENUE EAST
BRADENTON, FL 34208
(941) 748-0747 EXT. 1342
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hans_roese@doh.state.fl.us

SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT
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FAX: (941) 373-7660

FLORIDA GAS TRANSMISSION
SAFETY HARBOR TEAM
7804 ANDERSON RD.
TAMPA, FL 33634
CHRIS LEE
(813) 466-3327
CELL : (727) 639-7512
christopher.lee@sug.com

BRIGHT HOUSE NETWORKS
TOM WRIGHT
5413 E. STATE ROAD 64
BRADENTON, FL 34208-5535
(941) 748-3816 EXT. 21346
tom.wright@mybighthouse.com

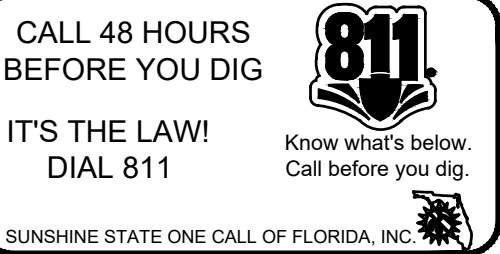
DEPARTMENT OF ENVIRONMENTAL
PROTECTION
ED WATSON
13051 N. TELECOM PKWY
TEMPLE TERRACE, FL 33637
PHONE: (813) 470-5875
FAX: (813) 470-5993

PEACE RIVER ELECTRIC COOPERATIVE,
INC.
P.O. BOX 1310
WACHULA, FL 33873
ERIN RUHTZ
(863) 767-4660
erin.ruhtz@precco.coop

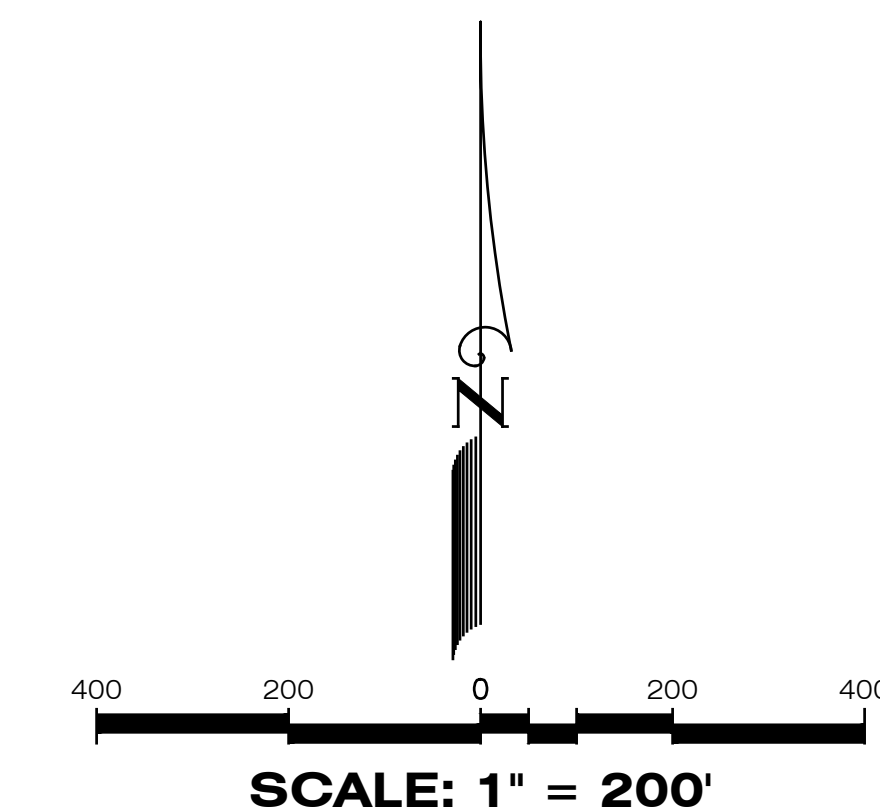
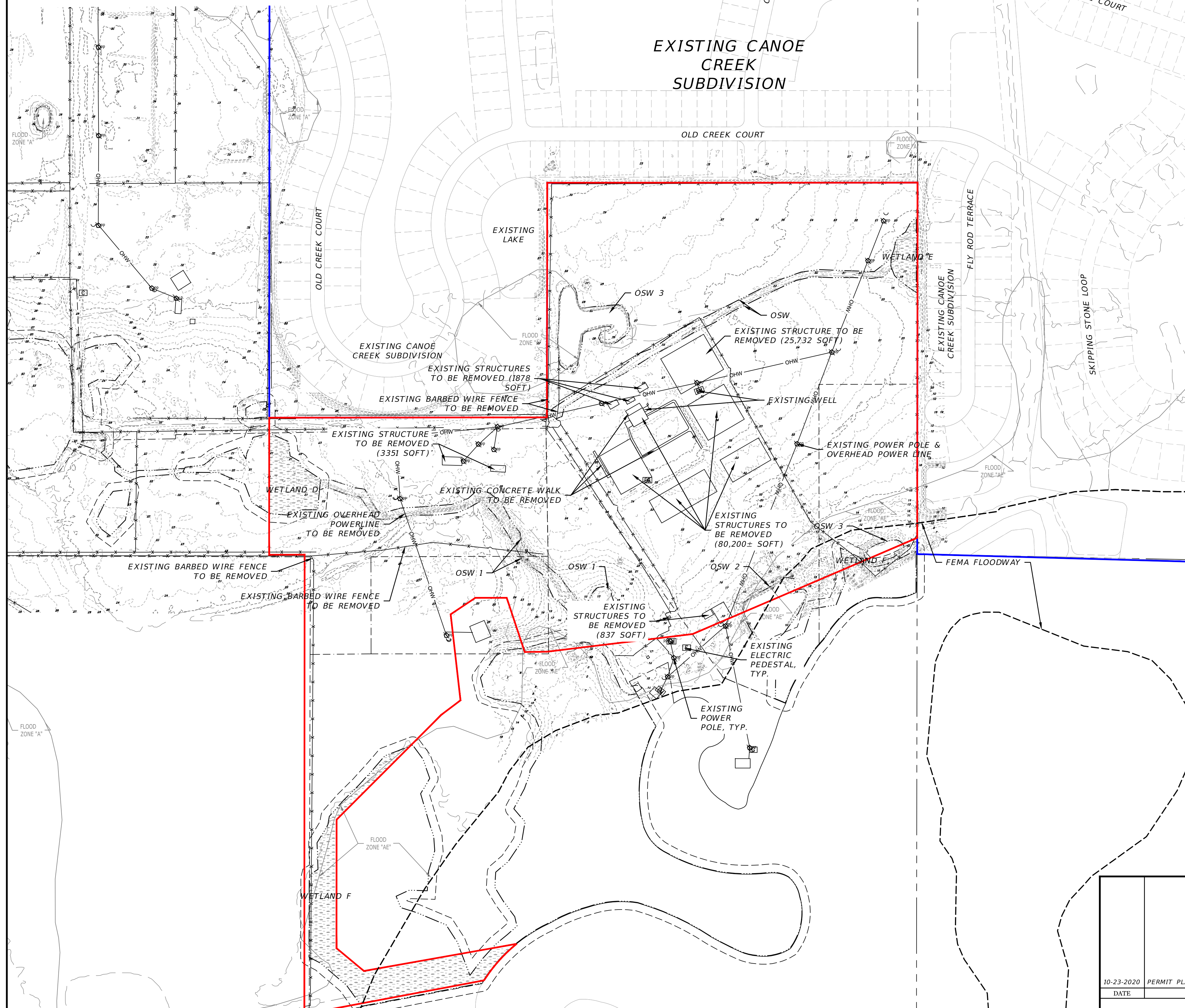
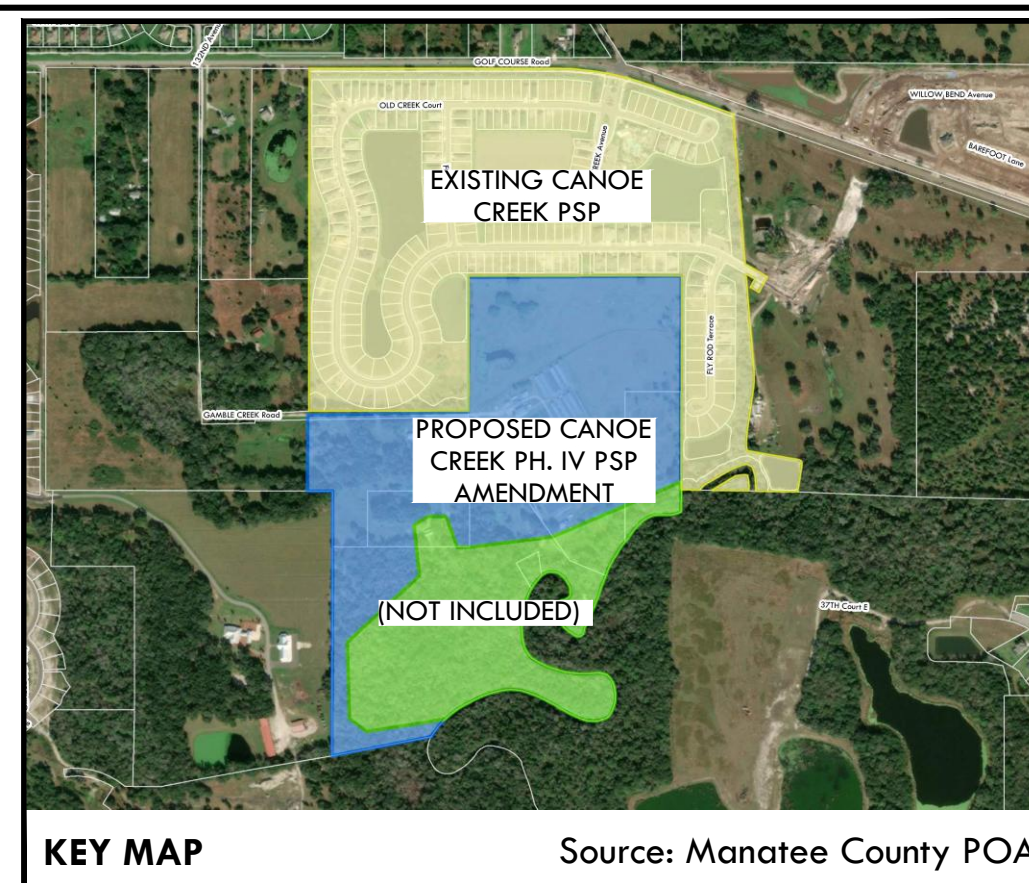
MANATEE COUNTY
PUBLIC WORKS DEPT.
TRAFFIC ENGINEERING
NEIL BYRNE, P.E.
(941) 749-3500 EXT. 7859
FAX: (941) 749-3571

PERMIT / FILE NOS.	
MANATEE PROJECT NO.	
MANATEE COUNTY UTILITIES PROJECT NO.	
SWFWMD ERP/APPLICATION ID NO.	
WATER DEP	
SEWER DEP	
RECLAIMED WATER DEP	
PARCEL ID NO.	499000159, 499011050, 499011109, 500010004, 500015009







UTILITY INFORMATION		
UTILITY	SOURCE	OWNERSHIP
POTABLE WATER	MANATEE COUNTY	MANATEE COUNTY
WASTEWATER	MANATEE COUNTY	MANATEE COUNTY
RECLAIMED/IRRIGATION WATER	MANATEE COUNTY	MANATEE COUNTY

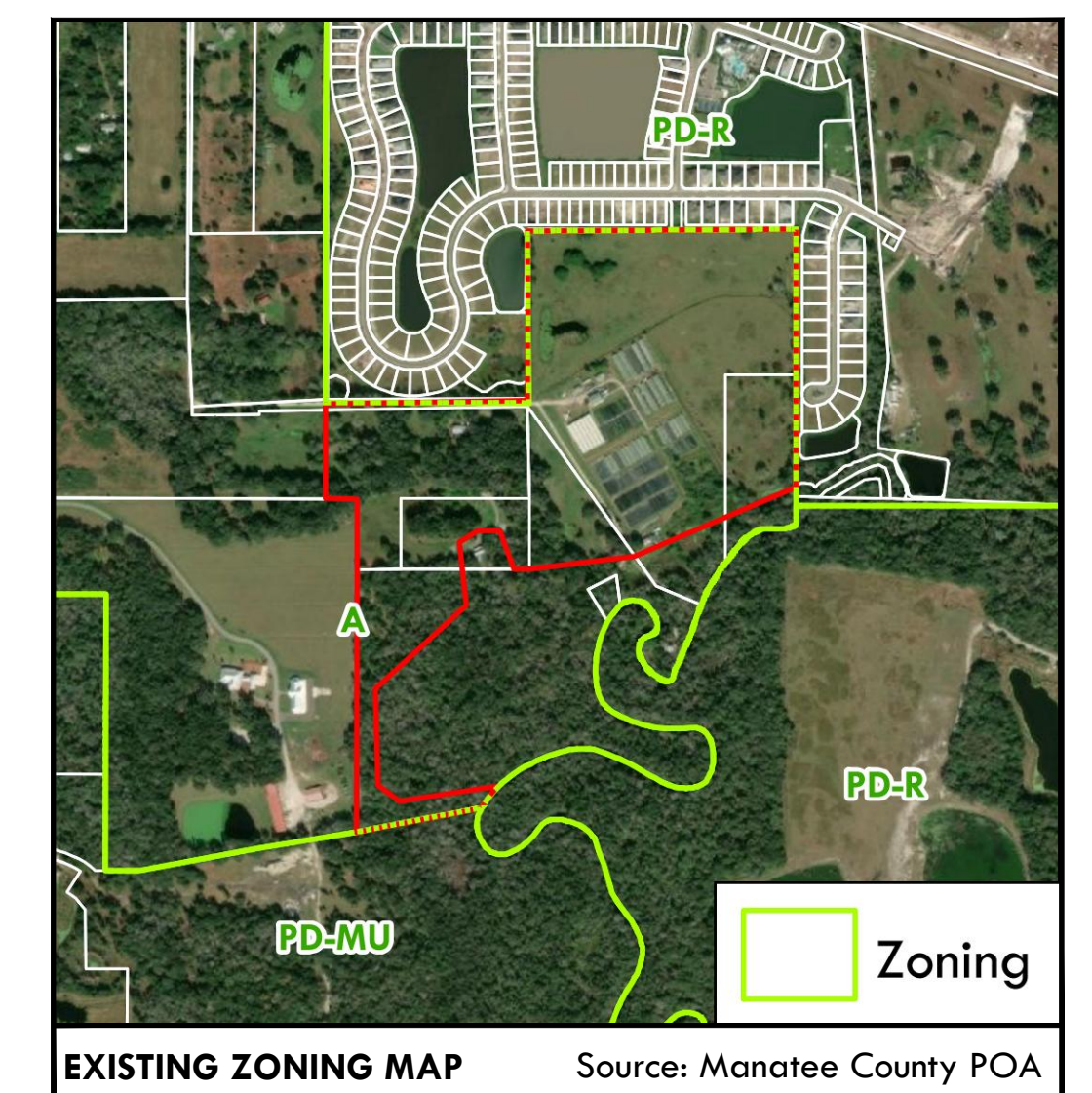
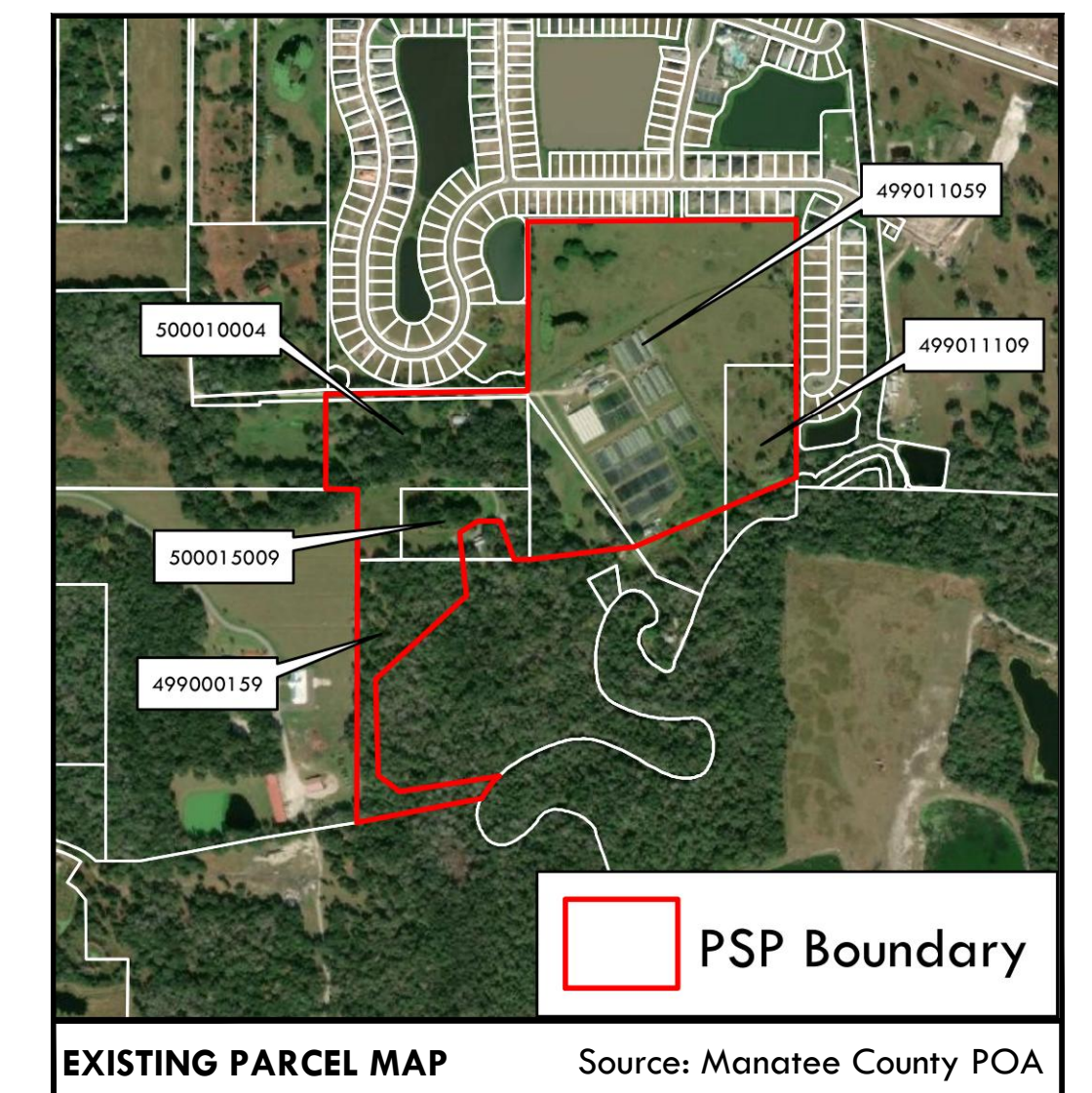
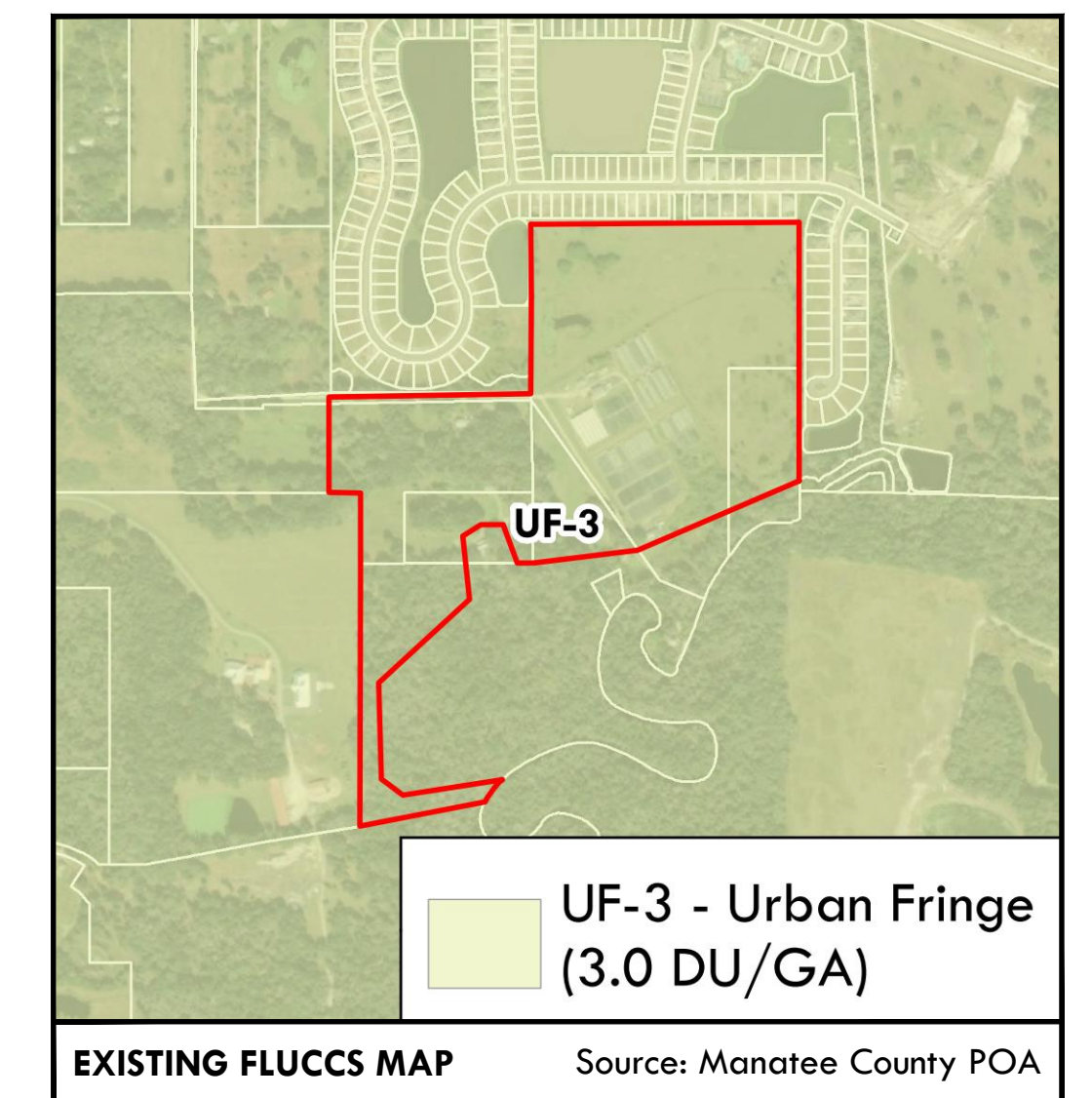


CANOE CREEK PHASE IV	
This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	
DATE: 06/18/2021	JORDAN A. SCHRADER NO. #74798 FLORIDA PROFESSIONAL ENGINEER
DATE: 03-17-2021	JOB NO. WLC-GC-005
Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.96 Feet	
STREET & DRAINAGE	WATER & SANITARY SEWER
DESIGNED BY: N/A DRAWN BY: N/A FILE: CV	DESIGNED BY: N/A DRAWN BY: N/A SHEET 1 OF 9





LEGEND:

	EXISTING PSP BOUNDARY
	PSP AMENDMENT BOUNDARY
	ARDURRA WETLAND LINES
	WETLAND BUFFER
	OTHER SURFACE WATERS
	MANATEE COUNTY PARCEL LINES



10-23-2020		PERMIT PLANS		GLN	
DATE		DESCRIPTION		BY	
REVISIONS					





Clearview
LAND DESIGN, P.L.

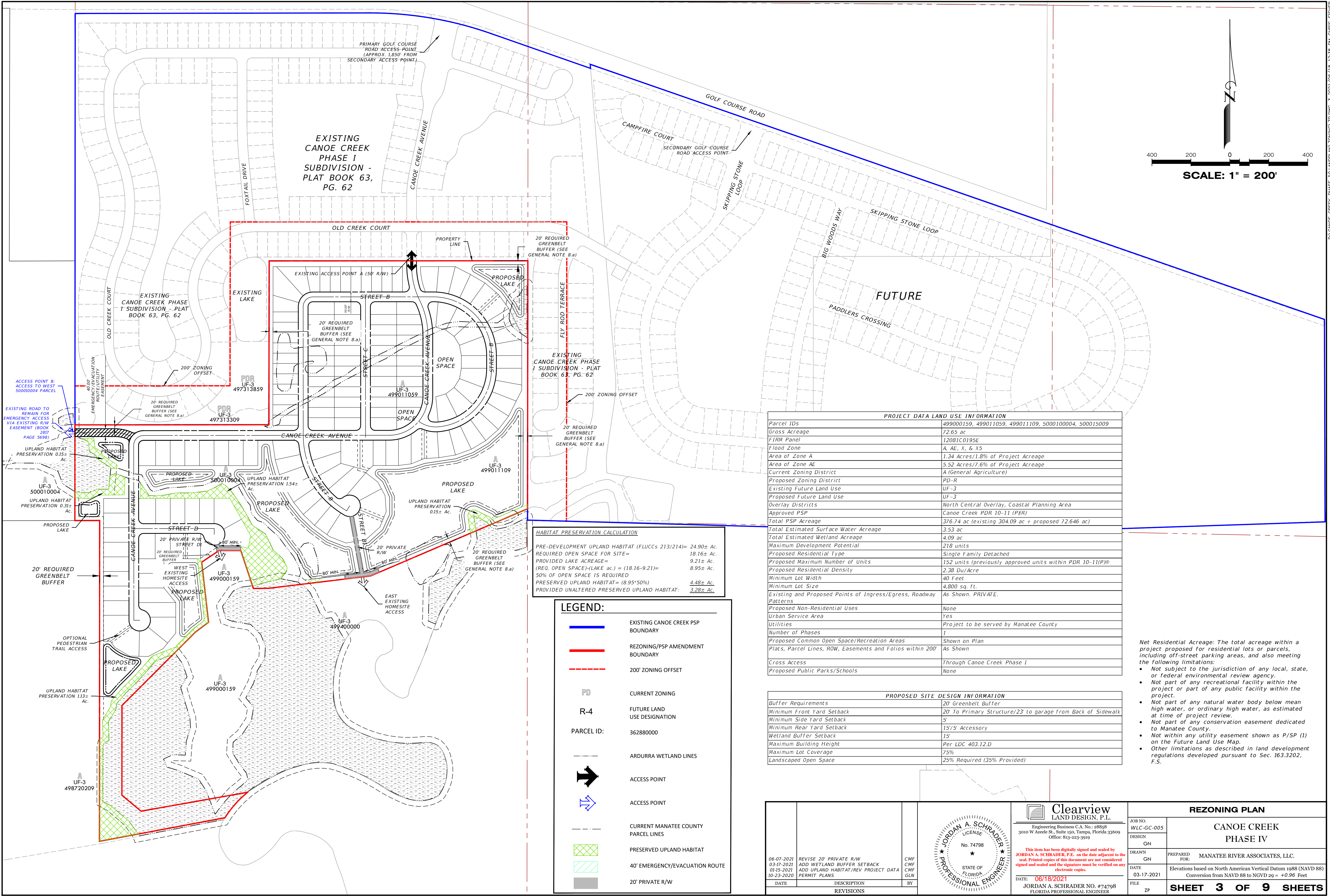
Engineering Business C.A. No.: 28858
3010 W Azeale St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919

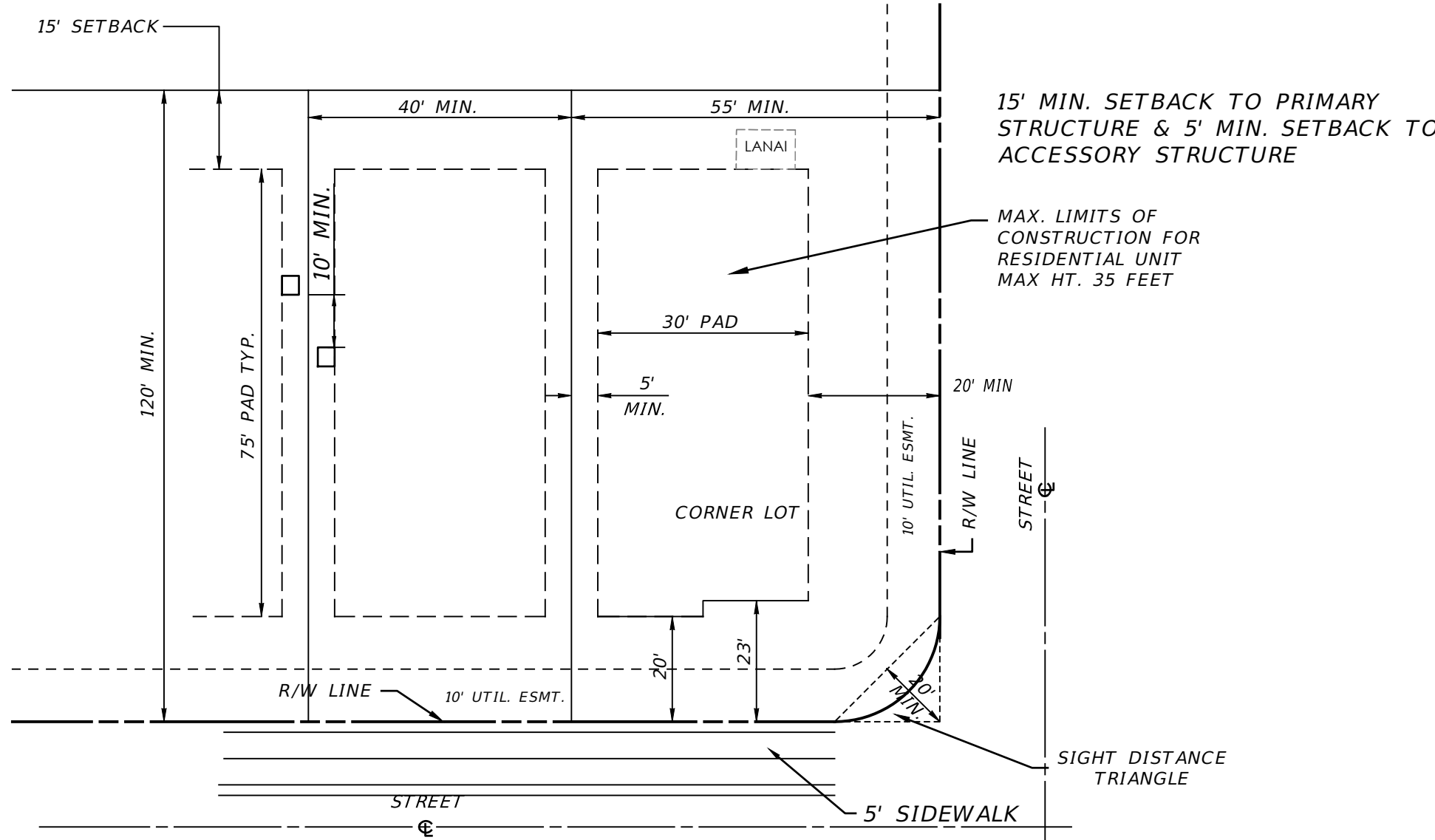
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DATE: **06/18/2021**

JORDAN A. SCHRADER NO. #74798
FLORIDA PROFESSIONAL ENGINEER

EXISTING CONDITIONS PLAN			
JOB NO. WLC-GC-005		CANOE CREEK PHASE IV	
DESIGN GN			
DRAWN GN		PREPARED FOR:	MANATEE RIVER ASSOCIATES, LLC.
DATE 03-17-2021		Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.96 Feet	
FILE EC		SHEET 2 OF 9 SHEETS	



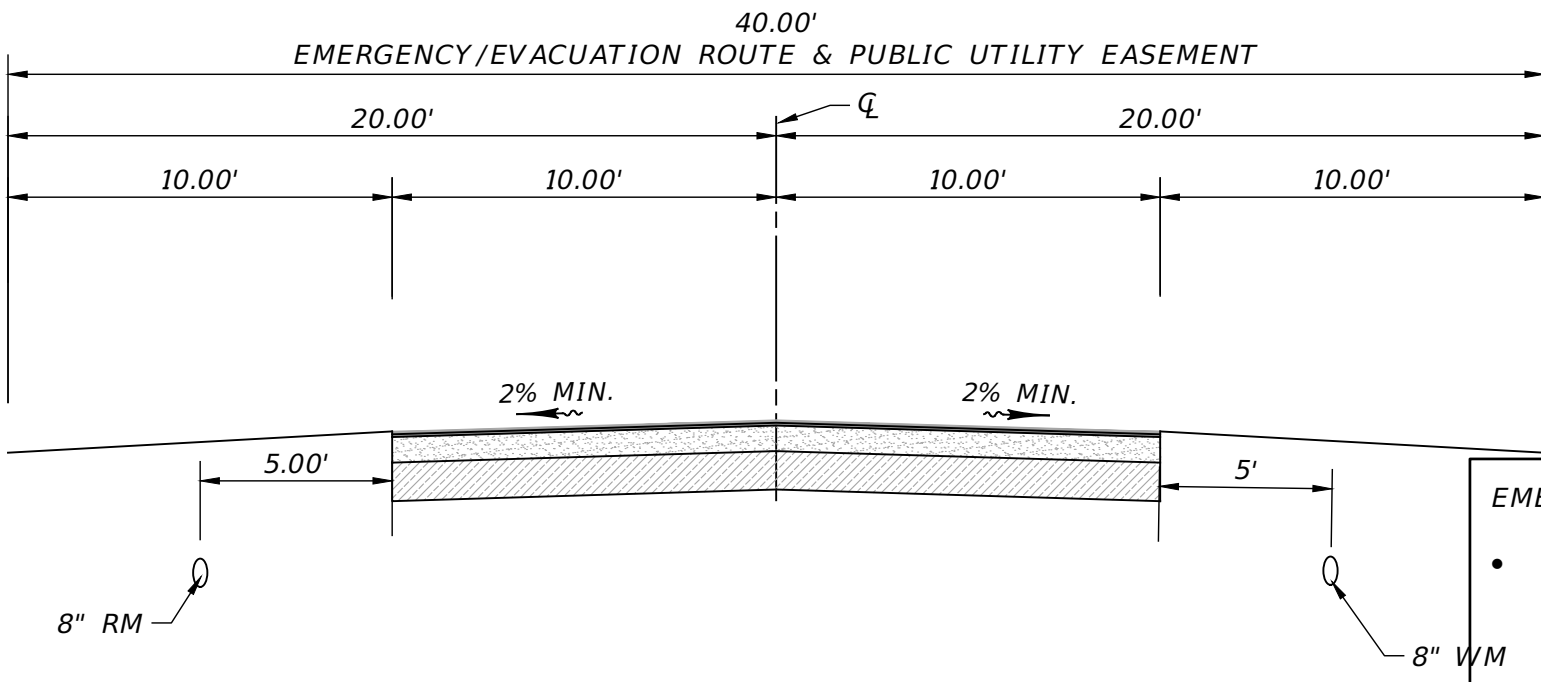


MINIMUM SINGLE FAMILY LOT
DETAIL FOR PHASE IV
- NOT TO SCALE -

LOT DETAILS
PREVIOUSLY APPROVED MINIMUM LOT SIZES

27'x116' (3,132 sf)
43'x116' (4988 sf)
50'x116' (5800 sf)
*ALL LOTS WITHIN PHASE IV WILL BE LARGER THAN 4,800 SQFT
TOTAL LOT COUNT PREVIOUSLY APPROVED: 896 LOTS

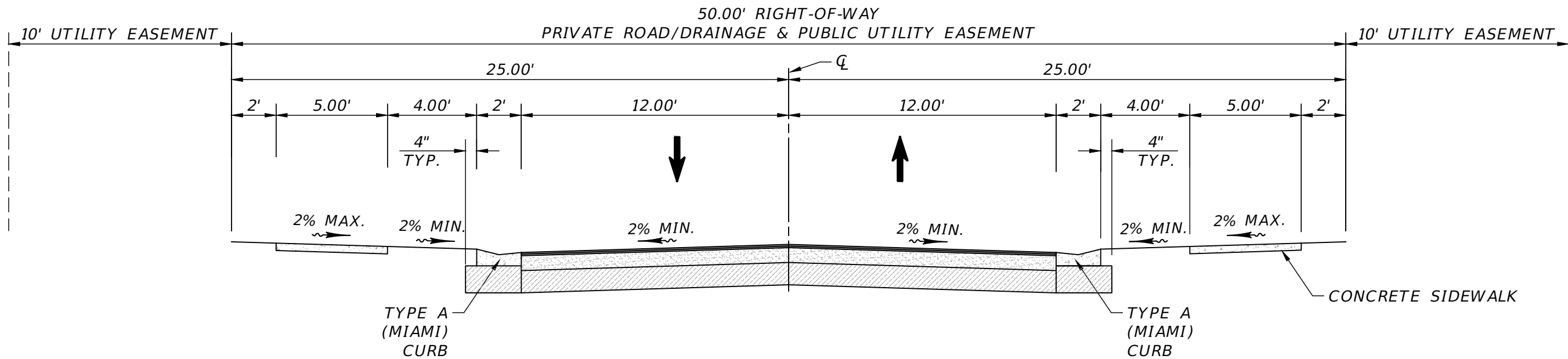
MINIMUM SETBACKS
FRONT: 23' MIN. TO GARAGE & 20' MIN. TO PRIMARY STRUCTURE
SIDE: 5'
REAR: 15' MIN. TO PRIMARY STRUCTURE & 5' MIN. TO ACCESSORY STRUCTURE
WATERFRONT: 30'



ACCESS B: EMERGENCY & EVACUATION ROUTE SECTION

SCALE: 1" = 5'

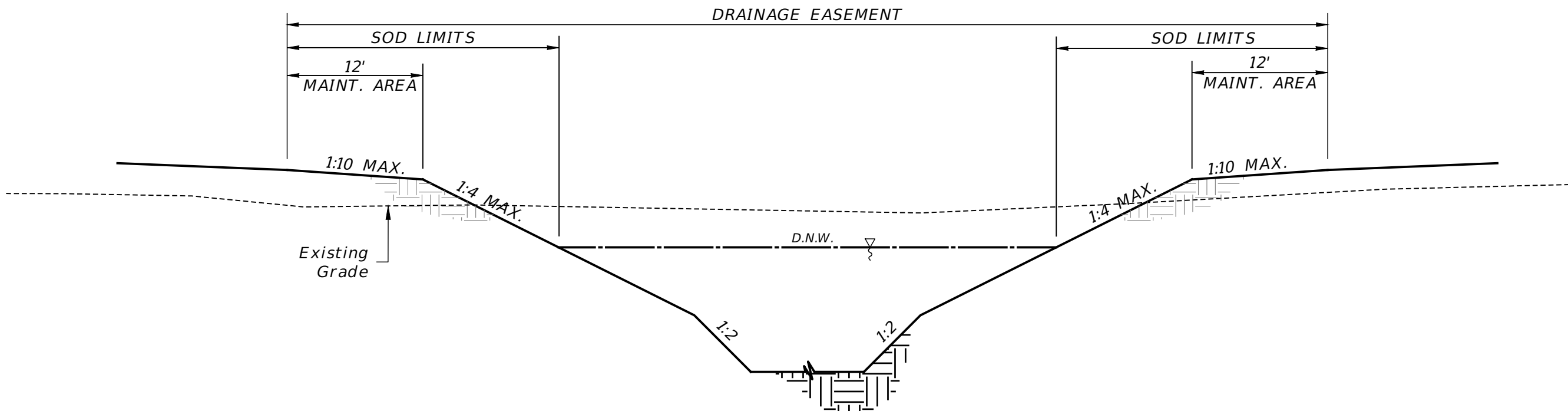
- EMERGENCY/EVACUATION NOTES:
- CONTRACTOR SHALL USE 2" EASYPAVE GRID OR ENGINEER APPROVED EQUIVALENT TO WITHHOLD VEHICLE WEIGHT OF OVER 65,000 POUNDS. SEE DETAIL ABOVE
 - SOD SHALL BE PLANTED OR REPLACED ON TOP OF EASYPAVE GRID AFTER INSTALLATION
 - GATES SHALL BE OPEN DURING AN EVACUATION



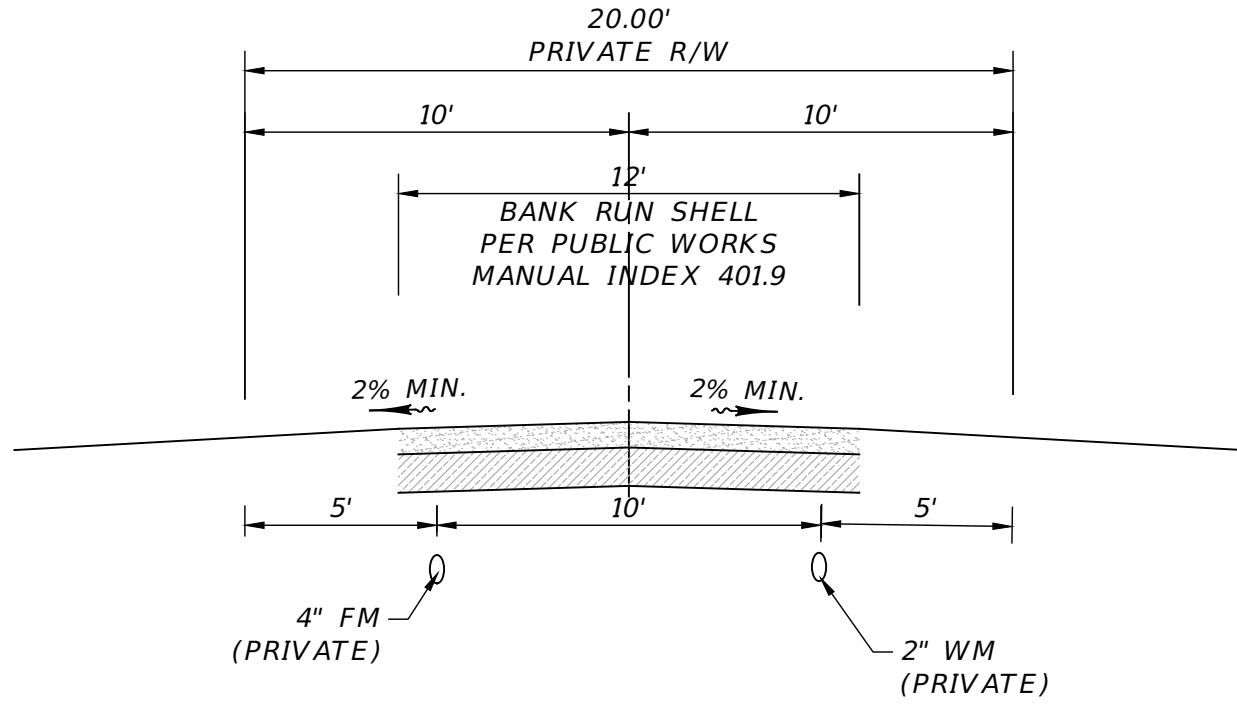
TYPICAL ROADWAY SECTION 50' RIGHT-OF-WAY DESIGN SPEED = 25 MPH

SCALE: 1" = 5'

SEE GENERAL NOTE 9



TYPICAL POND SECTION
- NO SCALE -



ACCESS B1 & D1: 20' PRIVATE R/W SECTION

SCALE: 1" = 5'

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

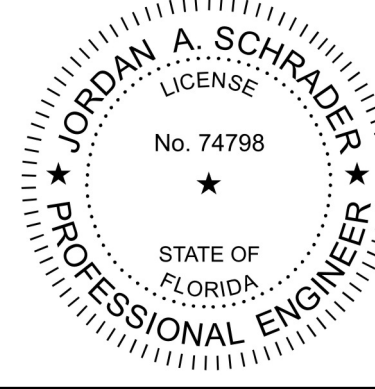
COMMENCING AT NORTHEAST CORNER OF SECTION 4, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE SOUTH 89°55'33" WEST, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 2,325.28 FEET; THENCE SOUTH 00°02'10" WEST, A DISTANCE OF 2,173.16 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY OF CANOE CREEK PHASE I, PLAT BOOK 63, PAGE 62, OFFICIAL RECORDS OF MANATEE COUNTY, THE FOLLOWING 4 (FOUR) COURSES: 1. NORTH 89°56'34" EAST, A DISTANCE OF 995.80 FEET; 2. NORTH 00°06'07" EAST, A DISTANCE OF 841.30 FEET; 3. NORTH 89°58'31" EAST, A DISTANCE OF 1,328.10 FEET; 4. SOUTH 00°04'08" WEST, A DISTANCE OF 1,273.76 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 66°49'12" WEST, A DISTANCE OF 876.86 FEET; THENCE SOUTH 83°06'30" WEST, A DISTANCE OF 526.45 FEET; THENCE SOUTH 89°15'39" WEST, A DISTANCE OF 78.85 FEET; THENCE NORTH 18°22'22" WEST, A DISTANCE OF 204.67 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 112.21 FEET; THENCE SOUTH 56°20'10" WEST, A DISTANCE OF 106.56 FEET; THENCE SOUTH 06°30'01" EAST, A DISTANCE OF 310.52 FEET; THENCE SOUTH 53°01'28" WEST, A DISTANCE OF 85.01 FEET; THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 532.51 FEET; THENCE SOUTH 00°02'32" WEST, A DISTANCE OF 460.95 FEET; THENCE SOUTH 50°13'18" EAST, A DISTANCE OF 127.85 FEET; THENCE NORTH 79°56'32" EAST, A DISTANCE OF 556.16 FEET TO THE CENTER OF GAMBLE CREEK AND TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 176.01 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 540.61 FEET, A CENTRAL ANGLE OF 18°39'16", AND A CHORD BEARING AND DISTANCE OF SOUTH 41°41'15" WEST 175.24 FEET; THENCE LEAVING SAID CREEK CENTERLINE, SOUTH 79°21'40" WEST, A DISTANCE OF 656.02 FEET; THENCE NORTH 00°02'32" EAST, A DISTANCE OF 1,647.61 FEET; THENCE SOUTH 89°54'38" WEST, A DISTANCE OF 127.36 FEET; THENCE NORTH 00°02'10" EAST, A DISTANCE OF 491.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 72.65 ACRES.

GENERAL NOTES:

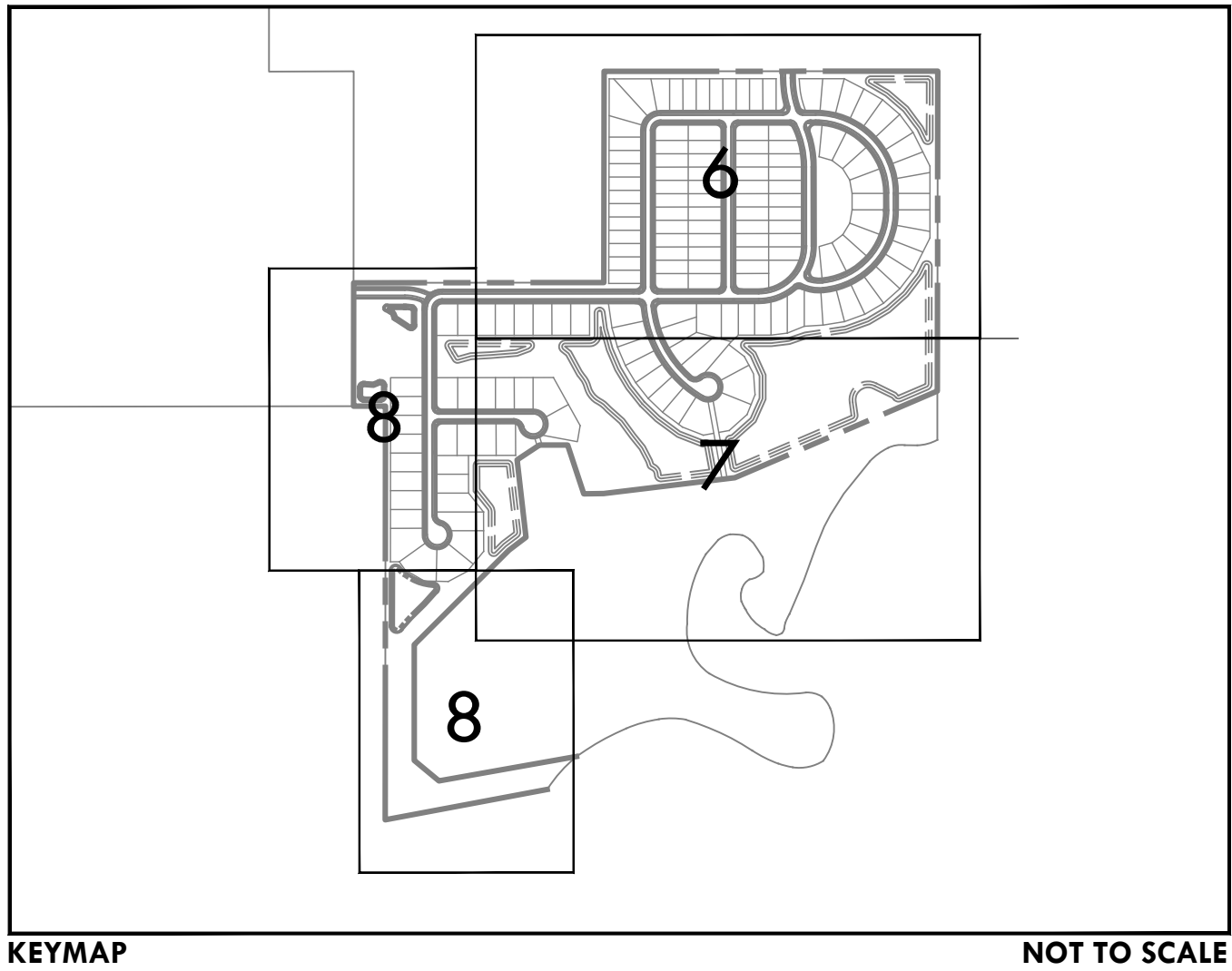
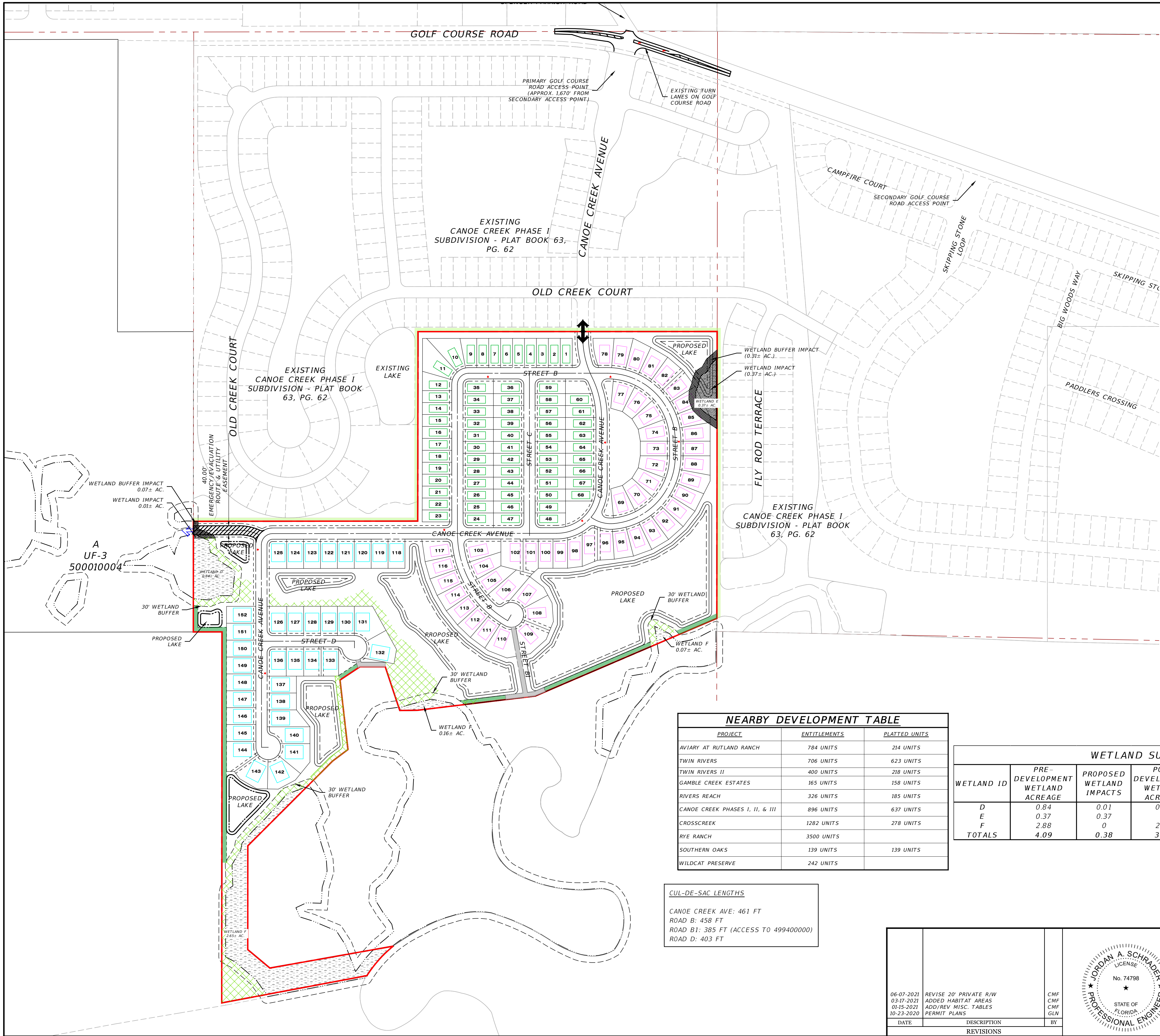
- THIS IS A REZONE AND PSP AMENDMENT TO CANOE CREEK, PDR 10-11(P)(R) TO ADD PHASE IV.
- SURVEY DATA: BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, TREE SURVEY, IMPROVEMENT LOCATION AND ASSOCIATED SURVEY WORK SHOWN HEREON AND USED FOR DESIGN PURPOSES IS BASED UPON INFORMATION PROVIDED BY (ARDURRA). CLEARVIEW LAND DESIGN, P.L. HAS REVIEWED, BUT NOT VERIFIED THE DATA PROVIDED. THIS DATA IS THE BASIS FOR DESIGN AND CLEARVIEW LAND DESIGN, P.L. MAKES NO CERTIFICATIONS OR REPRESENTATIONS AS TO THE ACCURACY OF THE SURVEY DATA.
- CONTRACTOR SHALL INSPECT EROSION CONTROL DAILY (INCLUDING BUT NOT LIMITED TO TYPICAL OUTFALLS). CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY TO REPAIR OR REPLACE AS NEEDED.
- ACCESS TO CANOE CREEK PHASE IV TO BE THROUGH CANOE CREEK PHASE I VIA CANOE CREEK AVENUE.
- THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
- 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.
- PRELIMINARY PLAN DOES NOT INDICATE FIRE PROTECTION WATER SUPPLY INFORMATION.
- SPECIFIC APPROVALS REQUESTED:
 - A. LDC SECTION 403.12.D.6 - ELIMINATE GREENBELT BUFFER PLANTINGS WHERE ADJACENT TO EXISTING CANOE CREEK DEVELOPMENT.
 - B. LDC SECTION 403.8.F.2 - REDUCE REQUIRED UPLAND VEGETATION PRESERVATION FROM 4.47 ACRES TO 3.28 ACRES.
 - C. LAND DEVELOPMENT CODE, SECTION 1001.1.C SECOND MEANS OF ACCESS REQUIRED- REDUCE THE NUMBER OF FULL ACCESS POINTS.
 - D. PUBLIC WORKS MANUAL PART 3, SECTION 3.1.3.B.6, PRIVATE STREETS- ALLOW RIGHT OF WAY WIDTH TO BE REDUCED FROM 50 FEET TO 20 FEET WHERE ACCESSING PRIVATE EXTERNAL PARCELS ADJACENT TO THE SOUTH OF CANOE CREEK PHASE IV.
- ALL ROADWAYS TO PROVIDE 12' LANES UNLESS OTHERWISE NOTED/APPROVED.
- CONSTRUCTION SHALL COMMENCE Q4 2021 AND SHALL BE COMPLETE Q4 2022.

06-07-2021	REV. SPECIFIC APPROVALS/40' EASEMENT SECTION	CMF
03-17-2021	REV. SPECIFIC APPROVALS/ADD WM TO 40' R/W	CMF
01-15-2021	REVISE NOTES/ADD CONSTRAINED R/W	CMF
10-23-2020	PERMIT PLANS	GLN
DATE	DESCRIPTION	BY
	REVISIONS	



Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 28858 3010 W Azele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919
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DATE: 06/18/2021 JORDAN A. SCHRADER NO. #74798 FLORIDA PROFESSIONAL ENGINEER

GENERAL NOTES & TYP SECTIONS			
JOB NO. WLC-GC-005	CANOE CREEK PHASE IV		
DESIGN N/A	DRAWN N/A	PREPARED FOR: MANATEE RIVER ASSOCIATES, LLC.	
DATE 03-17-2021	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.96 Feet		
FILE GN	SHEET 4 OF 9 SHEETS		



LEGEND:

- REZONING/PSP AMENDMENT BOUNDARY
- 53' x 130' LOT
- 65' x 130' LOT
- 75' x 130' LOT
- 40' EMERGENCY/EVACUATION ROUTE
- 20' GREENBELT BUFFER
- 15' ADJACENT GREENBELT BUFFER
- ARDURRA WETLAND LINES
- 30' WETLAND BUFFER
- WETLAND IMPACT
- WETLAND BUFFER IMPACT
- PRESERVED UPLAND HABITAT
- 20' PRIVATE R/W

NOTE:
FOR ANY FENCE/WALL PROPOSED IN BUFFERS,
THE LANDSCAPING IS REQUIRED TO BE
INSTALLED ON THE EXTERIOR OF THE FENCE
FACING THE ROADWAY OR ADJACENT
PROPERTY

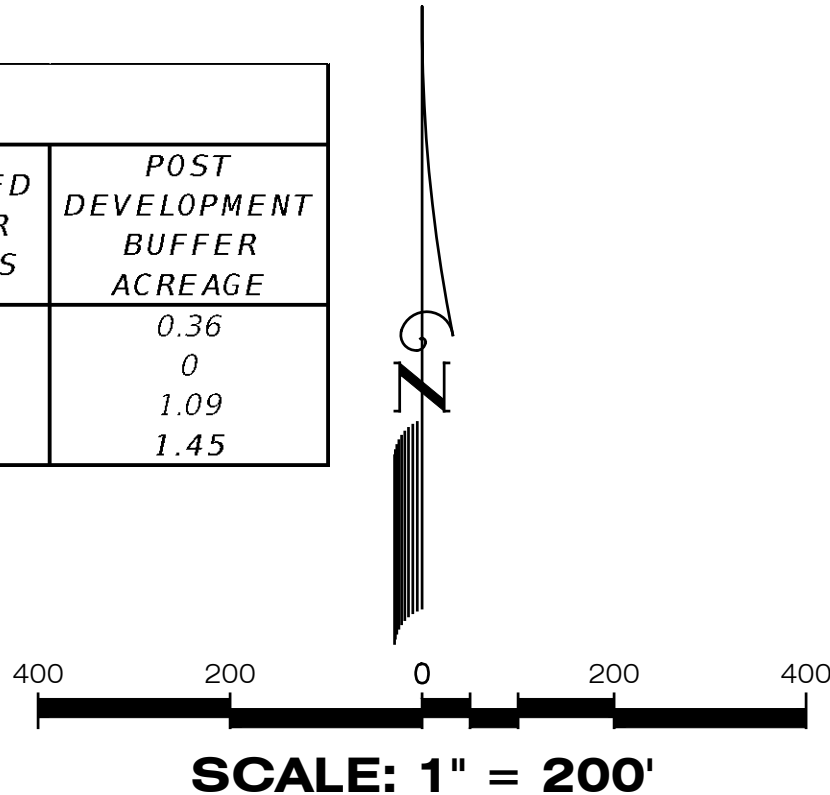
*FIRE PROTECTION TO BE SUPPLIED BY
POTABLE WATER LINE THROUGHOUT
SUBDIVISION. CONNECTION TO BE MADE FROM
EXISTING CANOE CREEK CONNECTION POINT.

NEARBY DEVELOPMENT TABLE		
PROJECT	ENTITLEMENTS	PLATTED UNITS
AVIARY AT RUTLAND RANCH	784 UNITS	214 UNITS
TWIN RIVERS	706 UNITS	623 UNITS
TWIN RIVERS II	400 UNITS	218 UNITS
GAMBLE CREEK ESTATES	165 UNITS	158 UNITS
RIVERS REACH	326 UNITS	185 UNITS
CANOE CREEK PHASES I, II, & III	896 UNITS	637 UNITS
CROSSCREEK	1282 UNITS	278 UNITS
RYE RANCH	3500 UNITS	
SOUTHERN OAKS	139 UNITS	139 UNITS
WILDCAT PRESERVE	242 UNITS	

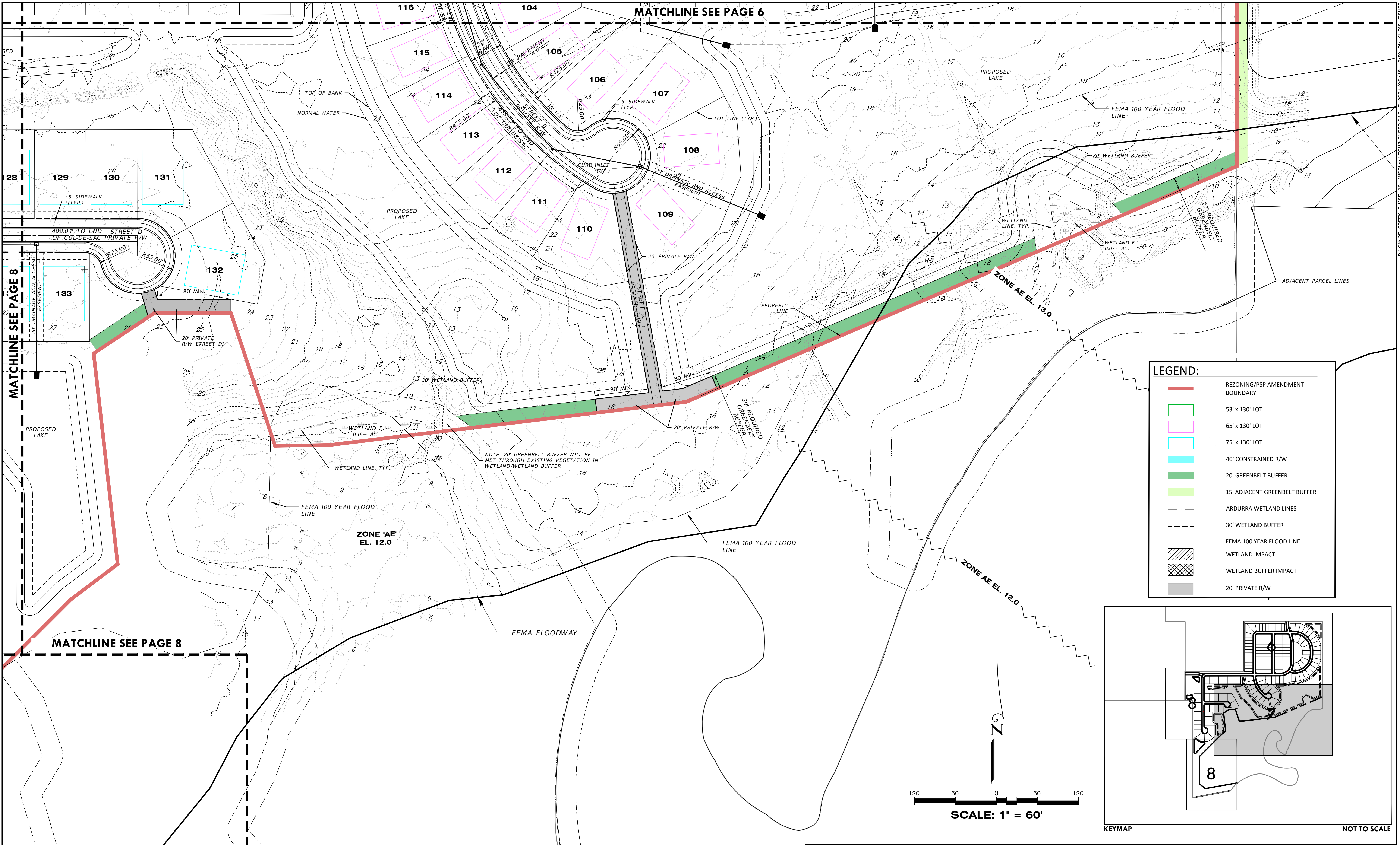
WETLAND SUMMARY TABLE						
WETLAND ID	PRE-DEVELOPMENT WETLAND ACREAGE	PROPOSED WETLAND IMPACTS	POST-DEVELOPMENT WETLAND ACREAGE	PRE-DEVELOPMENT BUFFER ACREAGE	PROPOSED BUFFER IMPACTS	POST-DEVELOPMENT BUFFER ACREAGE
D	0.84	0.01	0.83	0.43	0.07	0.36
E	0.37	0.37	0	0.31	0.31	0
F	2.88	0	2.88	1.09	0	1.09
TOTALS	4.09	0.38	3.71	1.83	0.38	1.45

CUL-DE-SAC LENGTHS

CANOE CREEK AVE: 461 FT
ROAD B: 458 FT
ROAD B1: 385 FT (ACCESS TO 4994000000)
ROAD D: 403 FT

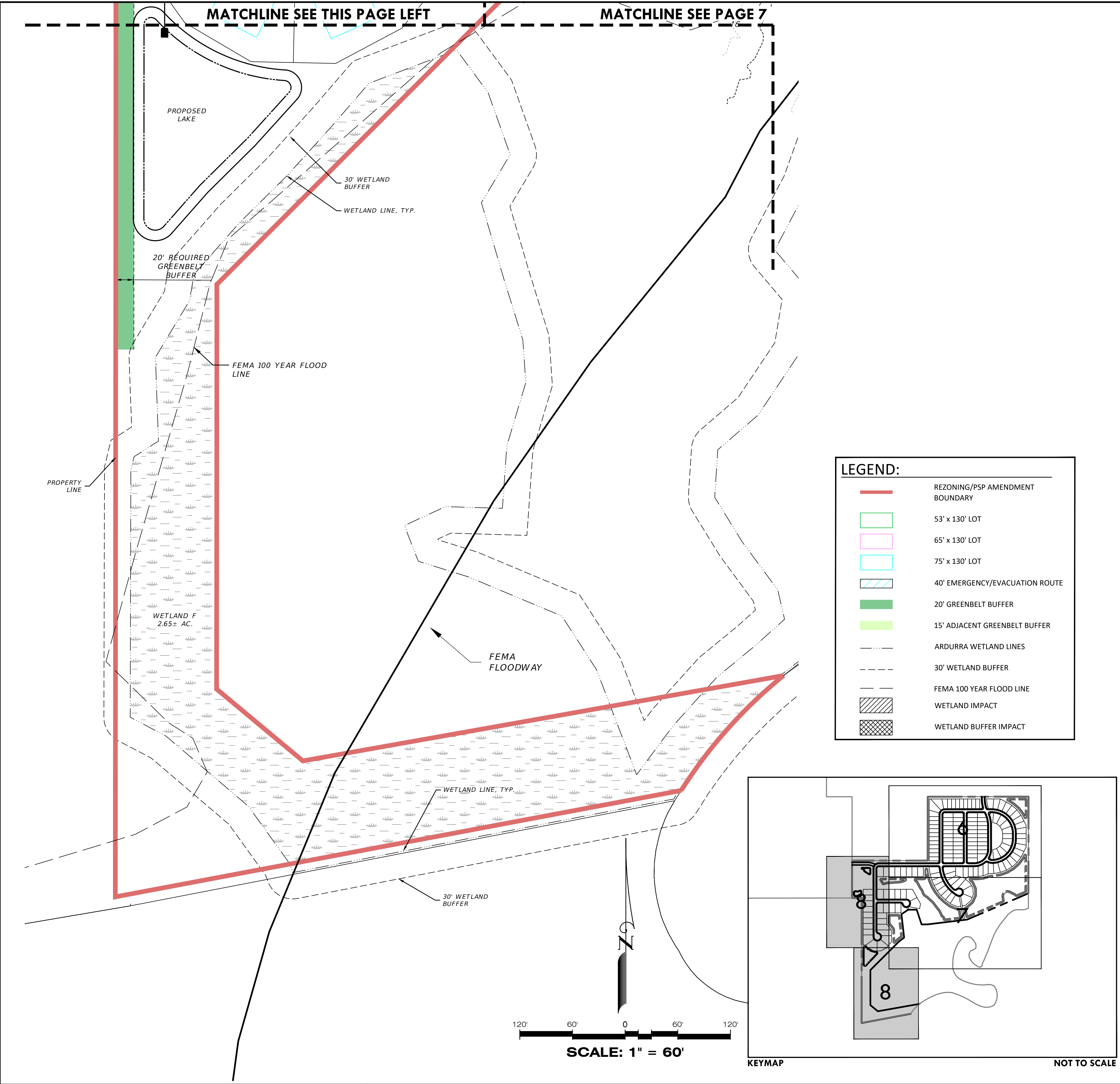
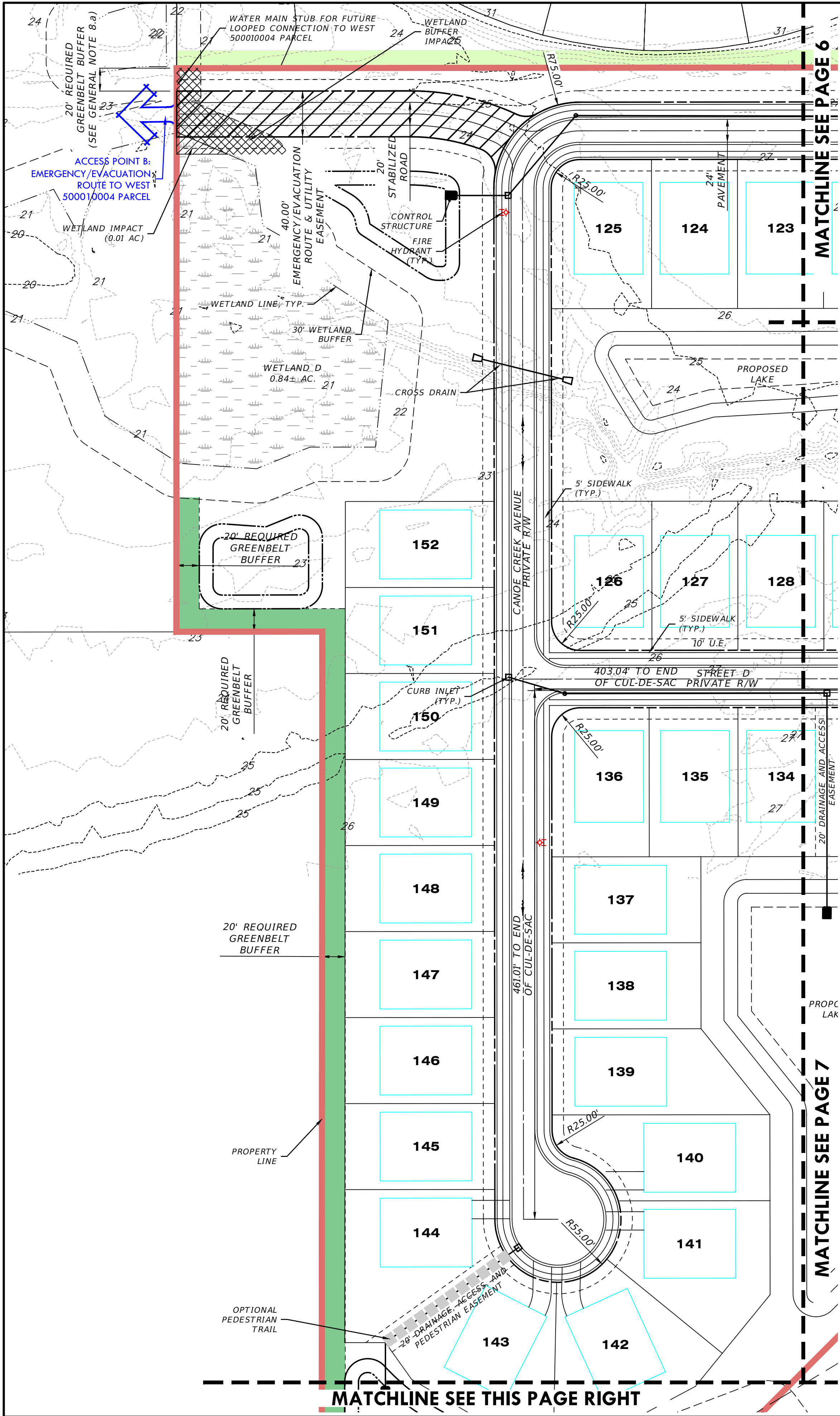


<div>06-07-2021 03-17-2021 01-15-2021 10-23-2020</div>	<div>REVISE 20' PRIVATE R/W ADDED HABITAT AREAS ADD/REV MISC. TABLES PERMIT PLANS</div>	<div>CMF CMF CMF GLN</div>	<div>BY</div>	<div>DATE</div>	<div>DESCRIPTION</div>	<div>REVISIONS</div>	<div>JORDAN A. SCHRADER No. 74798 STATE OF FLORIDA PROFESSIONAL ENGINEER</div>	<div>Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 28858 3010 W Azele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. DATE: 06/18/2021 JORDAN A. SCHRADER NO. #74798 FLORIDA PROFESSIONAL ENGINEER</div>	PRELIMINARY SITE PLAN	
									JOB NO. WLC-GC-005	CANOE CREEK PHASE IV
									DESIGN GN	
									DRAWN GN	
DATE 03-17-2021		PREPARED FOR MANATEE RIVER ASSOCIATES, LLC.		Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.96 Feet		FILE PSP-KEYSHEET		SHEET 5 OF 9 SHEETS		



<div>06-07-2021 01-15-2021 10-23-2020</div> <div>REVISE 20' PRIVATE R/W ADD BUFFER; REV LABELS PERMIT PLANS</div> <div>DATEDESCRIPTION BYREVISIONS</div>			<div>CMF GLN GLN</div> <div>BY</div>		<div><div>JORDAN A. SCHRADER LICENSE No. 74798 STATE OF FLORIDA PROFESSIONAL ENGINEER</div><div>Engineering Business C.A. No.: 28858 3010 W Azele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919</div><div>This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</div><div>DATE: 06/18/2021 JORDAN A. SCHRADER NO. #74798 FLORIDA PROFESSIONAL ENGINEER</div></div>	<div>PRELIMINARY SITE PLAN</div> <div>JOB NO. WLC-GC-005</div> <div>DESIGN GN</div> <div>DRAWN GN</div> <div>DATE 03-17-2021</div> <div>FILE PSP</div> <div>CANOE CREEK PHASE IV</div> <div>MANATEE RIVER ASSOCIATES, LLC.</div> <div>Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.96 Feet</div> <div>SHEET 7 OF 9 SHEETS</div>
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P:\CANOE CREEK PHASE IV\LANDPLAN\ZONING\PSP.DWG-7 2021/06/18 12:39 PM CHRIS FISHER



*FIRE PROTECTION TO BE SUPPLIED BY POTABLE WATER LINE THROUGHOUT SUBDIVISION. CONNECTION TO BE MADE FROM EXISTING CANOE CREEK CONNECTION POINT.

"THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS."

NOTE:
FOR ANY FENCE/WALL PROPOSED IN BUFFERS, THE LANDSCAPING IS REQUIRED TO BE INSTALLED ON THE EXTERIOR OF THE FENCE FACING THE ROADWAY OR ADJACENT PROPERTY

<div>06-07-2021 03-17-2021 01-15-2021 10-23-2020</div>		<div>REV 40' EASEMENT REV 40' R/W HATCH REV BUFF LBL; WTLND BUFF IMPACT PERMIT PLANS</div>	<div>CMF CMF CMF GLN</div>	<div>BY</div>	<div>DATE</div>	<div>DESCRIPTION</div>	<div>REVISIONS</div>
<div>06-07-2021 03-17-2021 01-15-2021 10-23-2020</div>		<div>REV 40' EASEMENT REV 40' R/W HATCH REV BUFF LBL; WTLND BUFF IMPACT PERMIT PLANS</div>	<div>CMF CMF CMF GLN</div>	<div>BY</div>	<div>DATE</div>	<div>DESCRIPTION</div>	<div>REVISIONS</div>

JORDAN A. SCHRADER
LICENSE
No. 74798
STATE OF FLORIDA
PROFESSIONAL ENGINEER

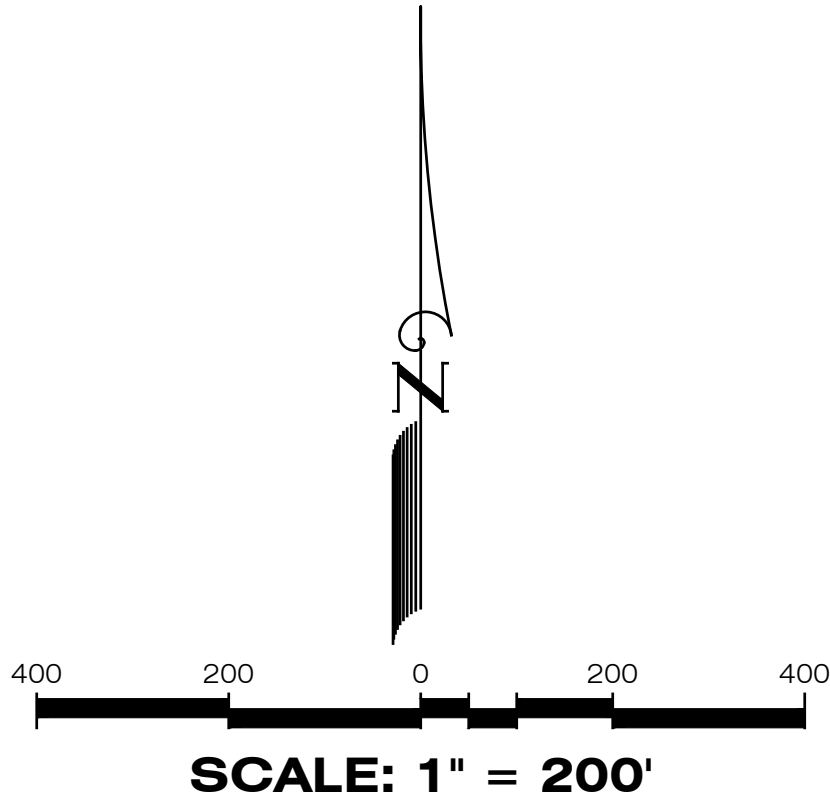
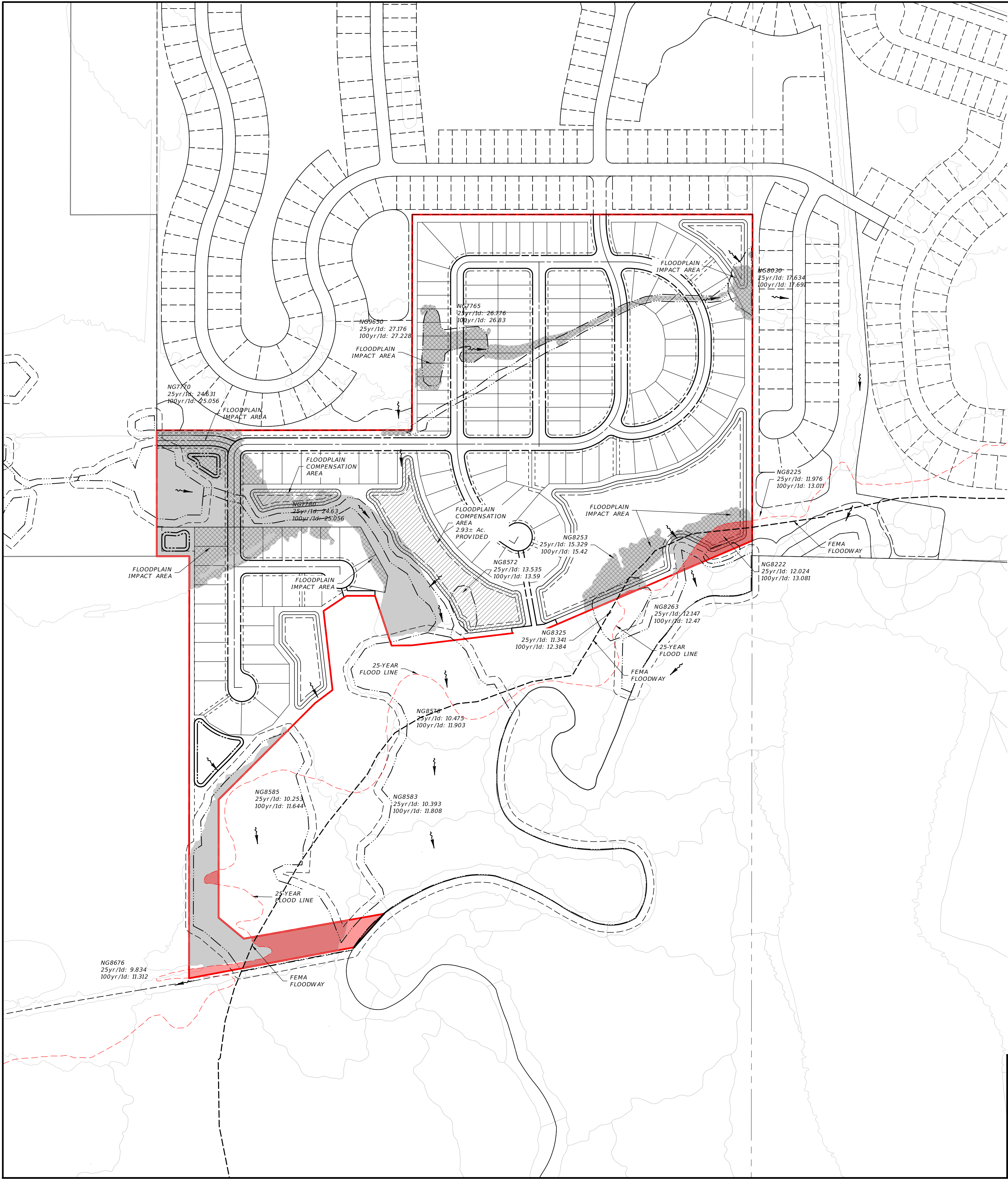
Clearview
LAND DESIGN, P.L.L.C.
Engineering Business C.A. No.: 28858
3010 W Azele St., Suite 150, Tampa, Florida 33609
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DATE: 06/18/2021
JORDAN A. SCHRADER NO. #74798
FLORIDA PROFESSIONAL ENGINEER

PRELIMINARY SITE PLAN	
JOB NO. WLC-GC-005	CANOE CREEK PHASE IV
DESIGN GN	MANATEE RIVER ASSOCIATES, LLC.
DRAWN GN	FOR:
DATE 03-17-2021	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.96 Feet
FILE PSP	SHEET 8 OF 9 SHEETS

P:\CANOE CREEK PHASE IV\LANDPLAN\ZONING\PSP.DWG-8 2021/06/18 12:39 PM CHRIS FISHER



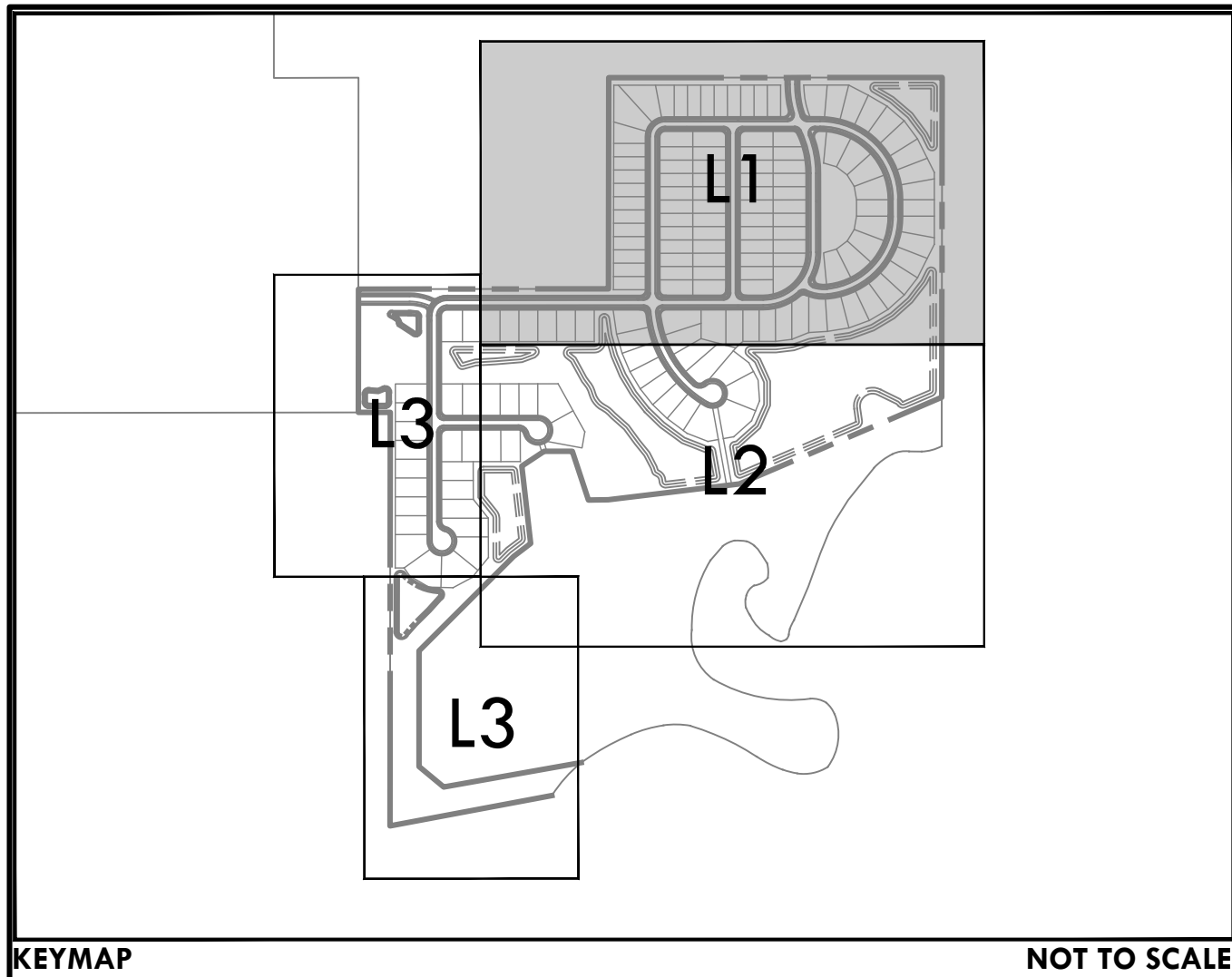
LEGEND:

- REZONING/PSP AMENDMENT BOUNDARY
- ARDURRA WETLAND LINES
- 30' WETLAND BUFFER
- FEMA FLOODWAY
- GAMBLE CREEK WATERSHED MODEL FLOODPLAIN IMPACT
- PROPOSED FLOODPLAIN COMPENSATION AREA
- 100-YEAR FLOOD AREA PER GAMBLE CREEK WATERSHED MODEL 15.30± ACRES
- 25-YEAR FLOOD AREA PER GAMBLE CREEK WATERSHED MODEL 1.88± ACRES
- DRAINAGE FLOW ARROWS

FLOODPLAIN IMPACTS		
	WITHIN PROJECT LIMITS	IMPACTS
FLOODWAY:	2.34± Ac. (3.2%)	0.00 ACRES
100 YEAR:	15.30± Ac. (20.9%)	6.26± ACRES
25 YEAR:	1.88± Ac. (2.6%)	0.31± ACRES

- NOTES:**
- ALL FILL WITHIN THE 25- AND 100-YEAR FLOODPLAIN (AS DERIVED FROM THE GAMBLE CREEK WATERSHED MANAGEMENT PLAN AND THE FEMA 2014 FIRM) SHALL BE COMPENSATED BY THE CREATION OF AN EQUAL OR GREATER STORAGE VOLUME ABOVE SEASONAL HIGH WATER TABLE. 25- AND 100-YEAR FLOODPLAIN COMPENSATION SHALL BE COMPENSATED IN SOLE USE COMPENSATION AREAS, NOT DUAL USE FACILITIES (I.E., STORMWATER ATTENUATION AND FLOODPLAIN COMPENSATION).
 - 25-YEAR AND 100-YEAR FLOOD STAGES IDENTIFIED ON THE PRE-DEVELOPMENT DRAINAGE ANALYSIS ARE PRELIMINARY DATA AND SUBJECT TO MODIFICATIONS WITH THE FINAL SITE PLAN/CONSTRUCTION PLAN SUBMITTAL.
 - ALL FILL WITHIN THE 25 AND 100 YEAR FLOODPLAIN SHALL BE COMPENSATED BY THE CREATION OF POST DEVELOPMENT STORAGE VOLUME EQUIVALENT TO OR GREATER THAN THE PROPOSED FLOODPLAIN IMPACT VOLUME. STORAGE VOLUME WILL ONLY BE CREDITABLE ABOVE SEASONAL HIGH WATER TABLE. IN ADDITION, THE APPLICANT WILL BE REQUIRED TO DEMONSTRATE THROUGH DRAINAGE MODELING THAT NO ADVERSE IMPACTS ARE CREATED TO ADJACENT PROPERTIES.

<div><div>03-17-2021 01-15-2021 10-23-2020</div><div>ADD FLOODWAY LABEL/REV NOTES ADD SHEET PERMIT PLANS</div><div>DATEDESCRIPTIONREVISIONS</div></div> <div>CMF CMF GLN</div>			<div><div><div>JORDAN A. SCHRADER LICENSE No. 74798 STATE OF FLORIDA PROFESSIONAL ENGINEER</div><div><div><div>Clearview LAND DESIGN, P.L.</div><div>Engineering Business C.A. No.: 28858 3010 W Azele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919</div><div><div>This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</div><div>DATE: 06/18/2021 JORDAN A. SCHRADER NO. #74798 FLORIDA PROFESSIONAL ENGINEER</div></div></div></div><div><div><div>FLOODPLAIN EXHIBIT</div><div>JOB NO. WLC-GC-005</div><div>DESIGN N/A</div><div>DRAWN N/A</div><div>DATE 03-17-2021</div><div>FILE FLOOD EXHIBIT</div></div><div><div>CANOE CREEK PHASE IV</div><div>PREPARED FOR: MANATEE RIVER ASSOCIATES, LLC.</div><div>Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.96 Feet</div><div>SHEET 9 OF 9 SHEETS</div></div></div></div></div>	
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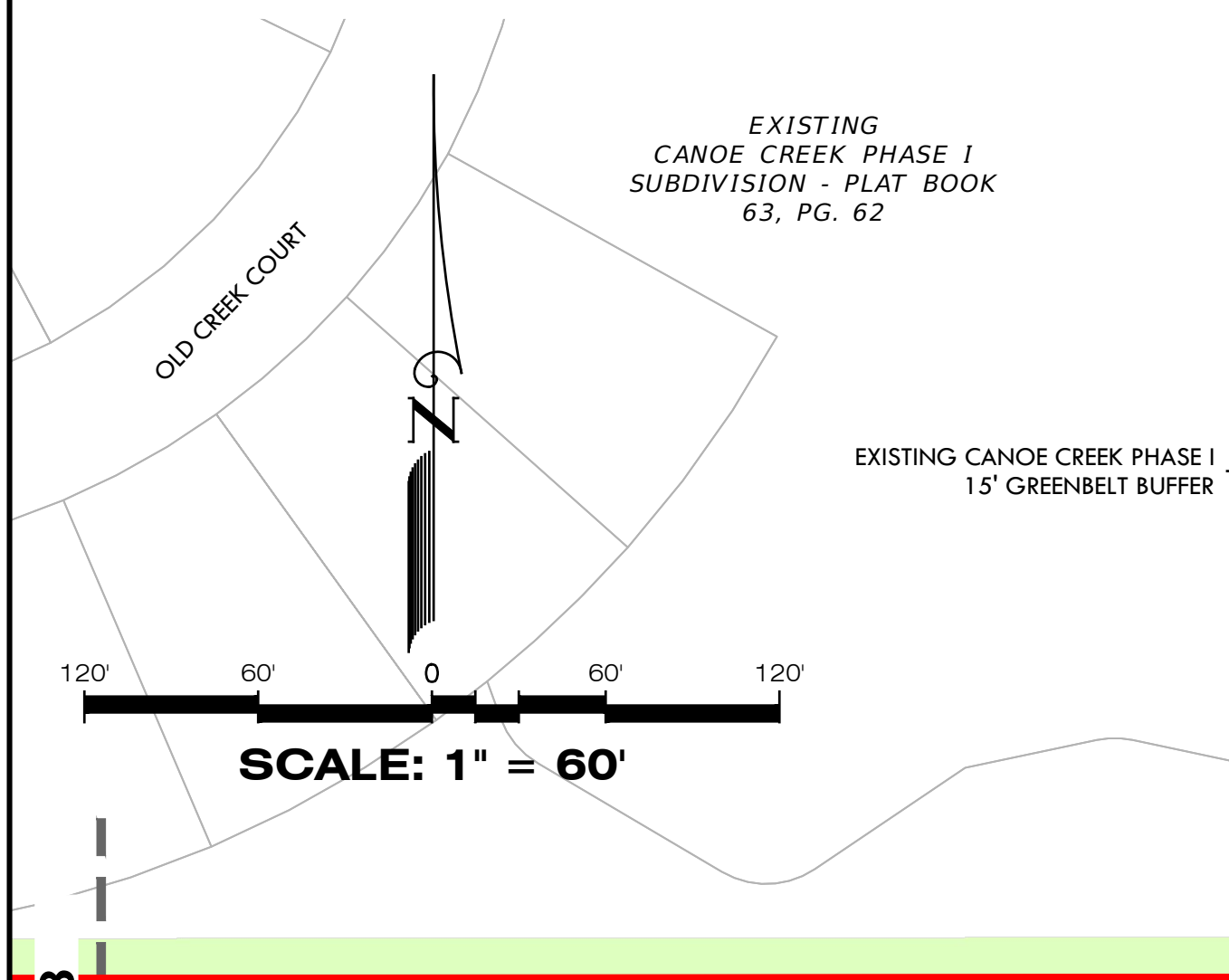


KEYMAP

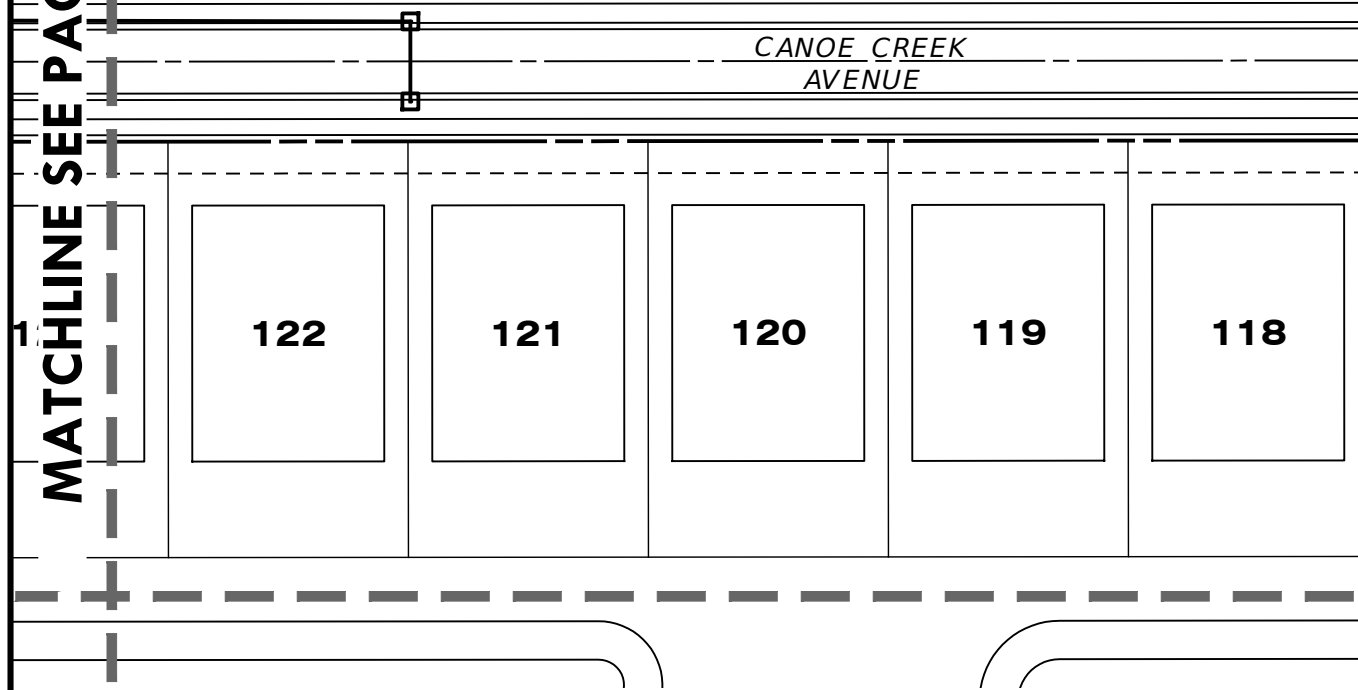
NOT TO SCALE

LEGEND:

- REZONING/PSP AMENDMENT BOUNDARY
- 53' x 130' LOT
- 65' x 130' LOT
- 75' x 130' LOT
- 20' GREENBELT BUFFER
- 15' ADJACENT GREENBELT BUFFER
- WETLAND IMPACT
- WETLAND BUFFER IMPACT

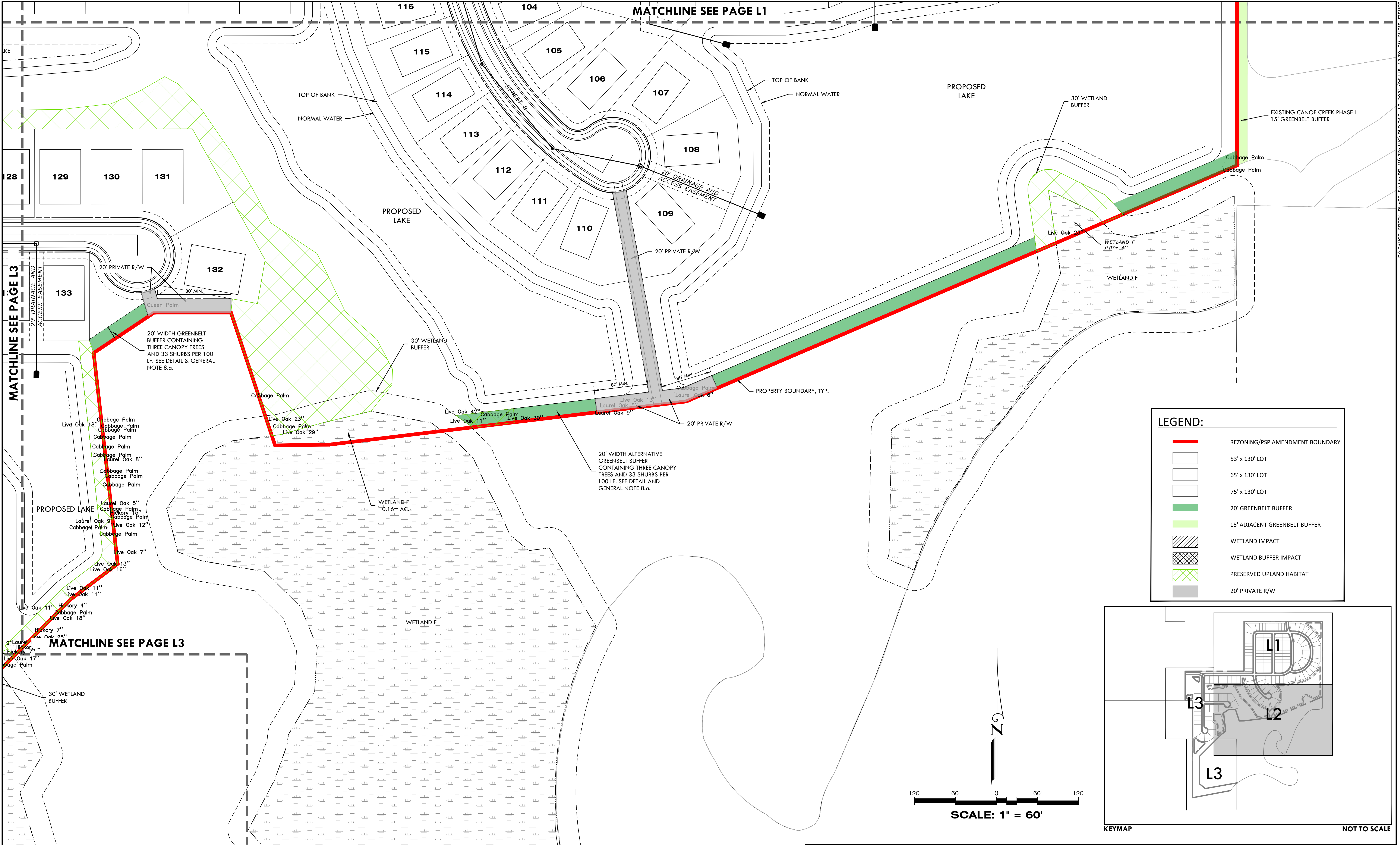


MATCHLINE SEE PAGE L3



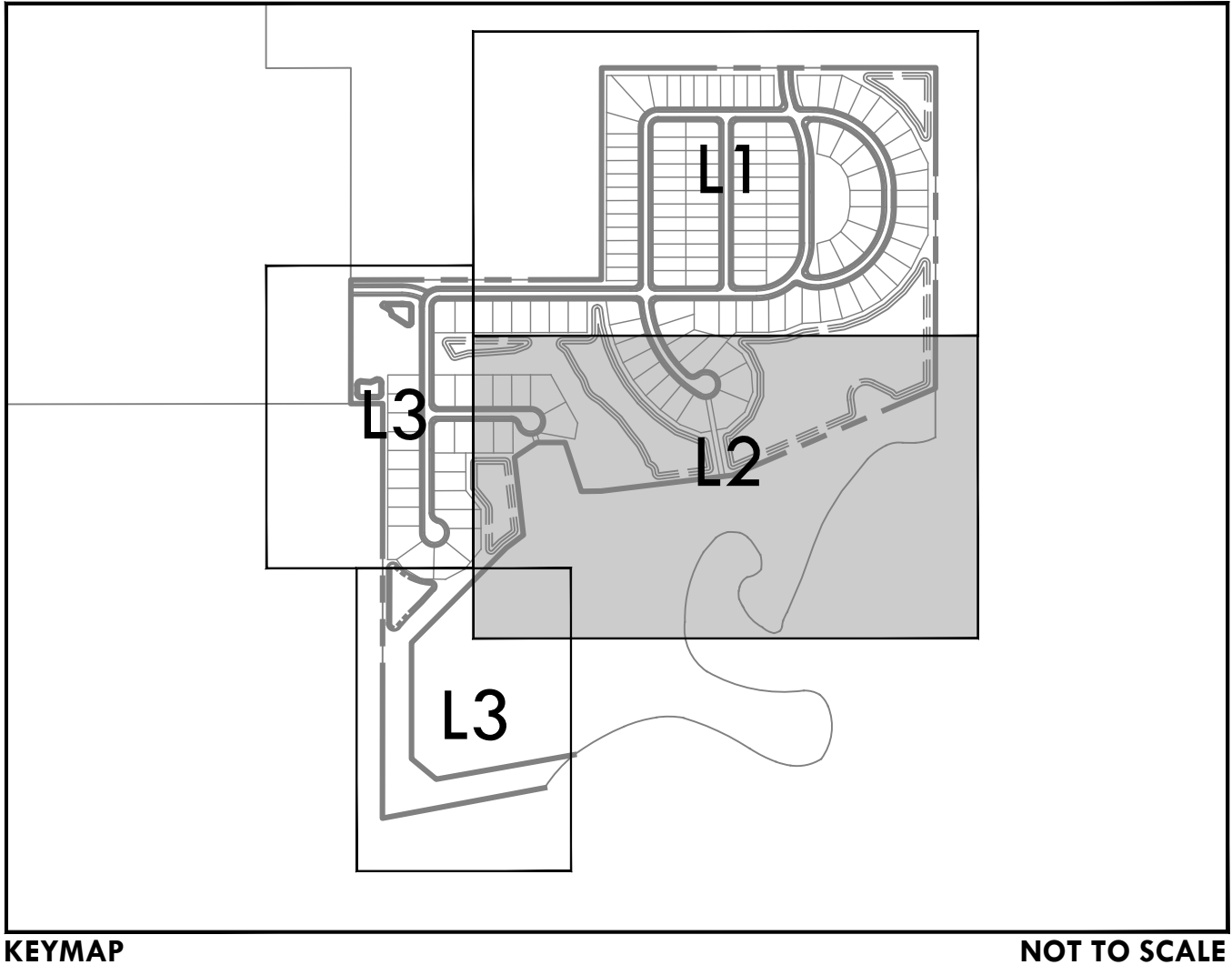
MATCHLINE SEE PAGE L2

10-23-2020		PERMIT PLANS	GLN
DATE	DESCRIPTION	BY	
	REVISIONS		
 Engineering Business C.A. No.: 28858 3010 W. Azalea Street, Suite 150, Tampa, Florida 33609 Office: 813-223-3919			
DATE: THOMAS F. DEAL RLA# 0901446 FLORIDA REGISTERED LANDSCAPE ARCHITECT		PERMIT LANDSCAPE PLAN	
JOB NO. WLC-GC-005		CANOE CREEK PHASE IV	
DESIGN GN		PREPARED FOR: MANATEE RIVER ASSOCIATES, LLC.	
DRAWN GN		DATE 03-17-2021	
FILE PLP		SHEET L1 OF L4 SHEETS	

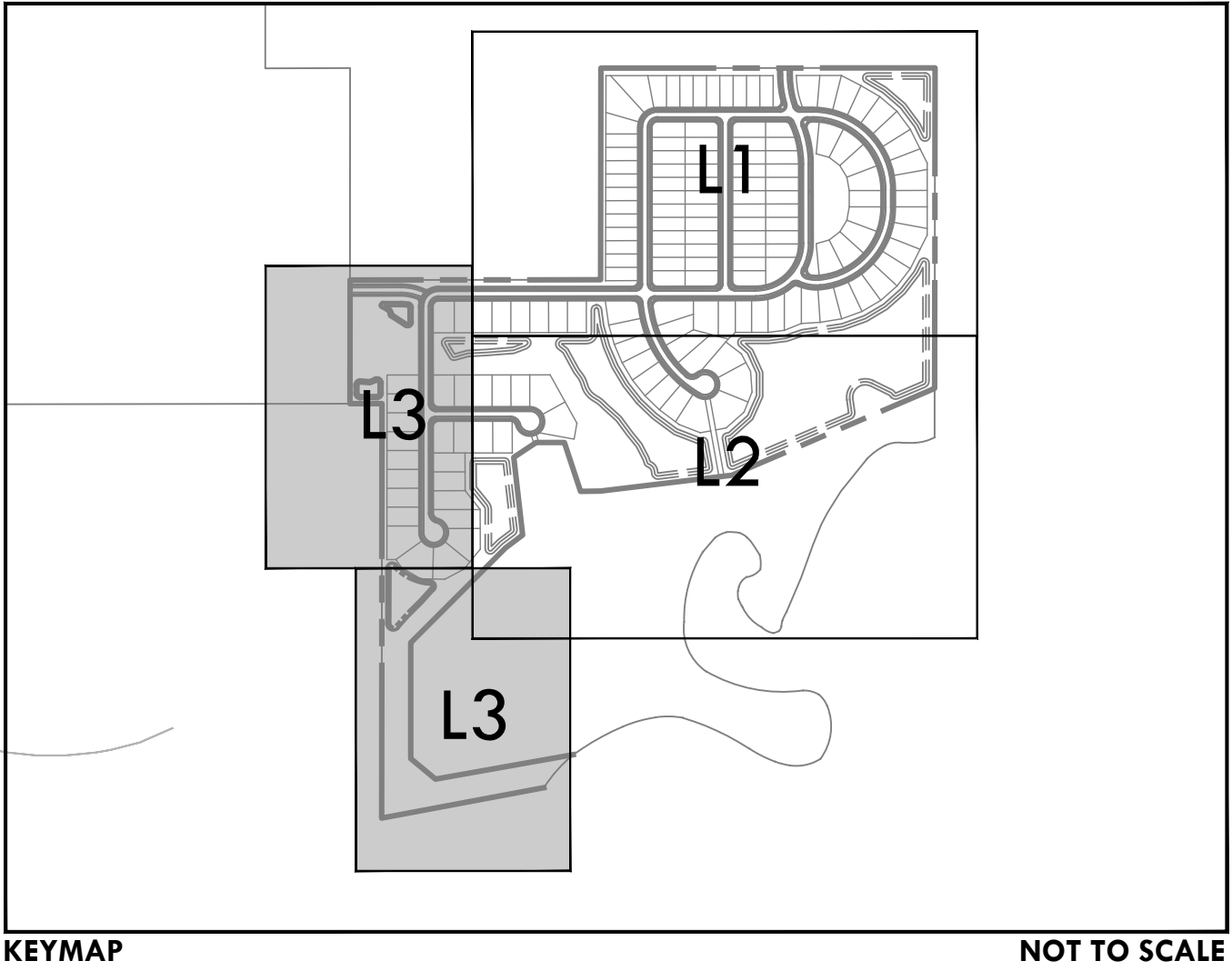
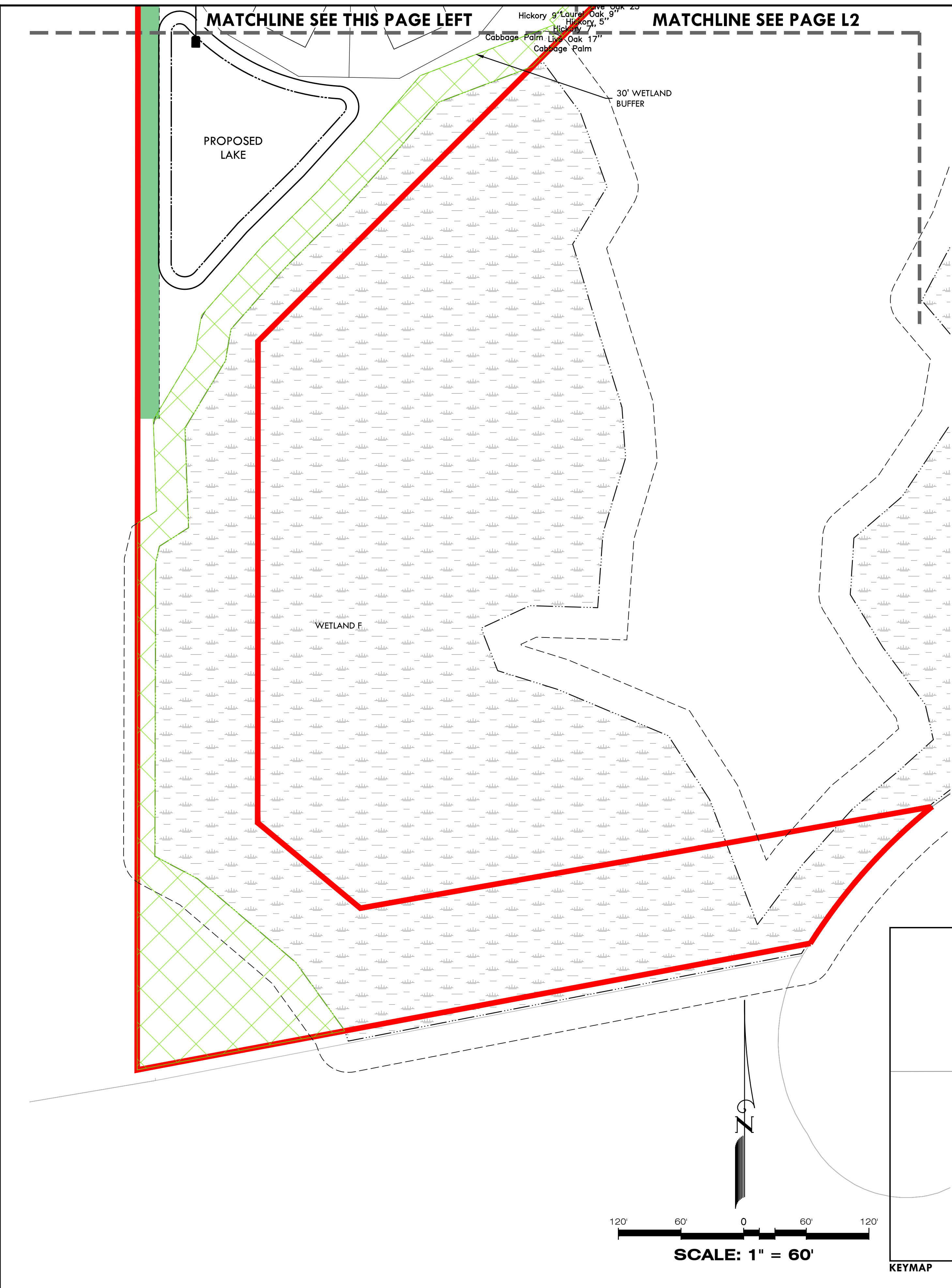


LEGEND:


- REZONING/PSP AMENDMENT BOUNDARY
- 53' x 130' LOT
- 65' x 130' LOT
- 75' x 130' LOT
- 20' GREENBELT BUFFER
- 15' ADJACENT GREENBELT BUFFER
- WETLAND IMPACT
- WETLAND BUFFER IMPACT
- PRESERVED UPLAND HABITAT
- 20' PRIVATE R/W

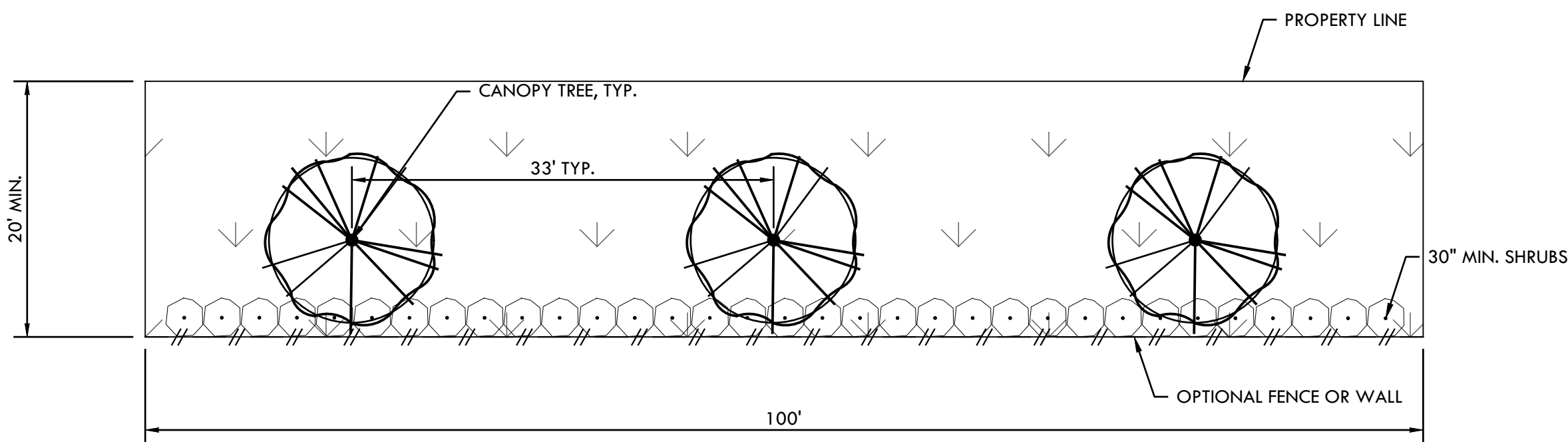


<div><div><div><div><div><div></div><div>06-07-2021</div></div><div><div>EXTEND 20' PRIVATE R/W</div><div>ADD GREENBELT BUFFER SE CORNER</div><div>ADD HABITAT AREA</div><div>PERMIT PLANS</div></div><div>CMF</div><div>CMF</div><div>CMF</div><div>GLN</div></div><div><div>DATE</div><div>DESCRIPTION</div><div>REVISIONS</div></div><div>BY</div></div></div></div>			<div><div><div><div><div></div><div>Clearview</div><div>LAND DESIGN, P.L.L.C.</div></div><div><div>Engineering Business C.A. No.: 28858</div><div>3010 W. Azalee Street, Suite 150, Tampa, Florida 33609</div><div>Office: 813-223-3919</div></div></div><div><div>DATE:</div><div>THOMAS F. DEAL RLA# 0901446</div><div>FLORIDA REGISTERED LANDSCAPE ARCHITECT</div></div></div></div>		<div><div><div><div><div></div><div>PERMIT LANDSCAPE PLAN</div></div><div><div>JOB NO.</div><div>WLC-GC-005</div></div><div><div>DESIGN</div><div>GN</div></div><div><div>DRAWN</div><div>GN</div></div><div><div>DATE</div><div>03-17-2021</div></div><div><div>FILE</div><div>PLP</div></div></div><div><div><div>CANOE CREEK</div><div>PHASE IV</div></div><div><div>PREPARED FOR:</div><div>MANATEE RIVER ASSOCIATES, LLC.</div></div></div><div><div>SHEET L2 OF L4 SHEETS</div></div></div></div>
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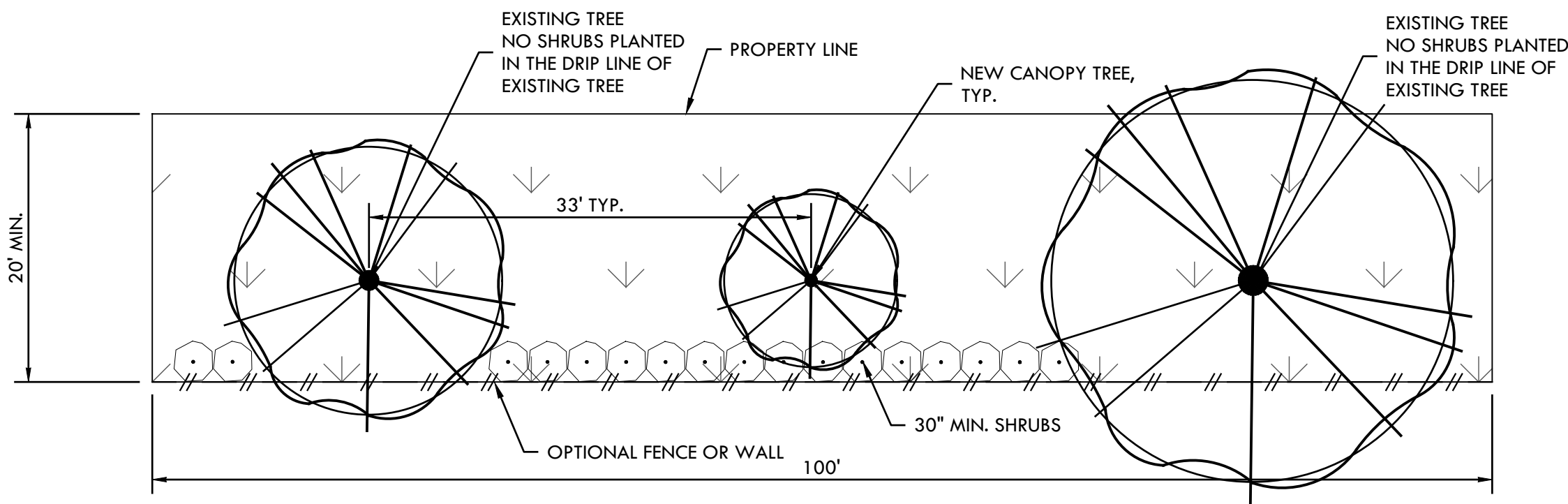


03-17-2021 10-23-2020	ADD HABITAT AREA PERMIT PLANS	CMF GLN
DATE	DESCRIPTION	BY
REVISIONS		

 Clearview LAND DESIGN, P.L.L.C. Engineering Business C.A. No.: 28858 3910 W. Azalee Street, Suite 150, Tampa, Florida 33609 Office: 813-223-3919	PERMIT LANDSCAPE PLAN		
	JOB NO. WLC-CG-005	CANOE CREEK PHASE IV	
	DESIGN GN		
	DRAWN GN	PREPARED FOR:	MANATEE RIVER ASSOCIATES, LLC.
	DATE 03-17-2021		
DATE:	FILE	SHEET L3 OF L4 SHEETS	
T. THOMAS F. DEAL, RL#A 0001446 FLORIDA REGISTERED LANDSCAPE ARCHITECT			



1 20' MIN. NORTH CENTRAL OVERLAY DISTRICT GREENBELT BUFFER, TYP. 100'
SCALE: 1" = 10'



2 20' MIN. NORTH CENTRAL OVERLAY DISTRICT ALTERNATIVE GREENBELT BUFFER, TYP. 100'
SCALE: 1" = 10'

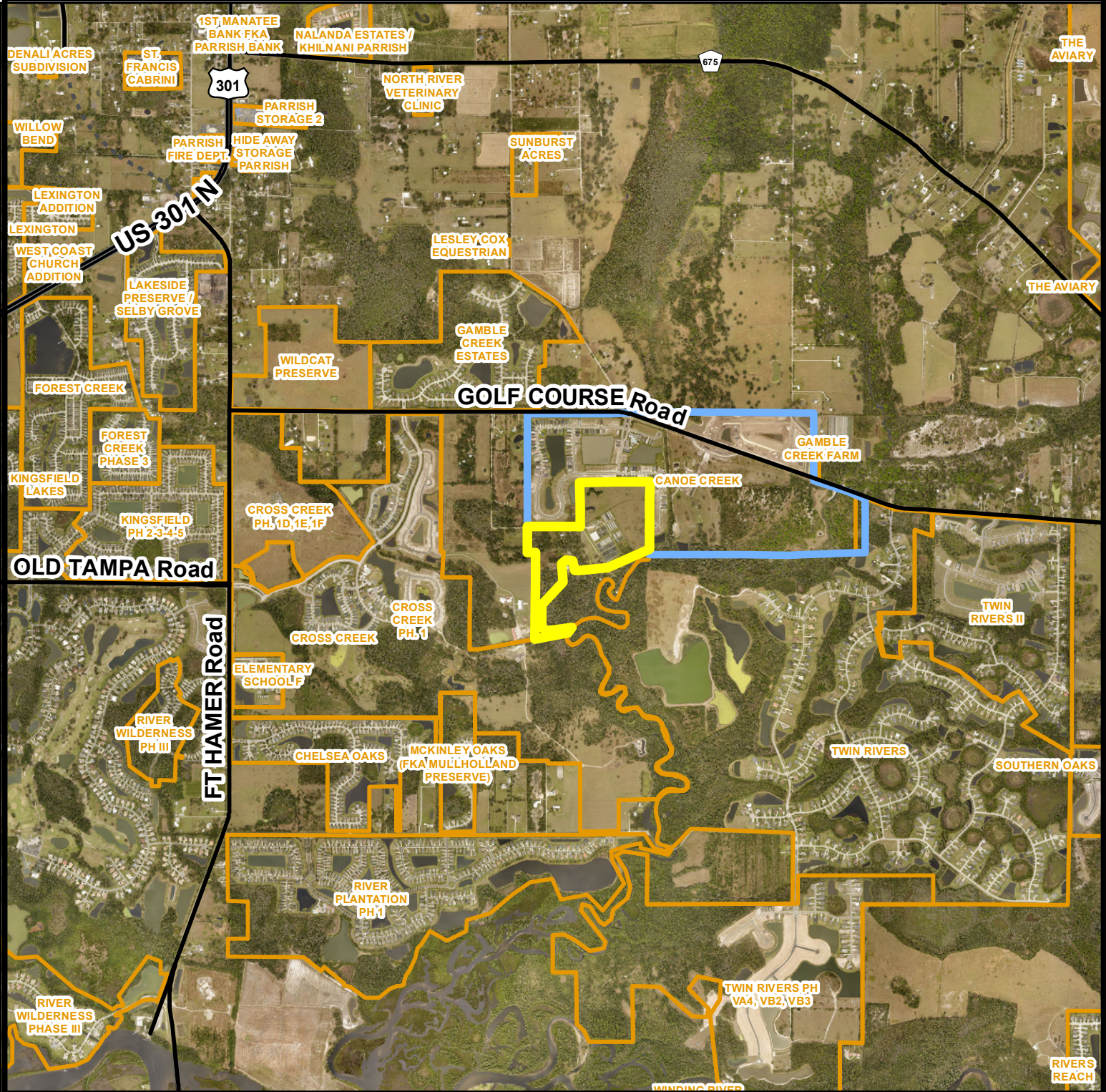
LANDSCAPE BUFFER CALCULATIONS			
BUFFER TYPE	BUFFER LENGTH	LANDSCAPE REQUIREMENT	LANDSCAPE PROVIDED
20' MIN. GREENBELT BUFFER	2305'	3 CANOPY TREES & 33 SHRUBS/100 LF	2305 LF/100 LF = 70 CANOPY TREES & 761 SHRUBS

LANDSCAPE NOTES:

- FOR LANDSCAPE BUFFERS IN EXCESS OF ONE THOUSAND (1,000) FEET TOTAL FOR THE ENTIRE PROJECT, A MINIMUM OF THREE (3) DIFFERENT SPECIES FOR EACH PLANT CATEGORY (E.G. CANOPY TREE, UNDERSTORY TREE, AND SHRUB) SHALL BE PLANTED WITHIN REQUIRED LANDSCAPE AREAS.
- CANOPY, UNDERSTORY, AND PALM TREES REQUIRED UNDER LDC SECTION 701 SHALL MEET MINIMUM SIZES AT PLANTING (HEIGHT, CALIPER, SPREAD).
- SHRUBS (HEDGES AND VEHICLE USE AREA ISLANDS) REQUIRED UNDER LDC SECTION 701 SHALL MEET MINIMUM SIZES AT PLANTING (HEIGHT, GALLONS).
- PLANTING REQUIREMENTS:
 - MINIMUM FLORIDA #1 GRADE
 - MINIMUM 30% NATIVE SPECIES FOR LANDSCAPE MATERIALS
 - MUST MEET VISIBILITY TRIANGLE STANDARDS OF SECTION 1002
 - NO SYNTHETIC/ARTIFICIAL LAWNS OR PLANTS
 - ALL LANDSCAPING MUST BE PROTECTED BY WHEEL STOPS OR CURBS
 - AREAS WITH PLANTED TREES MUST BE A MINIMUM OF 8 FEET WIDE INSIDE CURB
 - NO PARKING, LOADING AREAS OR BUILDINGS SHALL BE PLACED WITHIN ANY LANDSCAPE BUFFERS
 - NO TREES OR LANDSCAPE MATERIALS MAY BE PLACED WITHIN THE MIDDLE 2/3RDS OF ANY DRAINAGE SWALE OR WITHIN 3 FEET MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE DRAINAGE SWALE, WHICHEVER IS GREATER.
- RAIN OR MOISTURE SENSING SHUT-OFF DEVICES SHALL BE INSTALLED WITH ANY IRRIGATION SYSTEM.
- 100% AUTOMATIC IRRIGATION SHALL SERVE ALL REQUIRED LANDSCAPE AREAS.
- 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.
- TREE REPLACEMENTS SHALL BE ADDRESSED WITH FINAL SITE PLAN SUBMITTAL, AND WILL BE IN ACCORDANCE WITH LDC SECTION 700.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH LDC SECTION 402, 701, AND 403.12.D, WHERE APPLICABLE.
- WHERE FENCES ARE PROPOSED IN LANDSCAPE BUFFERS, REQUIRED LANDSCAPING SHALL BE PLACED ON THE EXTERIOR OF THE FENCE FACING THE ROADWAY OR ADJACENT PROPERTY.
- DURING ANY LAND DEVELOPMENT ACTIVITY, PROTECTIVE MEASURES SHALL BE TAKEN THROUGHOUT THE ENTIRE CONSTRUCTION STAGE TO PREVENT THE DESTRUCTION OR DAMAGE OF ALL TREES TO BE RETAINED ON SITE.
- TREE PROTECTION MEASURES SHALL BE INSTALLED BEFORE ANY CONSTRUCTION ACTIVITY.

<div>06-07-2021 04-27-2021 10-23-2020</div> <div>DATE</div>	REVISE BUFFER LENGTH	<div>CMF CMF GLN</div> <div>BY</div>	<div>Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 28858 3010 W. Azeele Street, Suite 150, Tampa, Florida 33609 Office: 813-223-3919</div> <div>DATE: THOMAS F. DEAL RLA# 0001446 FLORIDA REGISTERED LANDSCAPE ARCHITECT</div>	PERMIT LANDSCAPE PLAN		
	REVISE BUFFER LENGTH			JOB NO. WLC-GC-005	CANOE CREEK	
	PERMIT PLANS			DESIGN GN	PHASE IV	
	DESCRIPTION			DRAWN GN	PREPARED FOR:	MANATEE RIVER ASSOCIATES, LLC.
	REVISIONS			DATE 03-17-2021		
				FILE PLP	SHEET L4 OF L4 SHEETS	

AERIAL

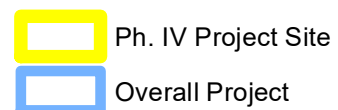


Parcel ID #(s) 500010004, 500015009, 499011059, 499011109, 499000159

Project Name: Canoe Creek Phase IV Rezone & PSP Amendment

Project #: PDR-10-11 (Z)(P)(R2)

Accela #: PLN2010-0105



S/T/R: 04 34S 19E
Acreage: 72.64 - Rezone
376.74 - Total

Existing Zoning: A
Existing FLU: UF-3
Overlays: CEA, CPA, NCO
Special Areas: NONE

CHH: Y
Watershed: NONE
Drainage Basin: GAMBLE CREEK
Commissioner: James Satcher

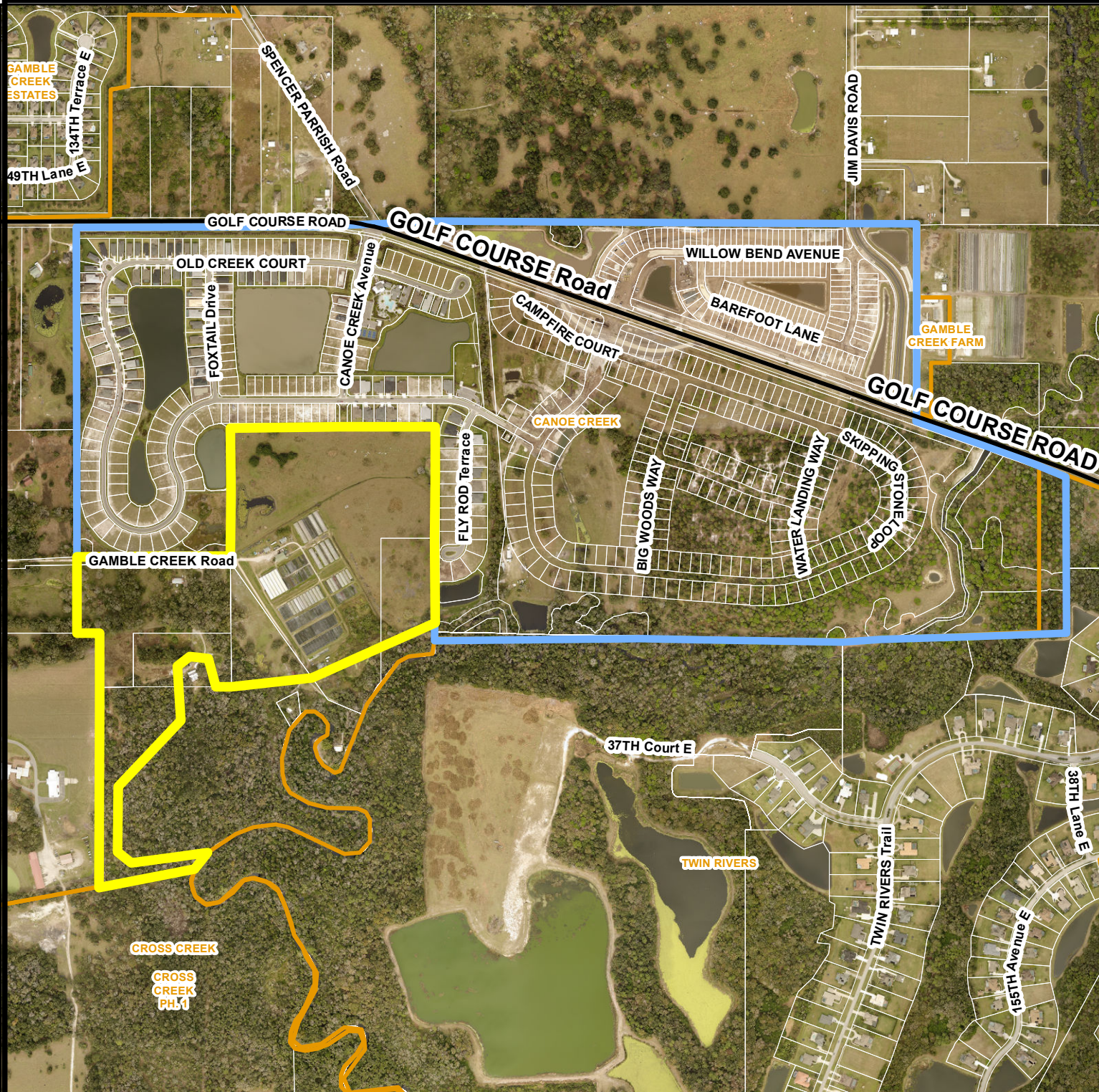
Manatee County
Staff Report Map

Map Prepared 11 / 2020

1 inch = 2,612 feet



AERIAL

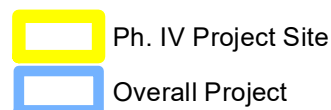


Parcel ID #(s) 500010004, 500015009, 499011059, 499011109, 499000159

Project Name: Canoe Creek Phase IV Rezone & PSP Amendment

Project #: PDR-10-11 (Z)(P)(R2)

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S/T/R: 04 34S 19E
Acreage: 72.64 - Rezone
376.74 - Total

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Existing FLU: UF-3
Overlays: CEA, CPA, NCO
Special Areas: NONE

CHH: Y
Watershed: NONE
Drainage Basin: GAMBLE CREEK
Commissioner: James Satcher

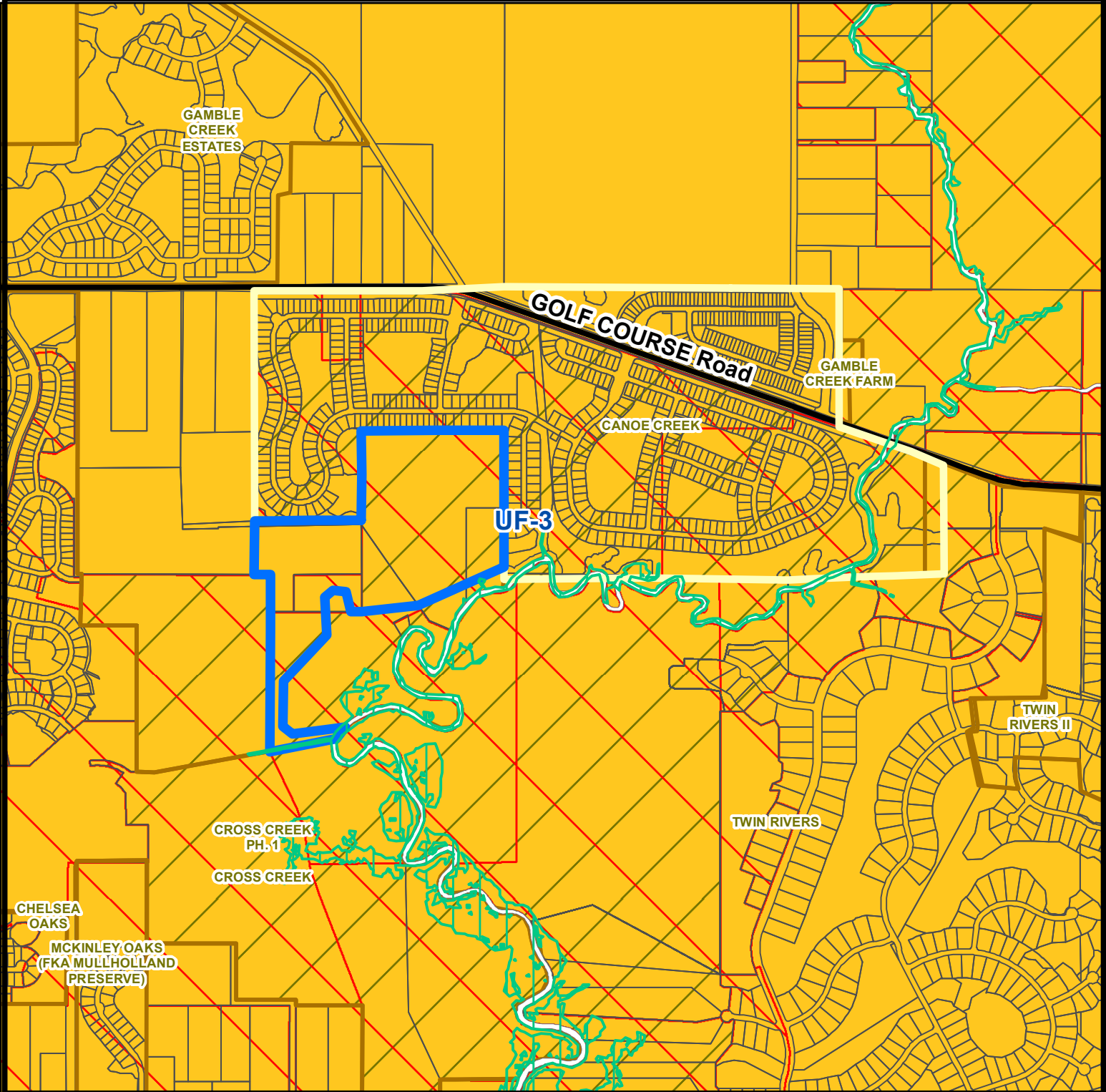
Manatee County
Staff Report Map

Map Prepared 11 / 2020

1 inch = 893 feet



FUTURE LAND USE



Parcel ID #(s) 500010004, 500015009, 499011059, 499011109, 499000159

Project Name: Canoe Creek Phase IV Rezone & PSP Amendment

Project #: PDR-10-11 (Z)(P)(R2)

Accela #: PLN2010-0105

S/T/R: 04 34S 19E
Acreage: 72.64 - Rezone
376.74 - Total

Existing Zoning: A
Existing FLU: UF-3
Overlays: CEA, CPA, NCO
Special Areas: NONE

CHH: Y
Watershed: NONE
Drainage Basin: GAMBLE CREEK
Commissioner: James Satcher

-  CHHA
-  Coastal Planning Area
-  Coastal Evacuation Area
-  Project Site
-  Overall Project

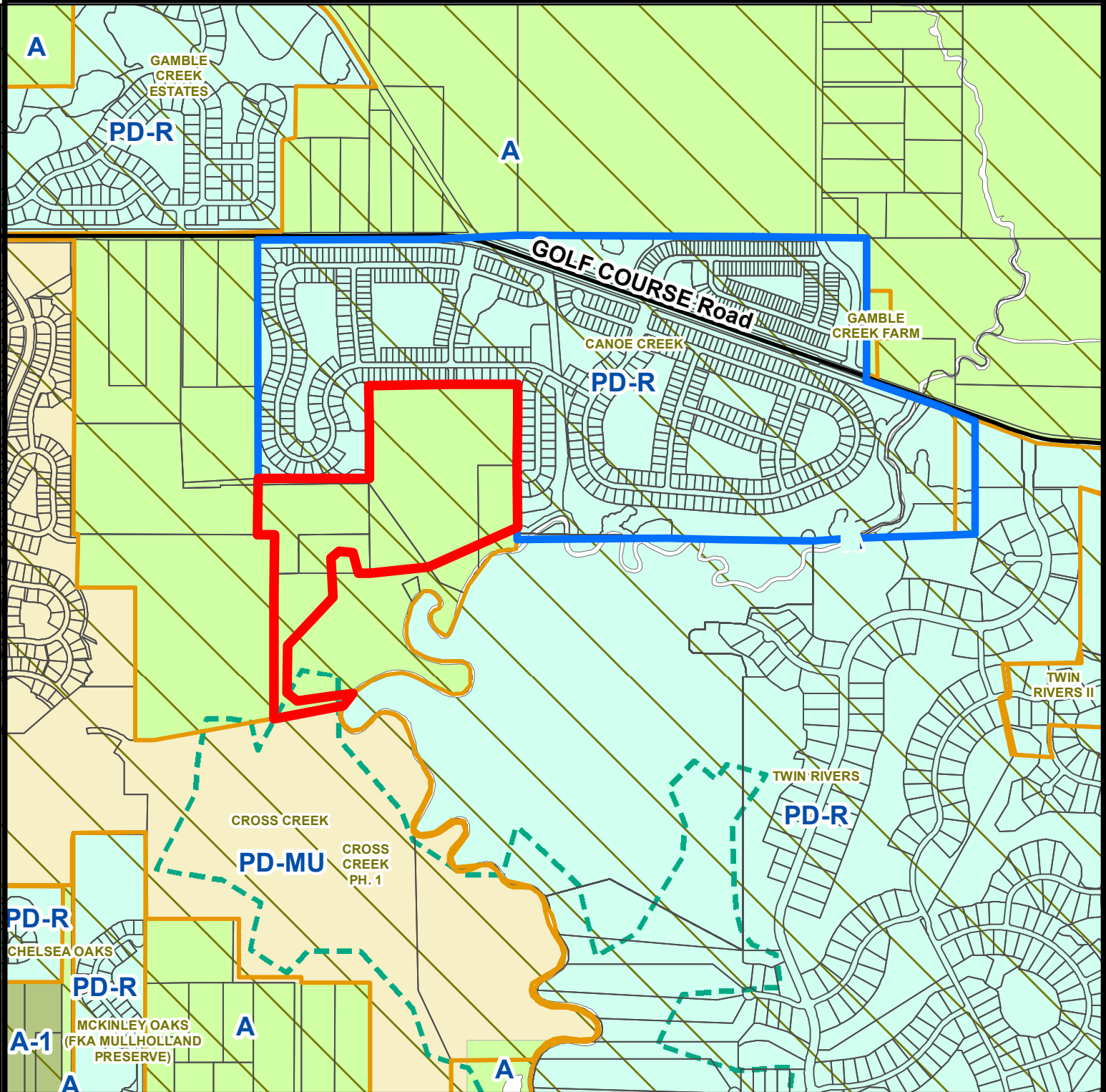


Manatee County
Staff Report Map

Map Prepared 11 / 2020

1 inch = 1,279 feet

ZONING



Parcel ID #(s) 500010004, 500015009, 499011059, 499011109, 499000159

Project Name: Canoe Creek Phase IV Rezone & PSP Amendment

Project #: PDR-10-11 (Z)(P)(R2)

Accela #: PLN2010-0105

S/T/R: 04 34S 19E
Acreage: 72.64 - Rezone
376.74 - Total

Existing Zoning: A
Existing FLU: UF-3
Overlays: CEA, CPA, NCO
Special Areas: NONE

CHH: Y
Watershed: NONE
Drainage Basin: GAMBLE CREEK
Commissioner: James Satcher

- Ph. IV Project Site
- Overall Project
- North Central Overlay
- Coastal_High_Hazard_zoning



Manatee County
Staff Report Map

Map Prepared 11 / 2020

1 inch = 1,228 feet



Public Works Department
Transportation Planning Division
1022 26th Avenue East
Bradenton, FL 34208
Phone: (941) 708-7450
www.mymanatee.org

June 23, 2021

Ms. Kelly Fearon, P.E.
Kimley Horn and Associates
655 North Franklin Street, Suite 150
Tampa, FL 33602

**Gamble Creek Ranch RBGJAG Holdings LLC/Canoe Creek Phase IV
Rezone/PSP Traffic Impact Statement (TIS) Acceptance Letter
Project # PDR-10-11(Z)(P)(R2) Record # PLN2010-0105**

Dear Ms. Fearon,

Traffic study reviews are conducted by two Public Works divisions. The first is the Traffic Design Division, whose staff review design, safety, and operational aspects of access points and intersections in the vicinity of the project. For this application, Traffic Design Division review and acceptance will be provided under separate cover, if applicable.

The second is the Transportation Planning Division, whose review of site impact mitigation is the subject of this letter. Manatee County Transportation Planning Division staff have reviewed and accepted the Gamble Creek Ranch RBGJAG Holdings LLC/Canoe Creek Phase IV Transportation Impact Statement (TIS) received on June 18, 2021. The TIS is supporting a rezone/PSP application from General Agriculture (A) to Planned Development Residential (PD-R) for a 109.40 ± acre parcel of land to increase the project land area to 449.43 acres. The traffic analysis was based on the construction of **896 senior adult housing-detached units** in the following five phases:

1. Phase I, II, and III:
 - 637 senior adult housing-detached units
2. Phase IV:
 - 152 senior adult housing-detached units
3. Future Phase:
 - 107 senior adult housing-detached units

The proposed development is located along Golf Course Road, between Gamble Creek Road and Jim Davis Road. The TIS was prepared by Kimley Horn and Associates. Based on the data provided in this document, the applicant has addressed the Comprehensive Plan and LDC requirements and provided appropriate traffic-related information to substantiate the findings.

Concurrency Improvements

The TIS did not identify any additional off-site concurrency-related improvements which are directly attributed to project impacts.

Access

The TIS identified two access related improvements which are directly attributed to project impacts. The site-related improvements, which will improve traffic ingress and egress to the proposed site, are listed below:


1. Golf Course Road and Spencer Parrish Road (Project Driveway 1):
 - Extend the existing 12-foot wide westbound left-turn lane to 235 feet. The westbound left turn lane shall include a total deceleration length of 185 feet and 50 foot queue length. The westbound extension shall be constructed in accordance with FDOT Design Standards (Index 711-001).
2. Golf Course Road and Willow Bend Avenue (Project Driveway 2):
 - Extend the existing 12- foot wide westbound left-turn lane to 235 feet. The westbound left turn lane shall include a total deceleration length of 185 feet and 50 foot queue length. The westbound extension shall be constructed in accordance with FDOT Design Standards (Index 711-001).

All proposed access locations must comply with Sections 1001.1 and 1004 of the Manatee County Land Development Code (LDC) and Section 3.7 of the Manatee County Public Works Standards Manual.

All Improvements shall be shown and labeled with dimensions on the applicable Preliminary Site Plan, Final Site Plan and/or Construction Plan submittals, both graphically and in text. In addition, the improvements shall be installed, certified, inspected, accepted, and consistent with the applicable Final Site Plans and/or Construction Plans

If you have any questions or require further assistance, please contact Merih Wahid (941.708.7450 x7442, merih.wahid@mymanatee.org) or me at the number above.

Sincerely,



Prony Bonnaire Fils, Ph.D.
Transportation Planning Section Manager
Manatee County Public Works Department
Transportation Planning Division

cc: Stephanie Moreland
Merih Wahid



June 18, 2021

Mr. Nelson Galeano, P.E., PTP
Transportation Systems Engineer
Manatee County Public Works Department
Transportation Planning Division
1022 26th Avenue East
Bradenton, Florida 34208



RE: **Canoe Creek - Phase IV**
Manatee County Project Number: #PLN 2010-0105
Updated Traffic Impact Statement (TIS) and Project Turn Lane Evaluation

Dear Mr. Galeano:

Based upon the meeting held with Manatee County staff on June 16, 2021, the June 8, 2021 traffic impact statement (TIS) was updated to identify the transportation impacts associated with the existing and proposed/future Canoe Creek development located along Golf Course Road, between Gamble Creek Road and Jim Davis Road, in Manatee County, Florida. Included in this TIS is an analysis of the access connections of the development which is approved for up to 896 residential dwelling units and a traffic impact of 595 p.m. peak-hour trips, per the Certificate Level of Service (CLOS) Application 17-043. Based upon the meeting held with Manatee County staff on June 2, 2021, the Gamble Creek development is not included in this analysis. However, based upon the meeting held with and direction received from Manatee County staff on June 16, 2021, future development of 107 residential dwelling units were considered (for a total of 896 residential units) so that the existing CLOS (Application 17-043) is not reduced.

In the *Traffic Impact Analysis* (June 2013) prepared by Stantec, and approved by Manatee County, the Canoe Creek development was anticipated to generate 595 p.m. peak-hour trips based upon the Institute of Transportation Engineers *Trip Generation Manual*, 9th edition, for land use code (LUC) 270 (Residential Planned Unit Development). Based upon discussions and correspondence with Manatee County, it has been agreed upon that LUC 251 (Senior Adult Housing - Detached) is a more applicable land use for the Canoe Creek development due to the unique characteristics of the development. Manatee County recommended utilizing LUC 251 (Senior Adult Housing - Detached) to estimate the project traffic impacts of the development, in lieu of conducting an independent trip generation study for Canoe Creek.

The Canoe Creek development currently has 637 residential dwelling units constructed, or under construction, as apart of Phase I, Phase II, and Phase III of the development. Phase IV of the Canoe Creek development is proposed to consist of up to 152 residential dwelling units. Future development of 107 residential dwelling units was also considered in this analysis (as directed by Manatee County). Therefore, the analysis of Phase I, Phase II, Phase III, Phase IV, and future development of Canoe Creek consisted of a total of 896 residential dwelling units.

As described in the trip generation section of this TIS, the Canoe Creek development was anticipated to generate 595 p.m. peak-hour trips based upon the Institute of Transportation Engineers *Trip Generation Manual, 9th Edition*, for LUC 270 (Residential Planned Unit Development) in the *Traffic Impact Analysis* (June 2013) prepared by Stantec. Currently, based on the updated and agreed upon land use (LUC 251) by Manatee County, the 896 residential units of the Canoe Creek development is anticipated to generate 269 p.m. peak-hour trips, which is less than the previously approved 595 p.m. peak-hour trips. A description of the project and the results of the traffic impact analysis are provided below.

Narrative

This TIS is an update of the previously submitted TIS reports, dated April 27, 2021 and June 8, 2021. The Canoe Creek residential development is located along Golf Course Road, between Gamble Creek Road and Jim Davis Road, in Manatee County, Florida. The CLOS for Canoe Creek was most recently extended per CLOS 17-043 with an expiration date of 2027. As requested by Manatee County in the June 16, 2021 meeting, this updated TIS was analyzed with 896 residential units so that the existing CLOS (Application 17-043) is not reduced in any way.

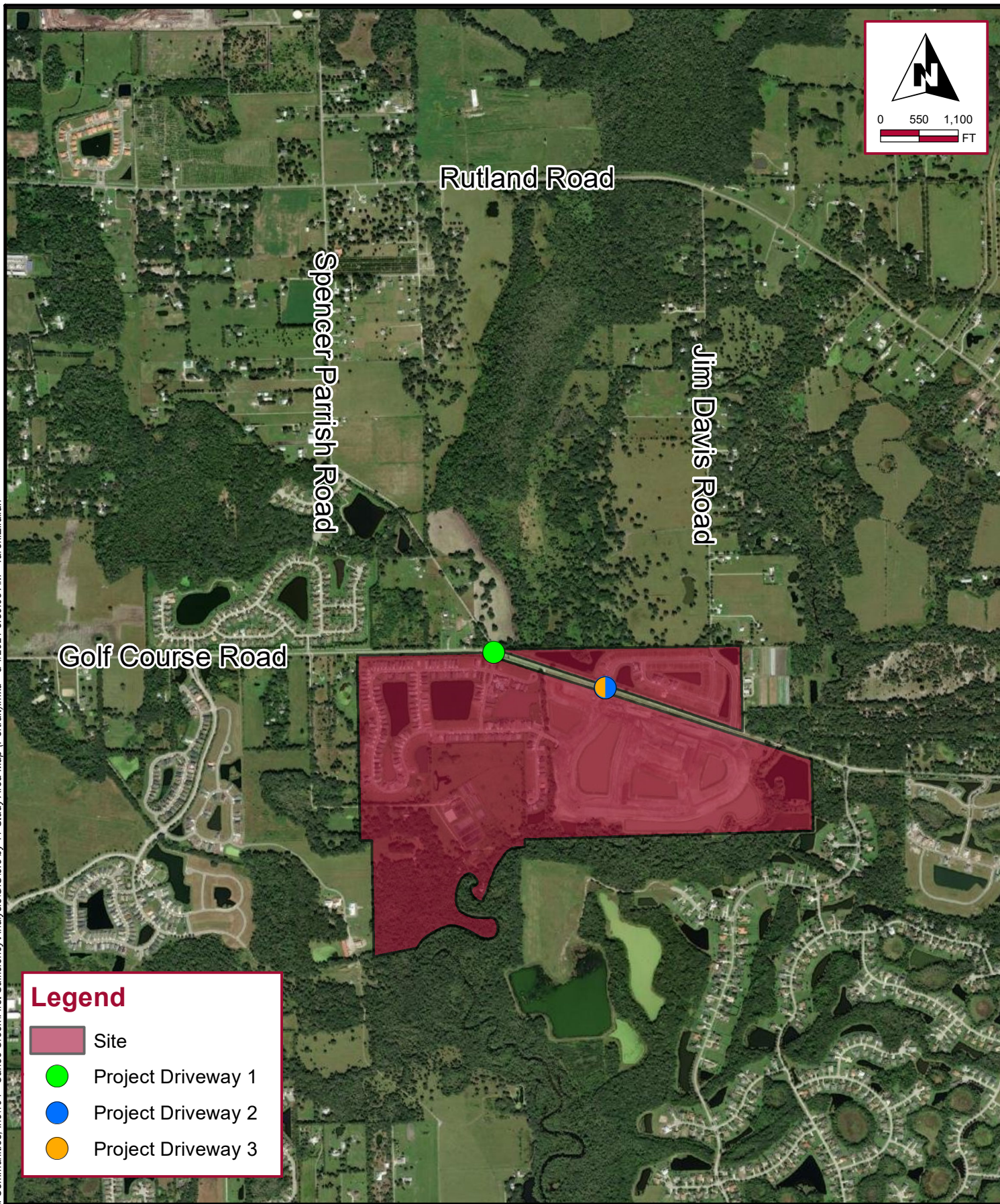
Access to the Canoe Creek residential site is provided through the following access connections:

- One (1) existing full-access connection, constructed as the south leg of the intersection of Golf Course Road & Spencer Parrish Road (Project Driveway 1)
- One (1) existing full-access connection, constructed as the south leg of the intersection of Golf Course Road & Willow Bend Avenue (Project Driveway 2)
- One (1) existing full-access connection, constructed as the north leg of the intersection of Golf Course Road & Willow Bend Avenue (Project Driveway 3)

Phase IV and the future residential development of the Canoe Creek development is anticipated to utilize Project Driveway 1 to enter and exit the site. Additionally, an emergency only cross-access connection will be provided for Phase IV of the Canoe Creek development to adjacent Gamble Creek development. The Gamble Creek development is located adjacent to the Canoe Creek development on the west side of the property boundary and its traffic impacts are not included in this analysis as requested by Manatee County staff in a June 2, 2021 meeting.

Figure 1 illustrates the project site location. The conceptual site plan is attached for reference.

K:\TAM_TPT\048119 - Neal Communities, Inc\194 - Canoe Creek\First Sufficiency\Analysis\GIS\8.5 by 11 Study Area Map (Portrait).mxd - 6/4/2021 8:59:05 AM - Terek.Efallah



Kimley»Horn

© 2021 Kimley-Horn and Associates, Inc.
655 North Franklin St, Suite 150, Tampa, FL 33602
Phone: (813) 620 1460
www.kimley-horn.com

Project Location Map

CANOE CREEK
MANATEE COUNTY, FLORIDA

Project No: 048119194

Scale: As Noted

June 2021

Figure 1

Trip Generation

Based upon the unique characteristics of the development and correspondence with Manatee County Transportation Planning staff on March 31, 2021, it was agreed that the trip generation for the Canoe Creek development for the p.m. peak hour was to be estimated using information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 10th Edition, for land use code (LUC) 251 (Senior Adult Housing - Detached). The net, new trips expected to be generated by the development are 269 two-way, trip-ends (165 inbound/104 outbound) during the p.m. peak hour of the adjacent street traffic (4:00 p.m. to 6:00 p.m.). Correspondence with Manatee County regarding the acceptance of LUC 251 (Senior Adult Housing – Detached) is attached.

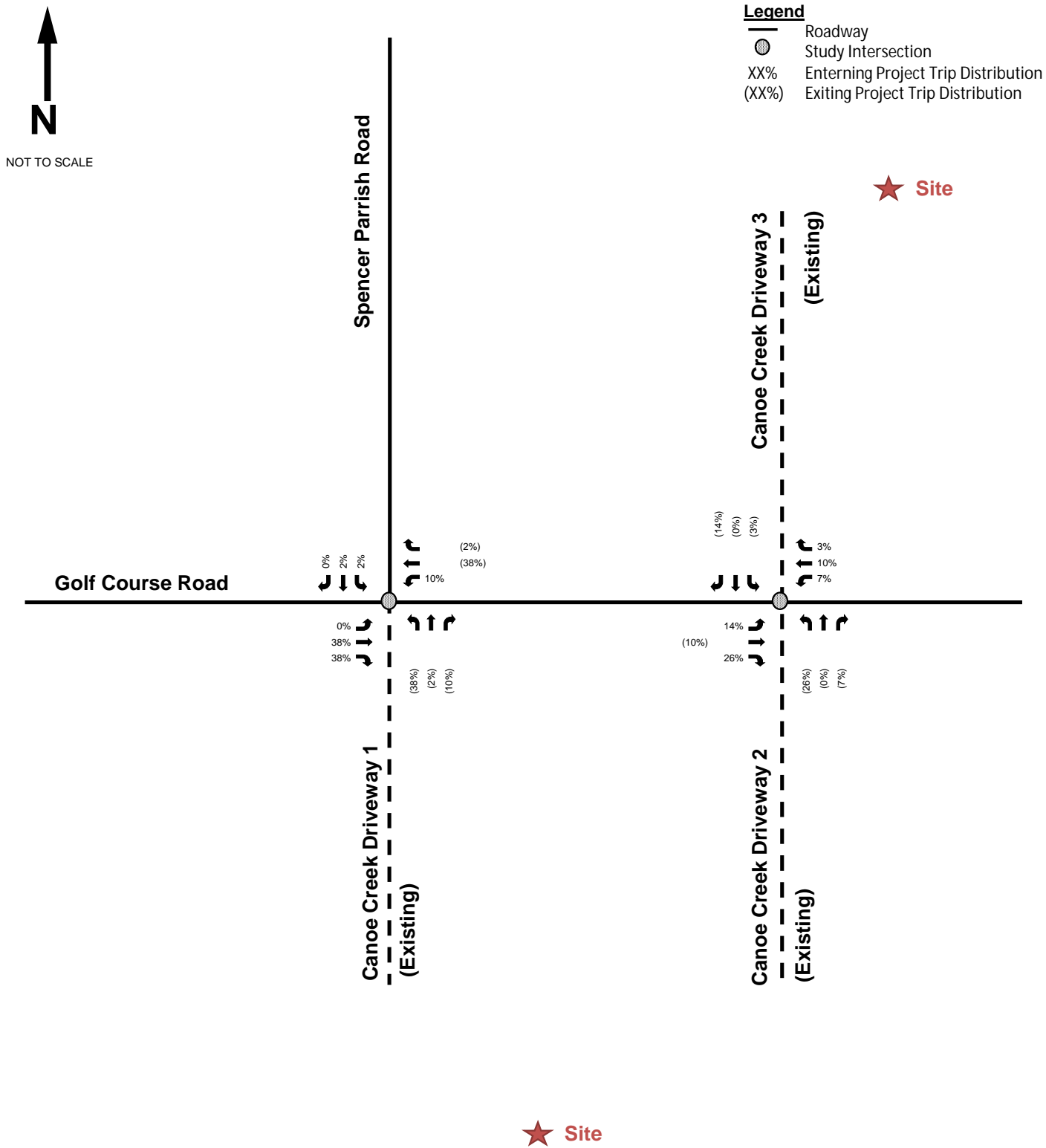
Table 1: P.M. Peak-Hour Trip Generation

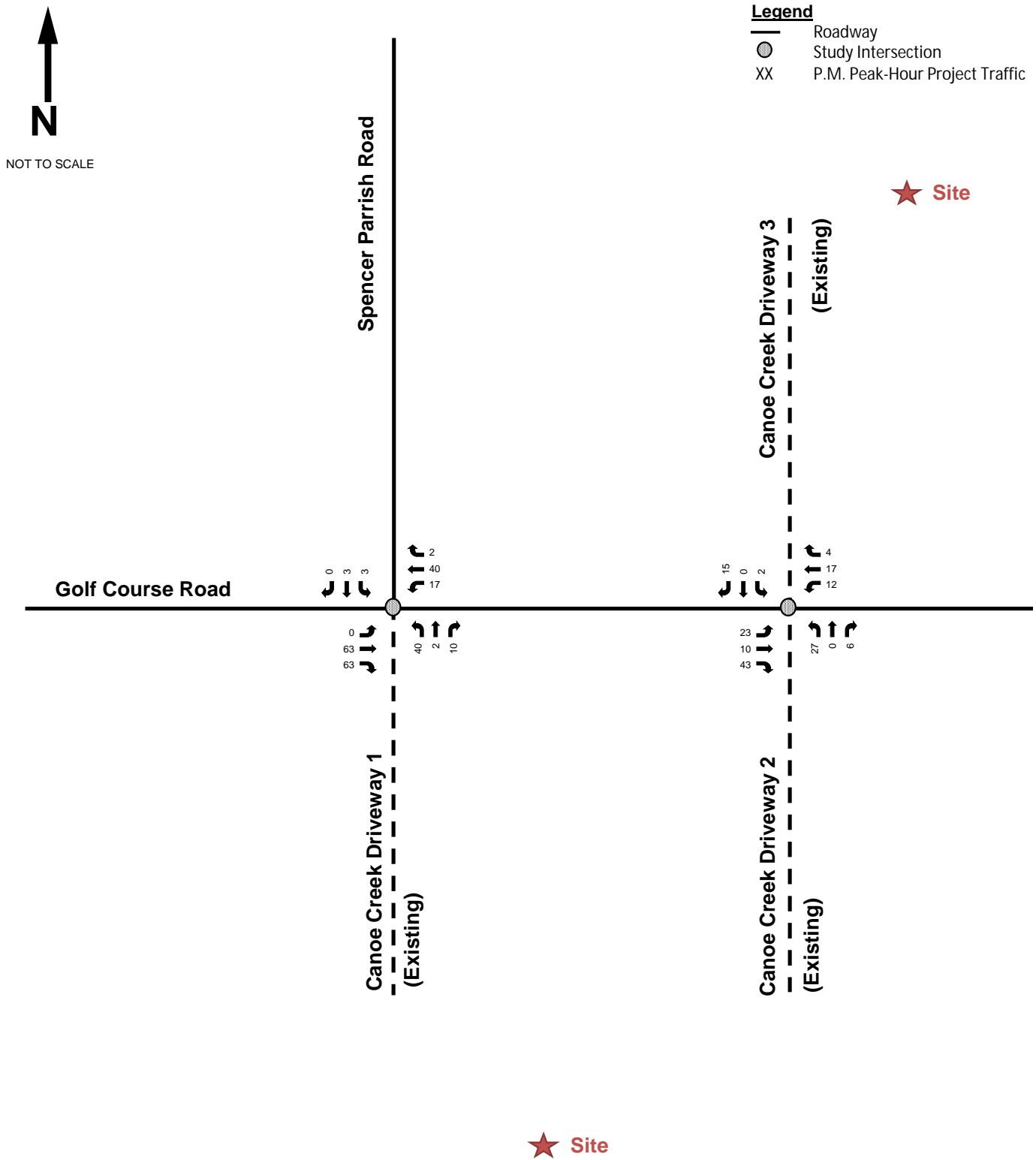
DEVELOPMENT	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS TRIPS		
Description	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total
						In	Out			
Canoe Creek (Phase I, II, and III)	Senior Adult Housing-Detached	10	251	637	DU	61%	39%	117	74	191
Canoe Creek (Phase IV)	Senior Adult Housing-Detached	10	251	152	DU	61%	39%	28	18	46
Canoe Creek (Future Development)	Senior Adult Housing-Detached	10	251	107	DU	61%	39%	20	12	32
Total Proposed Trips:								165	104	269

Per Certificate Level of Service (CLOS) application 17-043, the Canoe Creek development has been approved for up to 896 residential dwelling units and a traffic impact of 595 p.m. peak-hour trips. In the *Traffic Impact Analysis* (June 2013) prepared by Stantec, and approved by Manatee County, the Canoe Creek development was anticipated to generate 595 p.m. peak-hour trips based upon the Institute of Transportation Engineers *Trip Generation Manual*, 9th Edition, for LUC 270 (Residential Planned Unit Development). Based upon the agreed upon land use (LUC 251) by Manatee County, the full buildout of the Canoe Creek development (including the future phase) is anticipated to generate 269 p.m. peak-hour trips, which is less than the previously approved 595 p.m. peak-hour trips.

Trip Distribution

New traffic expected to be generated by the proposed development was distributed and assigned to the adjacent roadway network based upon the Florida Standard Urban Transportation Model Structure (FSUTMS) FDOT District 1 transportation planning model (Version 2), specifically the E+C network, with incorporation of the most current socio-economic and network data sets. The resulting percentages were applied to the trip generation estimates shown in **Table 1** to estimate project trips at the existing project driveways. Phase I and Phase IV project trips were assigned to Project Driveway 1. Phase II project trips were assigned to Project Driveway 3. Phase III project trips were assigned to Project Driveway 2. The distribution of project traffic, in terms of trip percentages, is shown in **Figure 2**. Total project traffic volumes at the three (3) project driveways are shown in **Figure 3**. Documentation of the project trip distribution is attached.





Traffic Volumes

Existing and future background traffic volumes along Golf Course Road and Spencer Parrish Road were estimated based upon Manatee County's *Concurrency Transportation Link Sheet (March 2021)*. The existing and future background through volumes along Golf Course Road and Spencer Parrish Road are identified in **Table 2**. The background through volumes were then added to the project traffic volumes at the three (3) project driveways to develop total traffic conditions. Total traffic volumes at the three (3) project driveways are shown in **Figure 4**.

Table 2: Existing and Background Traffic Volumes

Link No.	Roadway	P.M. Peak-Hour Volumes				
		Existing Volume	Reserved Volume	Total Background Volume	Directional Background Volume*	
					EB/NB	WB/SB
5090	Golf Course Road	357	810	1,167	665	502
6045	Spencer Parrish Road	57	93	150	86**	64**

* A directional factor of 0.57 was utilized based upon FDOT's traffic monitoring site (site number:134257) along Golf Course Road

** Volumes along Spencer Parrish Road were assigned as turning movements at the intersection of Golf Course Road & Spencer Parrish Road

Operational Analysis

Future traffic conditions, with the anticipated impact of project traffic from the Canoe Creek development, were evaluated for total traffic conditions. The three (3) project driveways along Golf Course Road were evaluated for future total conditions utilizing Synchro (version 10) software.

Under future total conditions, the three (3) project driveways along Golf Course Road are anticipated to operate with volume-to-capacity (v/c) ratios of less than 1.0 for all approach lanes. A summary of maximum v/c ratios and queue lengths, by approach, for future total conditions is provided in **Table 3**.



Synchro output worksheets for the operational analysis are attached for reference.

Table 3: Future Total Project Driveway Conditions

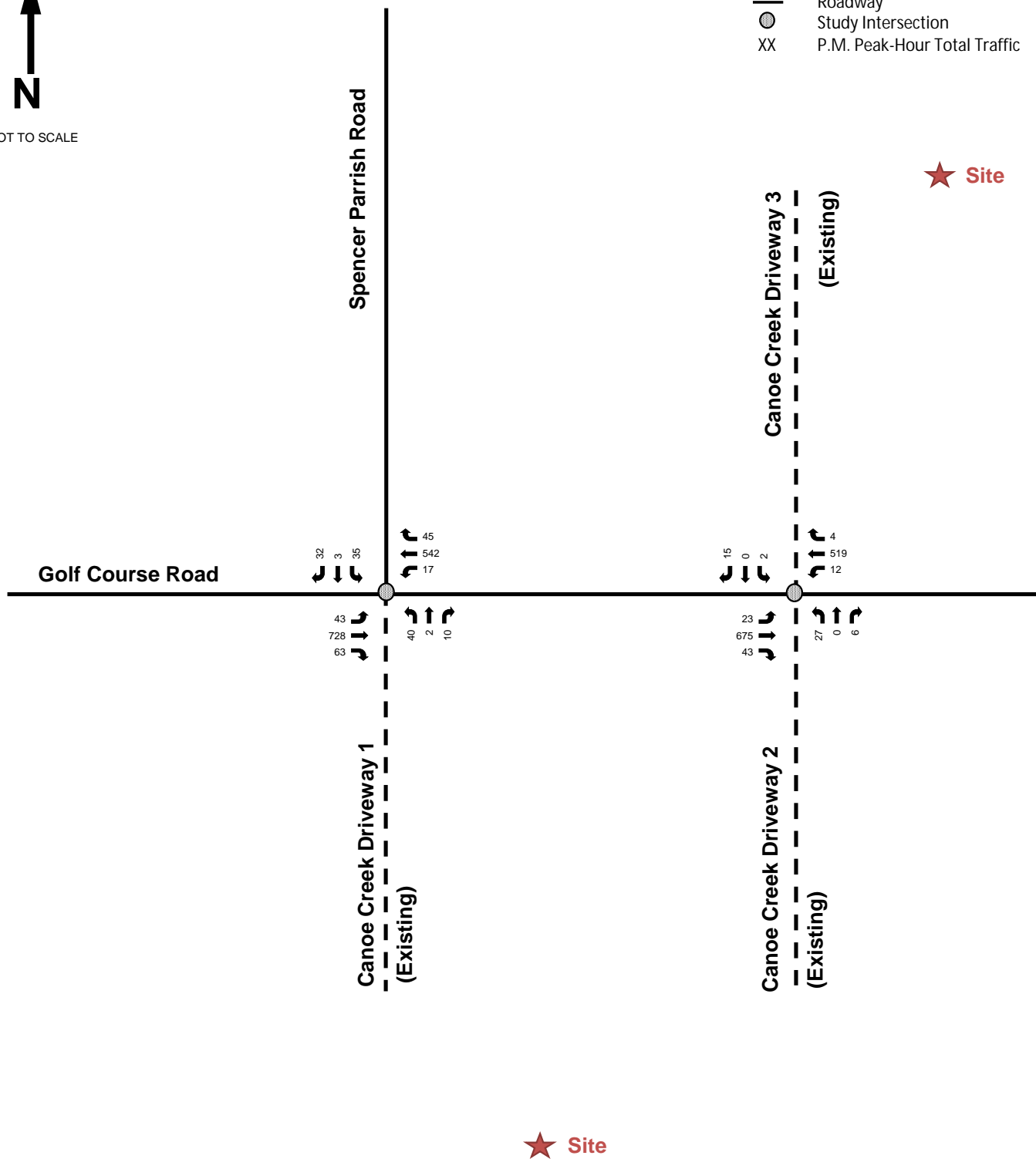
Intersection	Control Type	Future Total Conditions V/C Ratio (Queue Length in Feet*)												
		Northbound			Southbound			Eastbound			Westbound			
		NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	
Golf Course Road & Project Driveway 1	TWSC	0.25 (25)			0.28 (50)			0.05 (25)	--			0.02 (25)	--	
Golf Course Road & Project Driveway 2/ Project Driveway 3	TWSC	0.23 (25)	0.02 (25)		0.03 (25)	0.02 (25)		0.02 (25)	--			0.02 (25)	--	

* Queue lengths were calculated utilizing Synchro (version 10) software. The required 50-foot queue will be utilized in the turn lane design.

Legend

-  Roadway
-  Study Intersection
- XX P.M. Peak-Hour Total Traffic

 Site



Turn Lane Analysis

Existing turn lanes along Golf Course Road at the existing project driveways were reviewed for adequate storage length according to FDOT's Design Manual (Exhibit 212-1) and turn lane warrants were reviewed for the westbound right-turn movement at Project Driveway 3 according to NCHRP 279. Queue lengths were reviewed for the turn lanes utilizing Synchro (version 10) software for future total conditions. The queue lengths are identified in **Table 3**. FDOT's Design Manual (Exhibit 212-1) is attached. A minimum 50-foot queue length is required based upon Manatee County Traffic Study Guidelines (2015). According to FDOT's Design Manual (Exhibit 212-1), the required total turn lane length is the deceleration distance, based upon a posted speed limit of 40 miles-per-hour (design speed of 45 miles-per-hour), plus the anticipated queue length.

Project Driveway 1:

Project Driveway 1 is an existing full-access connection, constructed as the south leg of the intersection of Golf Course Road & Spencer Parrish Road. Project Driveway 1 provides primary access to Canoe Creek Phase I and IV. Currently, a 197-foot eastbound right-turn lane (based upon the design plan exhibit which is attached to this TIS) and a 170-foot westbound left-turn lane (based upon Manatee County's Comment Letter of June 15, 2021 and direction from Traffic Operations staff on a June 15, 2021 call) exists at Project Driveway 1.

The 170-foot westbound left-turn lane is anticipated to require a total length of 235 feet based upon a calculated queue of 50 feet and a deceleration distance of 185 feet. It is recommended to extend the existing westbound left-turn lane from 170 feet to 235 feet. The existing 197-foot eastbound right turn-lane is anticipated to have an adequate total turn lane length based upon a deceleration distance of 185 feet.

Project Driveways 2 & 3:

Project Driveway 2 and Project Driveway 3 are part of an existing full-access connection. Project Driveway 2 (south leg of the intersection) provides primary access to Canoe Creek Phase III. A 250-foot eastbound right-turn lane (based upon the design plan exhibit which is attached to this TIS) and a 210-foot westbound left-turn lane (based upon the design plan exhibit which is attached to this TIS) exist for movements utilizing Project Driveway 2.

The 210-foot westbound left-turn lane is anticipated to require a total length of 235 feet based upon a calculated queue of 50 feet and a deceleration distance of 185 feet. It is recommended to extend the existing westbound left-turn lane from 210 feet to 235 feet. The existing 250-foot eastbound right turn-lane is anticipated to have an adequate total turn lane length based upon a deceleration distance of 185 feet.

Project Driveway 3 (north leg of the intersection) provides primary access to Canoe Creek Phase II. A 205-foot eastbound left-turn lane (based upon the design plan exhibit which is attached to this TIS) exists at Project Driveway 3. No additional trips are proposed for the eastbound left-turn movement.

Exclusive turn lane warrants were reviewed for the westbound right-turn movement at Project Driveway 3 according to NCHRP 279. An exclusive westbound right-turn lane is not warranted. Turn lane warrant calculations are attached for reference.

The results of this analysis, including the required total turn lane length, are identified in **Table 4**.

Table 4: Turn Lane Length Calculations (In Feet)

Intersection	Direction	Turn Lane	Existing Total Turn Lane Length (Including Taper)	Required Deceleration Distance	Queue Length*	Required Total Length	Adequate Storage Length?	Required Turn Lane Extension
Golf Course Road & Project Driveway 1	Eastbound	Right	197****	185	--	185	Yes	--
	Westbound	Left	170*****	185	50	235	No	65
Golf Course Road & Project Driveways 2 & 3	Eastbound	Left	205****	185	50	235	***	***
	Westbound	Left	210****	185	50	235	No	25
	Westbound	Right**	--	--	--	--	--	--
	Eastbound	Right	250****	185	--	185	Yes	--

* Queue lengths were calculated utilizing Synchro 95th percentile queue. A minimum of 50 queue was utilized for left-turn movements per Manatee County standards.

** The westbound right-turn lane is not warranted based upon NCHRP 279

*** The eastbound left-turn is existing and no new trips for this movement are proposed with this phase or future development

**** Based upon design plan exhibit which is attached to this TIS

***** Based upon Manatee County's Comment Letter of June 15, 2021 and direction from Traffic Operations staff

Multi-Modal Transportation

As part of the evaluation of the proposed project, multi-modal considerations were reviewed for this development. These considerations included existing facilities for pedestrians, bicyclists, and transit users.

Pedestrians

Sidewalks currently exist along the northern side of Golf Course Road. It is recommended to construct internal sidewalk to connect to the existing Canoe Creek pedestrian network. Striping at the driveways and in the parking lot areas will be included in the Final Site Plan.

Bicyclists

Bicycle lanes do not exist along the eastbound and westbound directions of the adjacent roadway segment of Golf Course Road.

Transit

According to the most recent Manatee County Area Transit (MCAT) System Map, no transit stops, or routes are located within a half-mile of the project site.

Manatee County Staff Report: Transportation Stipulations

A review of the June 16, 2021 Manatee County Staff Report found that Transportation Stipulations D1 and D2 are no longer valid based upon the unique characteristics of the development and correspondence with Manatee County Transportation Planning staff on March 31, 2021, in which it was agreed that the trip generation for the Canoe Creek development for the p.m. peak hour was to be estimated using information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 10th Edition, for land use code (LUC) 251 (Senior Adult Housing - Detached). A copy of this correspondence with Manatee County Staff is included in the attachments to this TIS.

Therefore, we are requesting that the following Transportation Stipulations currently contained in the June 16, 2021 Staff Report be removed:

D. CONCURRENCY AND TRANSPORTATION:

- ~~1. The developer shall provide a second means of access north of Golf Course Road where needed to serve more than 100 residential lots.~~

- ~~2. 1. To the extent that transportation analysis based on "Planned Unit Development" (as described in the Institute of Transportation Engineer's "Trip Generation" for Land Use Code 270) is used to support issuance of the Certificate of Level of Service Compliance, there shall be a mix of different residential single-family dwelling units types, including single-family detached, single-family attached, and single-family semi-detached units on the property, with a minimum of 100 residential units constructed for each of the three dwelling unit types listed. Prior to final site plan approval that allows construction of the 650th dwelling unit, Manatee County shall review the development to ensure its characteristics are consistent with the analysis supporting issuance of the Certificate of Level of Service Compliance. If the County finds the traffic impacts are projected to be greater, the Applicant shall provide a transportation analysis based on the updated development characteristics and to determine if additional transportation impact mitigation is required.~~

- ~~3. 2. There shall be a minimum of three (3) acres of supporting community amenities, such as recreational centers with pool and clubhouse and pocket parks, to complement the residential uses upon the property.~~

Conclusion

This updated traffic impact statement (TIS) discussed (on a June 16, 2021 phone call with Manatee County) and required by Manatee County was prepared to identify the transportation impacts associated with the Canoe Creek development located south of Golf Course Road and west of Jim Davis Road in Manatee County, Florida. Access to Phase IV and future development of Canoe Creek is anticipated to be provided through Project Driveway 1 and an emergency only cross-access connection to Gamble Creek, as illustrated in the attached conceptual site plan.

Based upon the meeting held with Manatee County staff on June 2, 2021, the Gamble Creek development was not included in this analysis. However, based upon the meeting held with and direction received from Manatee County staff on June 16, 2021, future development of 107 residential dwelling units were considered (for a total of 896 residential units) so that the existing CLOS (Application 17-043) is not reduced in any way.

Per the Certificate Level of Service (CLOS) application 17-043, the existing Canoe Creek development has been approved for up to 896 residential dwelling units and a traffic impact of 595 p.m. peak-hour trips. Based on the agreed upon land use (LUC 251) by Manatee County, the full buildout of the expanded Canoe Creek development is anticipated to generate less p.m. peak-hour project trips (269 trips) than the previously approved 595 p.m. peak-hour trips. Manatee County recommended utilizing LUC 251 (Senior Adult Housing - Detached) to estimate the overall project traffic impacts of the development, in lieu of conducting an independent trip generation study for Canoe Creek.

An operational and turn lane analysis was conducted for the three (3) existing project driveways along Golf Course Road. For future total conditions, the three (3) project driveways are anticipated to operate with volume-to-capacity (v/c) ratios of less than 1.0 for all approach lanes. For the turn lane analysis, the existing westbound left-turn lane at Project Driveway 1 is recommended to be extended to 235 feet. The existing westbound left-turn lane at Project Driveway 2 is recommended to be extended to 235 feet.

A review of the June 16, 2021 Manatee County Staff Report found that Transportation Stipulations D1 and D2 are no longer valid based upon the unique characteristics of the development and correspondence with Manatee County Transportation Planning staff on March 31, 2021. It was agreed that the trip generation for the Canoe Creek development for the p.m. peak hour was to be estimated using information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 10th Edition, for land use code (LUC) 251 (Senior Adult Housing - Detached). Therefore, we are requesting that Transportation Stipulations D1 and D2, currently contained in the June 16, 2021 Staff Report, is removed.

After your review of this document, please let us know if you have any questions or comments.

Sincerely,



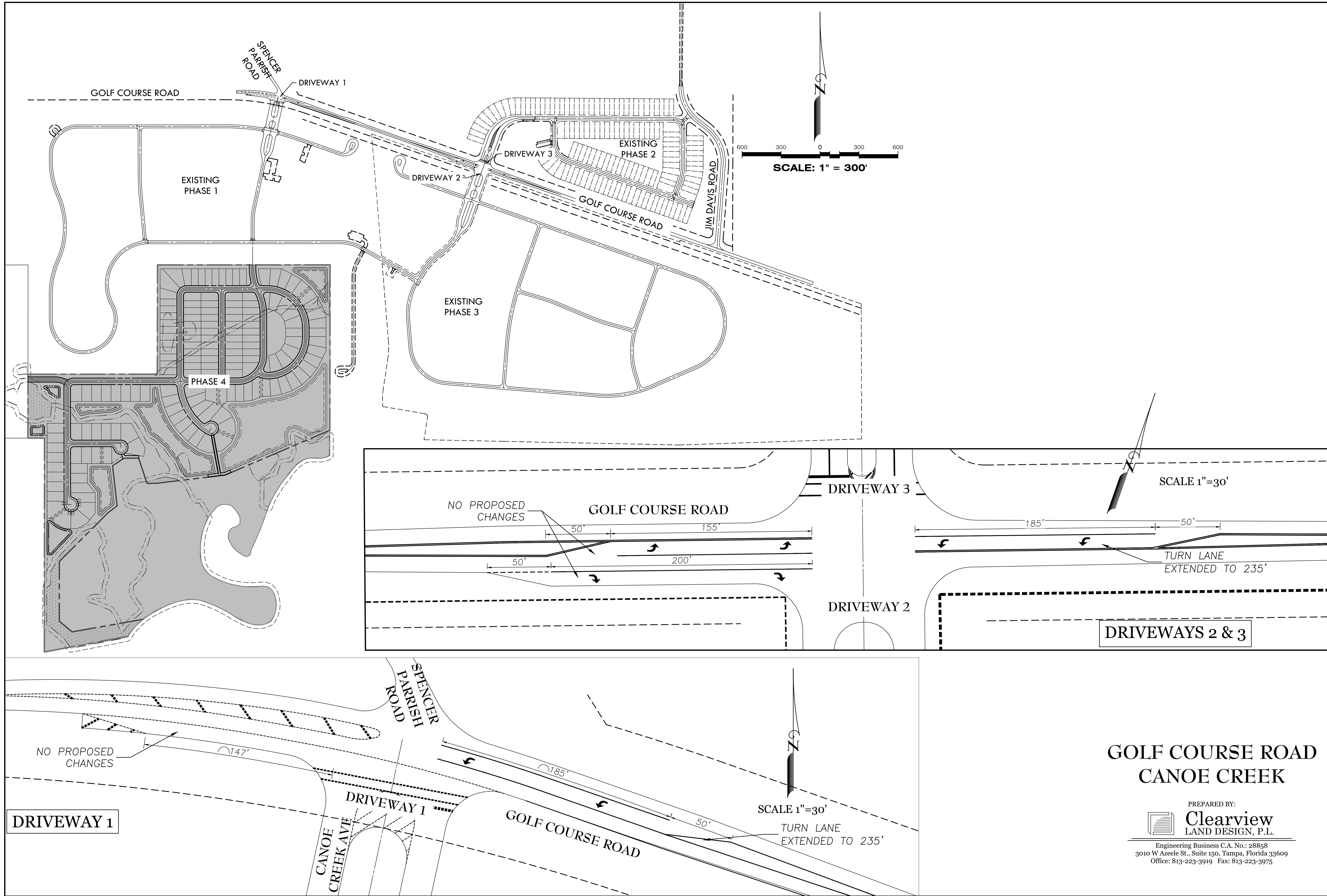
Christopher Hatton, P.E.
Senior Vice-President



Kelly Fearon, P.E.
Transportation Engineer

Copy to: Pat Neal
Ivory Matthews
Jason Frost
Tarek Elfallah, E.I.

Attachments: Turn Lane Exhibit
Conceptual Site Plan
Trip Generation Correspondence
Trip Distribution Model Output
Synchro Output Worksheets
Turn Lane Analysis

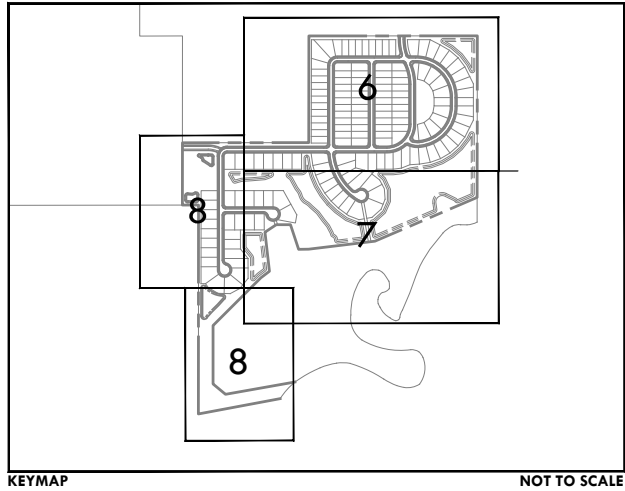
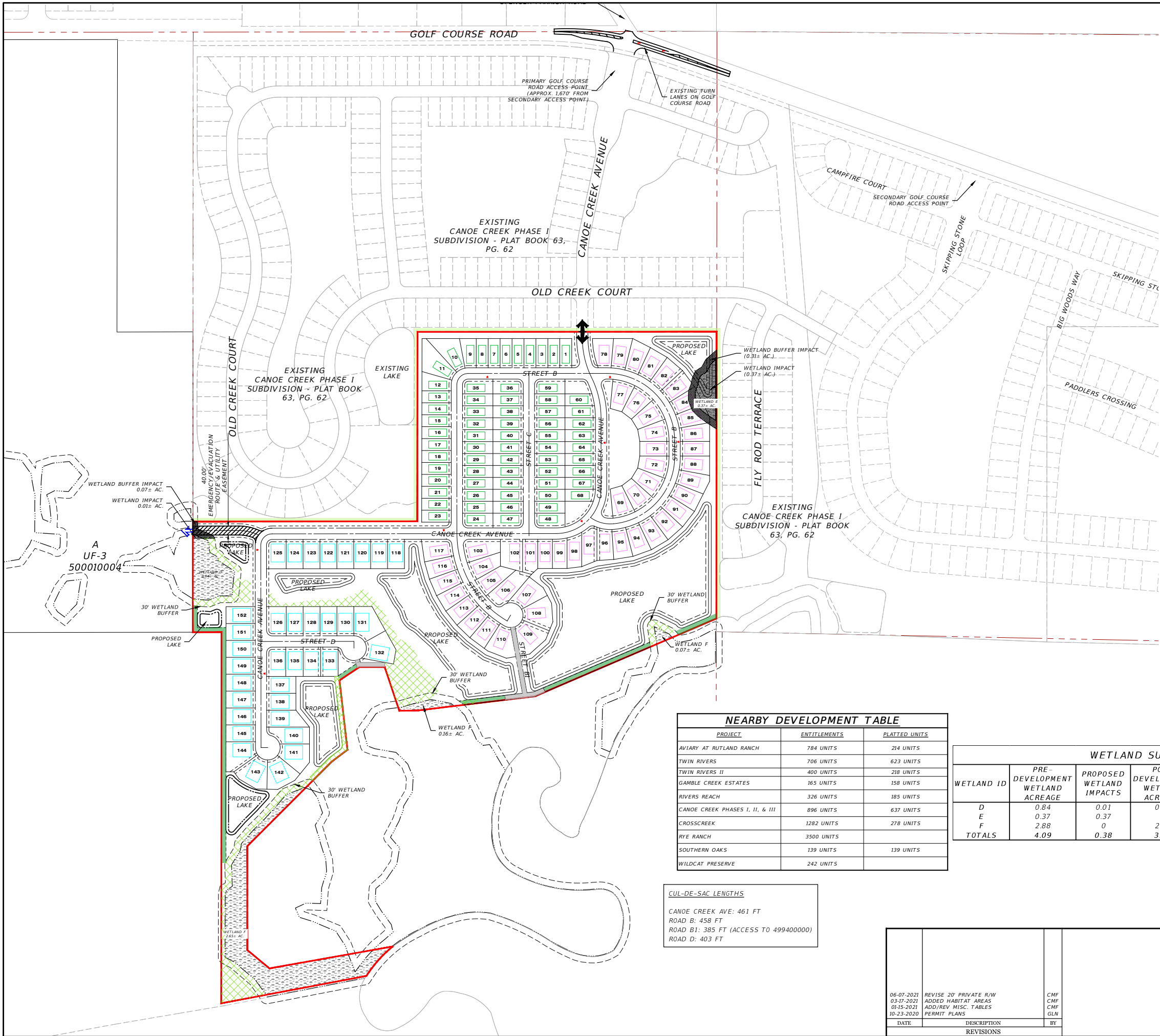


GOLF COURSE ROAD CANOE CREEK

PREPARED BY:

Clearview
LAND DESIGN, P.L.

Engineering Business C.A. No.: 28858
3010 W Azele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975



LEGEND:

- REZONING/PSP AMENDMENT BOUNDARY
- 53' x 130' LOT
- 65' x 130' LOT
- 75' x 130' LOT
- 40' EMERGENCY/EVACUATION ROUTE
- 20' GREENBELT BUFFER
- 15' ADJACENT GREENBELT BUFFER
- ARDURRA WETLAND LINES
- 30' WETLAND BUFFER
- WETLAND IMPACT
- WETLAND BUFFER IMPACT
- PRESERVED UPLAND HABITAT
- 20' PRIVATE R/W

NOTE:
FOR ANY FENCE/WALL PROPOSED IN BUFFERS, THE LANDSCAPING IS REQUIRED TO BE INSTALLED ON THE EXTERIOR OF THE FENCE FACING THE ROADWAY OR ADJACENT PROPERTY

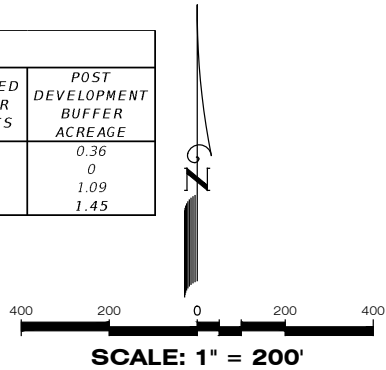
*FIRE PROTECTION TO BE SUPPLIED BY POTABLE WATER LINE THROUGHOUT SUBDIVISION. CONNECTION TO BE MADE FROM EXISTING CANOE CREEK CONNECTION POINT.

NEARBY DEVELOPMENT TABLE		
PROJECT	ENTITLEMENTS	PLATTED UNITS
AVIARY AT RUTLAND RANCH	784 UNITS	214 UNITS
TWIN RIVERS	706 UNITS	623 UNITS
TWIN RIVERS II	400 UNITS	218 UNITS
GAMBLE CREEK ESTATES	165 UNITS	158 UNITS
RIVERS REACH	326 UNITS	185 UNITS
CANOE CREEK PHASES I, II, & III	896 UNITS	637 UNITS
CROSSCREEK	1282 UNITS	278 UNITS
RYE RANCH	3500 UNITS	
SOUTHERN OAKS	139 UNITS	139 UNITS
WILDCAT PRESERVE	242 UNITS	

CUL-DE-SAC LENGTHS

CANOE CREEK AVE: 461 FT
ROAD B: 458 FT
ROAD B1: 385 FT (ACCESS TO 4994000000)
ROAD D: 403 FT

WETLAND SUMMARY TABLE						
WETLAND ID	PRE-DEVELOPMENT WETLAND ACREAGE	PROPOSED WETLAND IMPACTS	POST DEVELOPMENT WETLAND ACREAGE	PRE-DEVELOPMENT BUFFER ACREAGE	PROPOSED BUFFER IMPACTS	POST DEVELOPMENT BUFFER ACREAGE
D	0.84	0.01	0.83	0.43	0.07	0.36
E	0.37	0.37	0	0.31	0.31	0
F	2.88	0	2.88	1.09	0	1.09
TOTALS	4.09	0.38	3.71	1.83	0.38	1.45



<p>06-07-2021 03-17-2021 01-15-2021 10-23-2020</p> <p>DATE</p>	<p>REVISE 20' PRIVATE R/W ADDED HABITAT AREAS ADD/REV MISC. TABLES PERMIT PLANS</p> <p>DESCRIPTION</p>	<p>CMF CMF CMF GLN</p> <p>BY</p>
<p>JORDAN A. SCHRADER NO. #74798 FLORIDA PROFESSIONAL ENGINEER</p>	<p>PRELIMINARY SITE PLAN</p> <p>CANOE CREEK PHASE IV</p>	
<p>DESIGN GN</p>	<p>MANATEE RIVER ASSOCIATES, LLC.</p>	
<p>DATE 03-17-2021</p>	<p>Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.96 Feet</p>	
<p>FILE PSP-KEYSHEET</p>	<p>SHEET 5 OF 9 SHEETS</p>	

On Mar 31, 2021, at 2:48 PM, Hatton, Christopher <Christopher.Hatton@kimley-horn.com> wrote:

Nelson...Thank you for the follow up and the agreement to use LU Code 251 for Canoe Creek.

Ed...how best should we address this in updating the LDA?

Thank you,
Christopher

From: Nelson Galeano <Nelson.Galeano@mymanatee.org>
Sent: Wednesday, March 31, 2021 11:37 AM
To: Hatton, Christopher <Christopher.Hatton@kimley-horn.com>
Subject: RE: Canoe Creek Trip Generation/CLOS

Christ,

It looks we are in the same page. It has been agreed to use LU ITE 251 for Canoe Creek.
Do we have other item to review? Please clarify.

Thanks,

Nelson Galeano
Ext. 7420

From: Hatton, Christopher <Christopher.Hatton@kimley-horn.com>
Sent: Wednesday, March 31, 2021 11:34 AM
To: Nelson Galeano <Nelson.Galeano@mymanatee.org>
Cc: Clarke Davis <clarke.davis@mymanatee.org>; Pat Neal <pneal@nealcommunities.com>; Edward Vogler <edvogler@voglerashton.com>
Subject: RE: Canoe Creek Trip Generation/CLOS

Nelson,

Good morning! I wanted to follow up this to see if you have had a chance to review.

Thank you,
Christopher

From: Hatton, Christopher
Sent: Thursday, March 11, 2021 3:17 PM
To: Nelson Galeano <Nelson.Galeano@mymanatee.org>
Cc: Clarke Davis <clarke.davis@mymanatee.org>; Pat Neal <pneal@nealcommunities.com>; Edward Vogler <edvogler@voglerashton.com>
Subject: RE: Canoe Creek Trip Generation/CLOS
Importance: High

Nelson,

Thank you for the follow up letter regarding the trip generation study. In your letter dated March 4, 2021 it states, "Transportation Planning staff require that the methodology be based on an available ITE Land Use with characteristics most similar to those of the proposed development." Kimley-Horn agrees with Manatee County in utilizing LUC 251 (Senior Adult Housing-Detached), in lieu of conducting an independent trip generation study, due to the similarities between the proposed land use and LUC 251 (Senior Adult Housing-Detached).

We look forward to moving ahead on the Canoe Creek project with you and the County.

Thank you,
Christopher

Christopher C. Hatton, P.E. | Senior Vice-President
Kimley-Horn | 655 North Franklin Street, Suite 150, Tampa, FL 33602
Direct: 813-635-5523 | Mobile: 813-541-3508

From: Nelson Galeano <Nelson.Galeano@mymanatee.org>
Sent: Thursday, March 4, 2021 3:17 PM
To: Hatton, Christopher <Christopher.Hatton@kimley-horn.com>
Cc: Clarke Davis <clarke.davis@mymanatee.org>; Pat Neal <pneal@nealcommunities.com>
Subject: RE: Canoe Creek Trip Generation/CLOS

Christ,

In the attachment you will find our statement related to the trip generation study. Please call me back if questions arise.

Thanks,

Nelson Galeano
Ext. 7420

From: Hatton, Christopher <Christopher.Hatton@kimley-horn.com>
Sent: Friday, February 19, 2021 2:38 PM
To: Nelson Galeano <Nelson.Galeano@mymanatee.org>
Cc: Clarke Davis <clarke.davis@mymanatee.org>; Pat Neal <pneal@nealcommunities.com>
Subject: Canoe Creek Trip Generation/CLOS
Importance: High

Nelson,

Thank you for your follow up. I support using ITE's *Trip Generation Manual*, and pursuant to our January 21, 2021 meeting, Manatee County requested that a trip generation rate from ITE's *Trip Generation Manual* be utilized to estimate the trip generation potential of the proposed Canoe Creek/Gamble Creek development (in lieu of utilizing the results from Stantec's *Independent Trip Generation Study*). Consequently, LUC 240 (Mobile Home Park) was selected as the most appropriate land use that is currently available in ITE's *Trip Generation Manual* for the analysis and the Canoe

Creel/Gamble Creek development. The trip rate for LUC 240 (Mobile Home Park) more accurately reflects the Neal Community-type developments (retirees who do not have children who go to school and do not work) rather than LUC 210 (Single-Family Detached Housing) or LUC 270 (Planned Unit Development).

I believe that Stantec did previously submit their *Independent Trip Generation Study* to ITE. However, as discussed, the residential land use categories in ITE's *Trip Generation Manual* do not accurately reflect the Neal Community-type developments (retirees who do not have children who go to school and do not work), which is why the 2011 Stantec *Independent Trip Generation Study* was originally conducted. A trip generation rate calculated from an independent study will result in more accurate trip generation numbers than if an ITE 11th Edition trip generation rate was utilized due to the fact that ITE will source data from multiple sites (not similar to Neal Community-like developments, not local to the Manatee/Sarasota area). Ultimately, we potentially would arrive at the same issue we are dealing with now, with the 11th Edition of the ITE *Trip Generation Manual*.

Our request is to:

1. Utilize LUC 240 (Mobile Home Park), from the 10th Edition, as discussed after our January 21, 2021 meeting, or;
2. Conduct an Independent Trip Generation Study that will yield the most accurate results for estimating traffic impacts of Neal Community developments (According to Manatee County's Traffic Study Guidelines and Procedures, it states in Section IV: "In the event that the Applicant wishes to use a different trip generation rate than identified in ITE *Trip Generation Manual*, the Applicant may undertake an independent trip generation study for the development site"). If this option is chosen, we would submit our data to ITE for informational purposes and possible inclusion in the 11th Edition or later editions of the ITE *Trip Generation Manual*.

We appreciate your thoughts on this matter and continued dialog on how to most accurately determine the most appropriate trip generate rate to use.

Thank you,
Christopher

From: Nelson Galeano <Nelson.Galeano@mymanatee.org>
Sent: Friday, February 12, 2021 3:58 PM
To: Hatton, Christopher <Christopher.Hatton@kimley-horn.com>
Cc: Clarke Davis <clarke.davis@mymanatee.org>
Subject: RE: Canoe Creek Trip Generation/CLOS

Chris,

Since ITE is open to get new data to update the trip generation manual, it is a very good opportunity to submit the trip generation study you are working with.

We really encourage you to submit it. We are more than willing to help you to include the data on the next ITE 11th edition. If you need something, please let us know. It will make (without a doubt) super

easy to accept new trip generation rates in this category (residential) if it comes direct from ITE.

Thanks,

Nelson Galeano
Ext. 7420

From: Hatton, Christopher <Christopher.Hatton@kimley-horn.com>
Sent: Wednesday, February 10, 2021 3:21 PM
To: Nelson Galeano <Nelson.Galeano@mymanatee.org>
Cc: Pat Neal <pneal@nealcommunities.com>; Richard Bedford <richard@realconsultingfla.com>
Subject: Canoe Creek Trip Generation/CLOS
Importance: High

Nelson,

Good afternoon! As a follow up to our January 21, 2021 meeting, and then based upon the phone conversation we have immediately following that meeting, please see the attached letter report for your review.

As you know, our objective is to use the existing capacity in the vested LDA to support an amended and restated LDA for Canoe Creek.

Please let us know when you have had a chance to review this report, as we would like to have another face to face to discuss the next steps of the process.

Thank you again for your consideration!

Christopher

Christopher C. Hatton, P.E. | Senior Vice-President
Kimley-Horn | 655 North Franklin Street, Suite 150, Tampa, FL 33602
Direct: 813-635-5523 | Mobile: 813-541-3508

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Pat Neal
Chairman, Executive Committee

941-328-1986 Ofc
941-328-1100 Fax
5800 Lakewood Ranch Blvd
Sarasota, FL 34240

pneal@nealcommunities.com

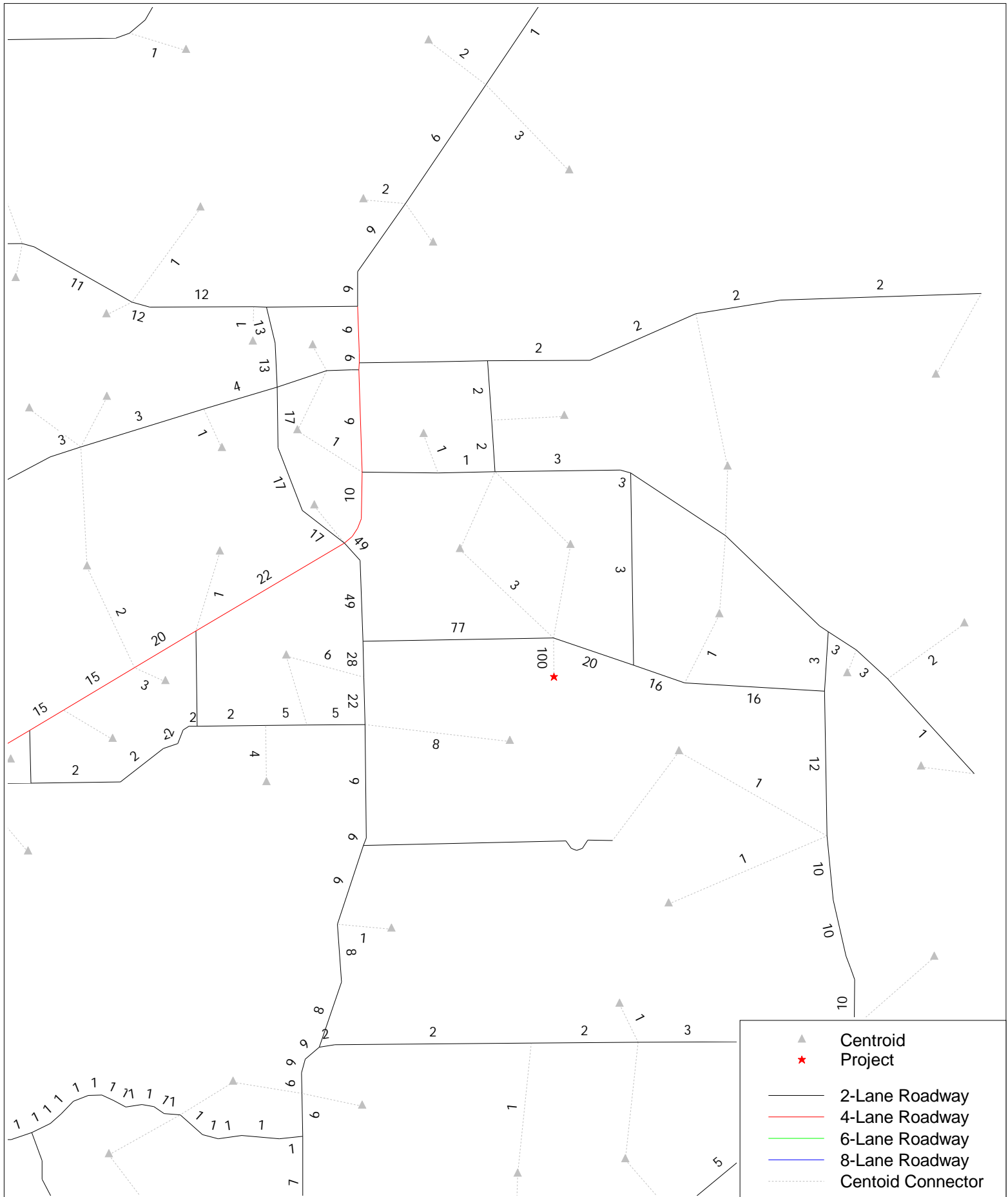
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
















<Canoe Creek Trip Generation Analysis 02_09_21.docx><Canoe Creek Transportation Phase IV 2020-10-09.pdf><Recorded agr_canoe-creek-local-develop-agreement_2014-11-06.pdf><hatton vogler.pdf>



DISTRICT 1 REGIONAL PLANNING MODEL (VERSION 2)
 SELECT ZONE ANALYSIS FOR CANOE CREEK
 APRIL 2021

Canoe Creek
5: Project Driveway 1/Spencer Parrish Road & Golf Course Road

Future Total Conditions
Timing Plan: PM Peak-Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	43	728	63	17	542	45	40	2	10	35	3	32
Future Volume (vph)	43	728	63	17	542	45	40	2	10	35	3	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		150	150		0	0		0	0		0
Storage Lanes	0		1	1		0	0		0	0		0
Taper Length (ft)	25			50			25			25		
Link Speed (mph)		40			40			25			30	
Link Distance (ft)		1315			1626			475			472	
Travel Time (s)		22.4			27.7			13.0			10.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	5%	5%	1%	1%	5%	5%	1%	1%	1%	1%	1%	1%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	811	66	18	618	0	0	55	0	0	74	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

Canoe Creek
5: Project Driveway 1/Spencer Parrish Road & Golf Course Road

Future Total Conditions
Timing Plan: PM Peak-Hour

Intersection												
Int Delay, s/veh	2.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↔	↔	↔			↔		↔	↔	
Traffic Vol, veh/h	43	728	63	17	542	45	40	2	10	35	3	32
Future Vol, veh/h	43	728	63	17	542	45	40	2	10	35	3	32
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	150	150	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	5	5	1	1	5	5	1	1	1	1	1	1
Mvmt Flow	45	766	66	18	571	47	42	2	11	37	3	34






















Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	618	0	0	832	0	0	1505	1510	766	1527	1553	595
Stage 1	-	-	-	-	-	-	856	856	-	631	631	-
Stage 2	-	-	-	-	-	-	649	654	-	896	922	-
Critical Hdwy	4.15	-	-	4.11	-	-	7.11	6.51	6.21	7.11	6.51	6.21
Critical Hdwy Stg 1	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Follow-up Hdwy	2.245	-	-	2.209	-	-	3.509	4.009	3.309	3.509	4.009	3.309
Pot Cap-1 Maneuver	948	-	-	805	-	-	100	121	404	97	114	506
Stage 1	-	-	-	-	-	-	354	376	-	471	476	-
Stage 2	-	-	-	-	-	-	460	465	-	336	350	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	948	-	-	805	-	-	85	108	404	86	101	506
Mov Cap-2 Maneuver	-	-	-	-	-	-	196	219	-	191	210	-
Stage 1	-	-	-	-	-	-	322	342	-	429	466	-
Stage 2	-	-	-	-	-	-	417	455	-	296	319	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.5			0.3			26.8			23.4		
HCM LOS							D			C		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	219	948	-	-	805	-	-	268
HCM Lane V/C Ratio	0.25	0.048	-	-	0.022	-	-	0.275
HCM Control Delay (s)	26.8	9	0	-	9.6	-	-	23.4
HCM Lane LOS	D	A	A	-	A	-	-	C
HCM 95th %tile Q(veh)	1	0.1	-	-	0.1	-	-	1.1

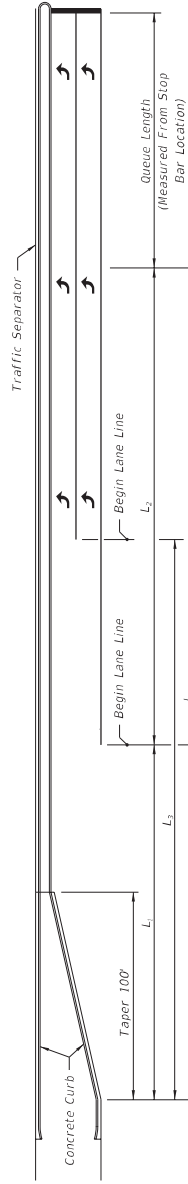
Canoe Creek
8: Project Driveway 2/Project Driveway 3 & Golf Course Road

Future Total Conditions
Timing Plan: PM Peak-Hour

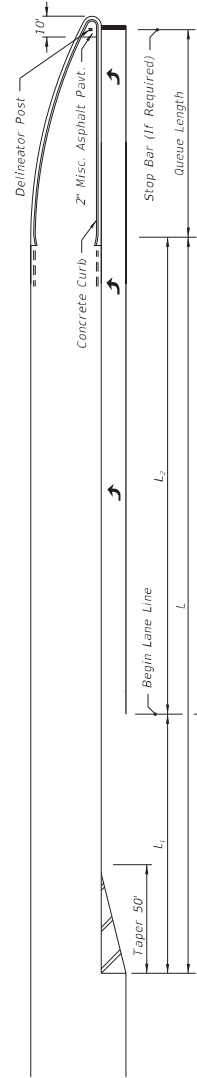
												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	23	675	43	12	519	4	27	0	6	2	0	15
Future Volume (vph)	23	675	43	12	519	4	27	0	6	2	0	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	160		185	150		0	0		0	0		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	50			50			25			25		
Link Speed (mph)		40			40			25			25	
Link Distance (ft)		1626			1184			352			373	
Travel Time (s)		27.7			20.2			9.6			10.2	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	1%	5%	1%	1%	5%	1%	1%	1%	1%	1%	1%	1%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	24	711	45	13	550	0	28	6	0	2	16	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↑	↱	↰	↑		↰	↑		↰	↑	
Traffic Vol, veh/h	23	675	43	12	519	4	27	0	6	2	0	15
Future Vol, veh/h	23	675	43	12	519	4	27	0	6	2	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	160	-	185	150	-	-	0	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	1	5	1	1	5	1	1	1	1	1	1	1
Mvmt Flow	24	711	45	13	546	4	28	0	6	2	0	16
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	550	0	0	756	0	0	1341	1335	711	1359	1378	548
Stage 1	-	-	-	-	-	-	759	759	-	574	574	-
Stage 2	-	-	-	-	-	-	582	576	-	785	804	-
Critical Hdwy	4.11	-	-	4.11	-	-	7.11	6.51	6.21	7.11	6.51	6.21
Critical Hdwy Stg 1	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Follow-up Hdwy	2.209	-	-	2.209	-	-	3.509	4.009	3.309	3.509	4.009	3.309
Pot Cap-1 Maneuver	1025	-	-	859	-	-	130	154	435	126	145	538
Stage 1	-	-	-	-	-	-	400	416	-	506	505	-
Stage 2	-	-	-	-	-	-	501	504	-	387	397	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1025	-	-	859	-	-	122	148	435	121	139	538
Mov Cap-2 Maneuver	-	-	-	-	-	-	122	148	-	121	139	-
Stage 1	-	-	-	-	-	-	391	406	-	494	497	-
Stage 2	-	-	-	-	-	-	479	496	-	372	388	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.3			0.2			37.8			14.7		
HCM LOS							E			B		
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2		
Capacity (veh/h)	122	435	1025	-	-	859	-	-	121	538		
HCM Lane V/C Ratio	0.233	0.015	0.024	-	-	0.015	-	-	0.017	0.029		
HCM Control Delay (s)	43.2	13.4	8.6	-	-	9.3	-	-	35.3	11.9		
HCM Lane LOS	E	B	A	-	-	A	-	-	E	B		
HCM 95th %tile Q(veh)	0.8	0	0.1	-	-	0	-	-	0.1	0.1		

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



DOUBLE LEFT TURN



SINGLE LEFT TURN

MEDIAN TURN LANES									
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L ₁ (ft.)	URBAN CONDITIONS			RURAL CONDITIONS			
			Brake To Stop Distance L ₂ (ft.)	Total Decel. Distance L ₃ (ft.)	Clearance Distance L ₄ (ft.)	Brake To Stop Distance L ₂ (ft.)	Total Decel. Distance L ₃ (ft.)	Clearance Distance L ₄ (ft.)	
35	25	70	75	145	110	—	—	—	
40	30	80	75	155	120	—	—	—	
45	35	85	100	185	135	—	—	—	
50	40/44	105	135	240	160	185	290	160	
55	48	125	—	—	—	225	350	195	
60	52	145	—	—	—	260	405	230	
65	55	170	—	—	—	290	460	270	

NOT TO SCALE

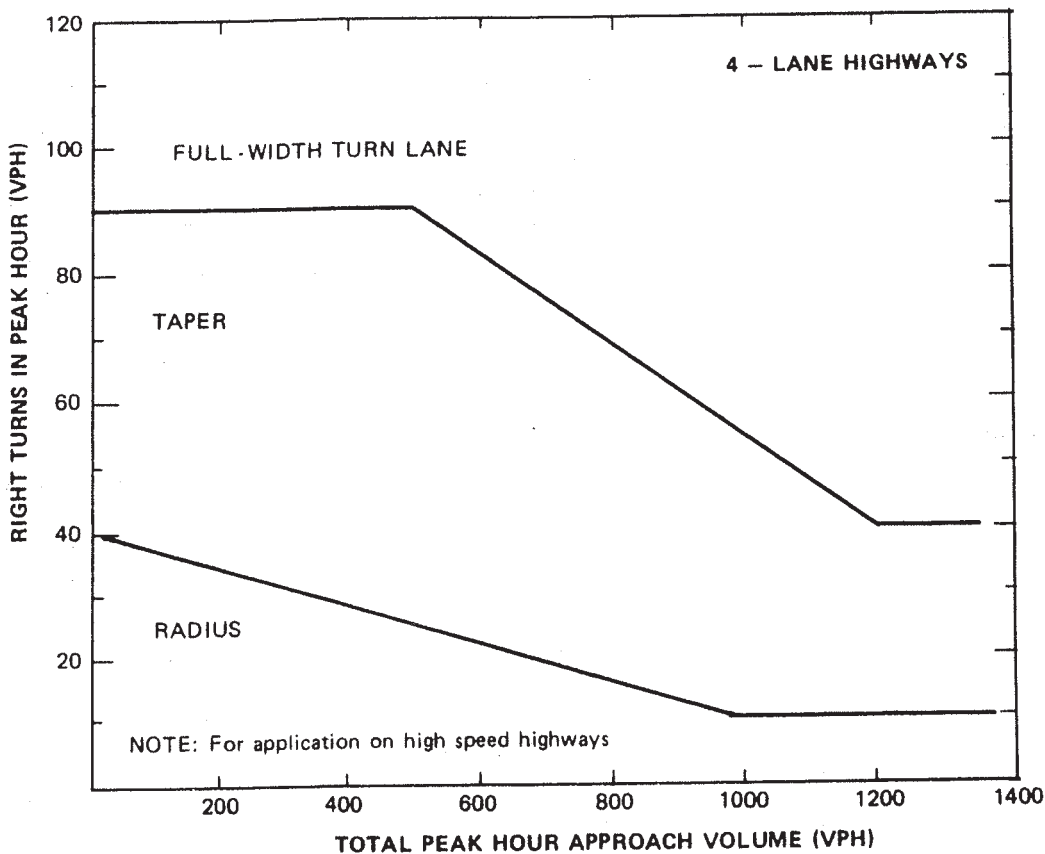
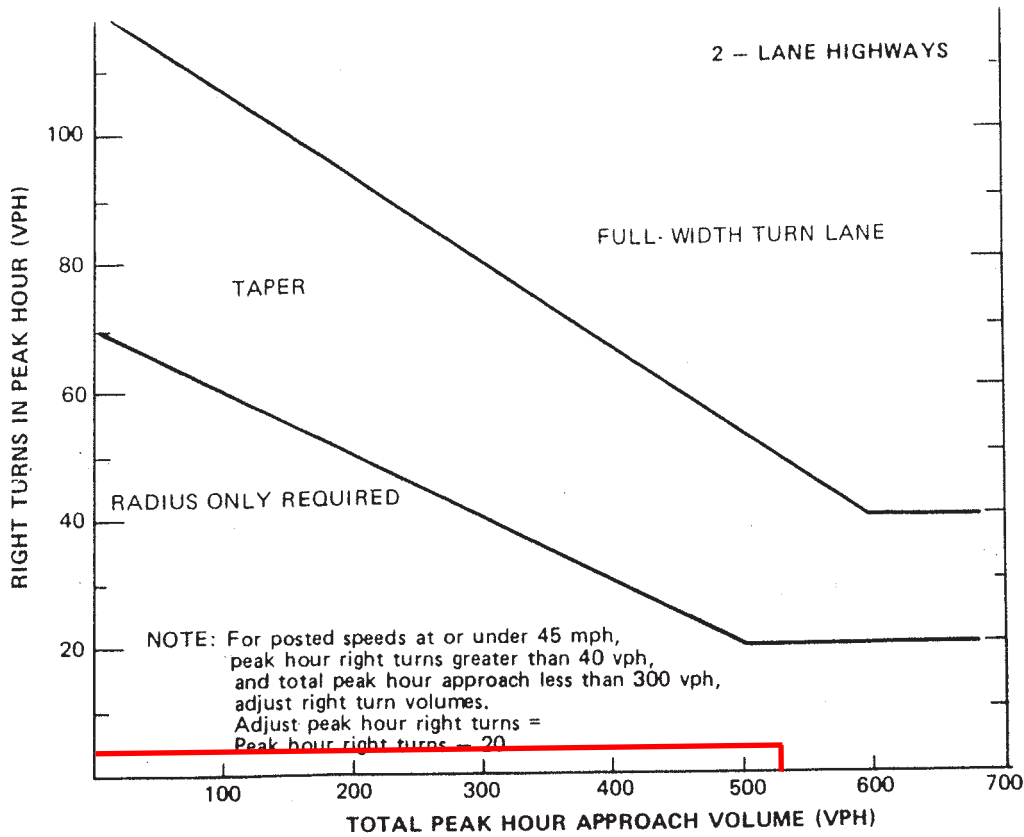


Figure 4-23. Traffic volume guidelines for design of right-turn lanes. (Source: Ref. 4-11)



ENVIRONMENTAL NARRATIVE

CANOE CREEK PH. 4

**Manatee County
Preliminary Site Plan**

December 2020

Prepared for:
NEAL COMMUNITIES
5800 Lakewood Ranch Blvd N
Sarasota, FL 34240

Prepared by:
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Palmetto, FL 34221
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INTRODUCTION

The following report addresses Sections 705 and 706 of the Manatee County Land Development Code (LDC) pertaining to wildlife, wetlands, and upland habitats for a Preliminary Site Plan (PSP) approval of a residential project known as Canoe Creek Phase 4. The project is located in Parrish on the south side of Golf Course Road in Sections 03 & 04, Township 34 South, Range 19 East, in Manatee County. See attached Location Map.

METHODOLOGY

The following methods were employed to assess the referenced parcel:

- Field inspection of the site for identification of habitats, protected species, or other sensitive environmental features.
- Listed species evaluations of the site were conducted in accordance with appropriate State or Federal agency requirements. Gopher Tortoise Surveys were conducted under the supervision of Alec Hoffner, Authorized Gopher Tortoise Agent GTA-18-00002. Methodology utilized to evaluate the site for gopher tortoise was consistent with FFWCC Gopher Tortoise Permitting Guidelines Appendix 4.
- Recent and historical aerial photograph interpretation of the subject property.
- Research of Manatee County, and various State and Federal databases regarding protected wildlife species.

The jurisdictional limits of onsite wetlands and surface waters have been delineated by scientists with Ardurra Group, Inc. (Ardurra) in accordance with Chapter 62-340 F.A.C. Refer to the attached FLUCCS Map for the wetland and surface water locations within the subject parcel.

EXISTING CONDITIONS

The existing conditions of the project including upland and wetland plant communities were mapped in accordance with Florida Land Use Cover Forms and Classification System (FLUCCS, Florida Department of Transportation 1999).

Upland Descriptions

Improved Pasture (FLUCCS 211)

Areas of improved pasture are located throughout the project area. These areas are vegetated with bahia grass (*Paspalum notatum*) and other hay grasses. This area has been historically and is currently utilized for agricultural activities, primarily cattle grazing.

Woodland Pastures (FLUCCS 213)

The areas of woodland pasture on the site are similar in vegetative composition as the improved and unimproved pastures but contains scattered live oaks.

Ornamentals (FLUCCS 243)

The area identified as ornamentals within the project is an area of greenhouse type structures and beds that are utilized to grow ornamental plants for commercial agriculture.

Hardwood-Coniferous Mixed (FLUCCS 434)

Areas of hardwood-coniferous mixed are located near the southern boundary of project area. This area is vegetated with slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*), laurel oak (*Quercus caroliniana*), and cabbage palm (*Sabal palmetto*).



Roads and Highways (FLUCCS 814)

This portion of the project contains a portion of a private road to the agricultural facilities.

Wetland and Other Surface Water Habitats

Wetland ID	FLUCCS	Overall Acreage	Impact Acreage
WL-D	615	0.84	0.01
WL-E	641	0.37	0.37
WL-F	615	2.88	0
TOTALS		4.09	0.38

Reservoirs less than 10 acres (FLUCCS 534)

The reservoirs located within the project are area excavated from uplands and have no discernable vegetation.

Stream and Lake Swamps (FLUCCS 615)

Vegetation: Areas of forested wetland located within the project contain canopy species including red maple (*Acer rubrum*), laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), swamp bay (*Persea palustris*), cabbage palm (*Sabal palmetto*), and American elm (*Ulmus americana*). Groundcover was sparse, but included lizard's tail (*Saururus cernuus*), royal fern (*Osmunda regalis*), cinnamon fern (*Osmunda cinnamomea*), and netted chain fern (*Woodwardia* spp.).

Impacts: These areas have been impacted historically by cattle grazing.

Hydrology: Upper reaches of the forested wetland systems appear to flow intermittently in response to rain events, flowing through excavated ditches to Gamble Creek.

Wildlife: The forested wetland system on-site most likely provides cover for small mammals, deer, and feral pigs.

Freshwater Marsh (FLUCCS 641)

Vegetation: There is one freshwater marsh, approximately 0.37 acres in size located within the project area. This wetland has been hydrologically impacted and degraded by historical and ongoing agricultural operations. Additionally, the offsite portion of this wetland was excavated into an open water pond sometime prior to 1970. The offsite open water portion was later filled during development of the existing Canoe Creek Subdivision. These wetlands are vegetated with West Indian marsh grass (*Hymenachne amplexicaulis*), soft rush (*Juncus effusus*), torpedo grass (*Panicum repens*) maidencaine (*Panicum hemitomom*), primrose willow (*Ludwigia peruviana*), Carolina willow (*Salix caroliniana*), and Brazilian pepper (*Schinus terebenthifolius*).



- Impacts:** These wetlands have also been impacted and degraded by historical agricultural ditching and excavation. The offsite portion of this wetland was filled with construction of the existing portion of Canoe Creek subdivision.
- Hydrology:** The hydrology of these wetlands has been negatively impacted by offsite filling and excavation as well as historical ditching for agricultural operations.
- Wildlife:** No significant utilization was observed in these wetlands, but it is anticipated that they are utilized by deer, wild hogs, several species of small mammals, amphibians, reptiles, fish, and some wading birds.

Off-site Wetland and Upland Habitats

North

Land uses to the north primarily consist of the existing Canoe Creek Subdivision (FLUCCS 129).

West

The project is bordered to the west by pasture areas (FLUCCS 213), single family homes (FLUCCS 110), herbaceous wetland (FLUCCS 641), reservoirs (FLUCCS 534), and the offsite extension onsite wetlands (FLUCCS 615).

South

The project is bordered to the south primarily by streams and lake swamps (FLUCCS 615) and hardwood conifer mixed forest (FLUCCS 434)

East

The project is bordered to the east by the existing Canoe Creek Subdivision (FLUCCS 129). Within Canoe Creek subdivision there is a stormwater pond (FLUCCS 534) and an existing ditch (FLUCCS 510).

SOILS

According to the current Natural Resources Conservation Service (NRCS) web soil survey <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> for Manatee County, there are five (5) soil types found within the project boundary. Please see the attached NRCS Soils Map. Soils found on site are listed below:

- 11 – Cassia fine sand
- 20 – EauGallie fine sand, 0-2% slopes
- 24 – Felda-Wabasso association, frequently flooded
- 25 – Floridana fine sand
- 26 – Floridana-Immokalee-Okeelanta association



LISTED SPECIES

Ardurra has reviewed the subject property for the potential presence of listed species. This review included field survey and research of available databases for documented listed species presence relative to the proposed project. Recent on-site evaluations occurred in July 2020.

To assist in determining potential utilization of the subject parcel by listed species, a search of available databases was conducted including review of Florida Native Areas Inventory (FNAI) and Florida Fish and Wildlife Conservation Commission (FWC) bald eagle nest locator databases. These database searches revealed no documented utilization of the project area or areas adjacent to the project area by listed species. The subject parcel is not within any bald eagle nest protection zones.

In addition to the database searches, a Senior Scientists with Ardurra have performed numerous field surveys of the project. The most recent field survey was conducted in July 2020 under the supervision of Alec Hoffner, Authorized Gopher Tortoise Agent GTA-18-00002. No protected species were observed nesting or denning within the onsite habitats. Methodology utilized to evaluate the site for gopher tortoise was consistent with FFWCC Gopher Tortoise Permitting Guidelines Appendix 4.

Given the habitats present and the results of the recent listed species review, significant utilization by listed species is not anticipated, but if listed species are found during construction, appropriate measures will be taken with State and Federal regulatory agencies.

FNAI Biodiversity Matrix

In addition to the previous listed species evaluations conducted on the site, the FNAI Biodiversity Matrix was consulted to determine documented, likely, and/or potentially occurring rare animals in the vicinity of the project area. The most “likely” species to occur in the vicinity of the project as listed by FNAI (Matrix Unit 26562) is the West Indian Manatee (*Trichechus manatus*), Wood Stork (*Mycteria americana*), and the Eastern Indigo (*Drymarchon couperi*).

The table below lists both the species that are likely and or have a potential to utilize the project area, results of the preliminary surveys, and results from the updated survey.

Common Name	Scientific Name	Federal/State Status	Likelihood of Occurrence	Results of Updated Survey
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Migratory Bird/X	Not Observed.	No nests identified by FWCC or during site visit.
Wood Stork	<i>Mycteria americana</i>	E/T	Likely (FNAI)	Not observed.
Gopher Tortoise	<i>Gopherus polyphemus</i>	X/T	Potential (FNAI)	No active burrows identified.
Eastern Indigo	<i>Drymarchon couperi</i>	T/T	Likely (FNAI)	Not observed.



West Indian Manatee	<i>Trichechus manatus</i>	E/E	Likely (FNAI)	No habitat exists on site.
Sandhill Crane	<i>Grus canadensis pratensis</i>	X/T	Potential (FNAI)	Not observed. No nesting identified in freshwater marshes.
Florida Burrowing Owl	<i>Athene cunicularia floridana</i>	X/SSC	Potential (FNAI)	Little to no habitat exists on site.
Gopher Frog	<i>Lithobates capito</i>	X/T	Potential (FNAI)	No gopher tortoise burrows identified.

Bald Eagle (*Haliaeetus leucocephalus*)

A search of the Florida Fish and Wildlife Conservation Commission (FWC) bald eagle database was completed to determine whether any known bald eagle nests occur within the vicinity of the subject parcel. The database revealed that no known bald eagle nest is located within 660 feet of the parcel, the closest eagle nest MN054 is located approximately 2.60 miles northwest of the property in Manatee County. Should a bald eagle nest be located within 660 feet of the project area, the appropriate U.S. Fish & Wildlife Service (USFWS) consultation will occur, and permits acquired, if necessary. See attached map for the location of the closest known bald eagle nest.

Wood Stork (*Mycteria americana*) and Wading Birds

The wood stork is listed as “Endangered” by the USFWS. According to USFWS data, the project does fall within the Core Foraging Areas (CFA) for the Ayers Point (Atlas No.615113). Ayers Point is located approximately 7.81 miles southwest from the project boundary within the mouth of the Braden River. There was no evidence of breeding or foraging occurring within the project area.

Gopher Tortoise (*Gopherus polyphemus*)

Ardurra scientists conducted a preliminary survey of potential gopher tortoise habitat in July 2020. During this survey no evidence of Gopher Tortoise or burrows were observed on site. Ninety (90) days prior to construction and land clearing within the project area, Ardurra recommends a 100 percent survey of suitable habitat to be conducted. Should any gopher tortoise burrows be in or within 25' of the limits of clearing, a relocation permit from FWC will be obtained to remove all gopher tortoises within the project area. Manatee County will be copied on any permits necessary for this project.

Eastern Indigo Snake (*Drymarchon corais couperi*)

The eastern indigo snake is listed as “Threatened” by both the FWS and FWC. The snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, dry prairie, edges of freshwater marshes, agricultural fields, and human-altered habitats. According to FNAI data, potential habitat for the eastern indigo snake may be present within the project area. During the field reviews and wetland evaluations, no eastern indigo snakes were observed within or adjacent to the project area. The project will likely implement the U.S. Fish and Wildlife Service's



(USFWS) '*Standard Protection Measures for the Eastern Indigo Snake*' (revised August 12, 2013) in order to prevent any adverse impacts to this species.

Sand Hill Crane (*Antigone canadensis paratensis*)

There were no Sandhill Crane, a 'Threatened' species, nesting areas observed during wildlife surveys conducted on the property. The distribution of this species can be found throughout Florida in open pasture, ditches, and certain wetland type habitats. During the most recent surveys, conducted July 2020, the freshwater marsh within the site were specifically evaluated for the presence of Sandhill cranes. If there is evidence of nesting by sandhill cranes during this period, FWC recommendations as specified in the Sandhill Crane Species Crane-Species-Guidelines-2016.pdf) and in the Florida Wildlife Conservation Guide (<http://myfwc.com/conservation/value/fwcg/>) will be followed.

West Indian Manatee (*Trichechus manatus*)

The West Indian Manatee inhabit rivers, bays, canals, estuaries and coastal areas. No habitat for the West Indian Manatee exists within the proposed project boundaries. It is likely that the FNAI Matrix includes this species as likely due to the presence of Gamble Creek within the Matrix Grid.

Florida Burrowing Owl (*Athene cunicularia floridana*)

Florida Burrowing Owls are usually located within open prairie type landscapes with little to no understory vegetation. The bulk of the uplands on the subject property are covered in pine flatwoods with a dense understory of saw palmettos. 100% of the areas identified as open lands were evaluated on numerous visits to the site by Senior Scientists with Ardurra. The most recent survey conducted in these open lands were July 2020. No evidence of Florida Burrowing Owls or their burrows have been identified on the project site.

Gopher Frog (*Lithobates capito*)

The Gopher Frog is typically found within longleaf pine, xeric oak, and sandhills mostly, but also occurs in upland pine forest, scrub, xeric hammock, mesic and scrubby flatwoods, dry prairie, mixed hardwood-pine communities, and a variety of disturbed habitats. The Gopher Frog inhabits Gopher Tortoise burrows. It is very unlikely that this species exists on this site due to the lack of Gopher Tortoise burrows located within the project boundaries.

PROPOSED CONDITIONS

Wetlands

Impacts

The project proposed to impact a total of approximately 0.38 acres of wetlands. Please see below for information related to a Wetland Impact Study:

SUMMARY

The applicant proposes to impact the entirety of Wetland E (0.37 acres) and a portion of Wetland D (0.01 acres). Wetland E is a remnant portion of a historically larger wetland system. The proposed impacts to Wetland D are associated with



improvements necessary to convert an existing private road to meet the Public Works Standards for a residential roadway.

UMAM

See the attached UMAM score sheets for Wetland E and Wetland D.

Statement describing the necessity of the proposed impact;

The impact to Wetland D is necessary to improve the existing private road (Gamble Creek Road) to Public Work Standards for a residential roadway.

Examples of designs considered that would not require the impact or that demonstrate how the impacts have been minimized;

Other designs evaluated the possibility of locating the proposed roadway south of Wetland D. The alternate design is dependent on how access is provided in the project located to the west (Gamble Creek GDP). The current conceptual designs for the Gamble Creek GDP anticipate the stormwater ponds to be located in this area based on the existing topography. The Gamble Creek GDP property topography is such that there is an approximate 12' fall from north to south. While it is likely that the road could be located within the area south of Wetland D, there is still a potential for the roadway to impact a portion of Wetland B or C within the Gamble Creek GDP property. Wetlands B and C are both higher quality forested wetlands with UMAM scores of approximately 0.47 as compared to Wetland D which is 0.33. As an additional minimization effort, the applicant has requested that the right of way width in this location be reduced to 40'.

CONSISTENCY WITH LDC SECTION 706.5

Impacts to Wetland E are consistent with LDC Section 706.5.A as it meets the definition of a Non-Viable Wetland. Wetland E is approximately 0.37 acres in size, wholly contained within the project limits, and has a pre-development UMAM score (.3) of less than 0.4. Please see the attached UMAM score sheet for Wetland. The proposed impacts to Wetland D are necessary to provide access to upland portions of the site and is consistent with LDC Section 706.5.B. in that wetland impacts are not likely to be avoided but have been minimized by proposing impacts to a wetland area of lower quality and that are currently adjacent to an existing roadway.

Proximity of the land to adjacent urban land uses;

Current land uses surrounding the wetland consist of Improved pasture and medium density single family homes.

Wetland Mitigation

Wetland mitigation for impacts to Wetland E will be provided in accordance with LDC Section 706.6.B as the impact is not likely to require mitigation by SWFWMD. Mitigation opportunities include wetland enhancement, either on-site or within other phases of the previously approved Canoe Creek Subdivision. Impacts to Wetland D are likely to require mitigation by SWFWMD and will be in accordance with LDC Section 706.6.A



Wetland Buffers

A 30' wetland buffer is required and provided for all post-development wetlands within the project limits. Wetland buffer restoration will be done in accordance with LDC Section 706. Additional details will be provided at the time of FSP.

C:\Users\jchristian\Dropbox (E Co)\E Co Files\Neal\Canoe Creek Ph 4\Neal_Canoe Creek 4_PSP_Manatee County_Narrative_082720.docx



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

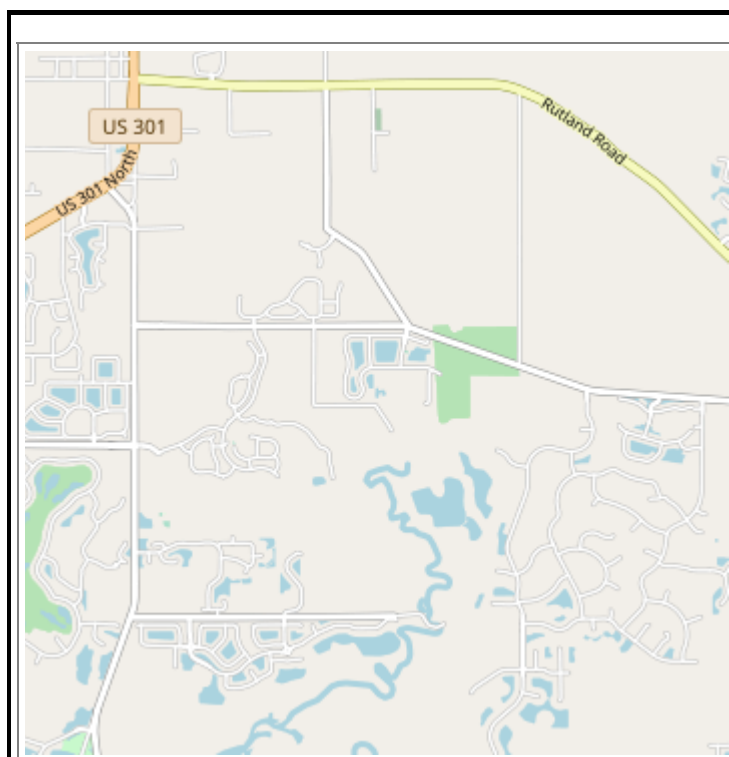
UNOFFICIAL REPORT

Created 8/27/2020

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data
Report)

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

Report for 1 Matrix Unit: 26562



Descriptions

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

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

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

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

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

Matrix Unit ID: 26562

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	LT	FT
Trichechus manatus West Indian Manatee	G2	S2	LE	FE

Matrix Unit ID: 2656216 **Potential** Elements for Matrix Unit 26562

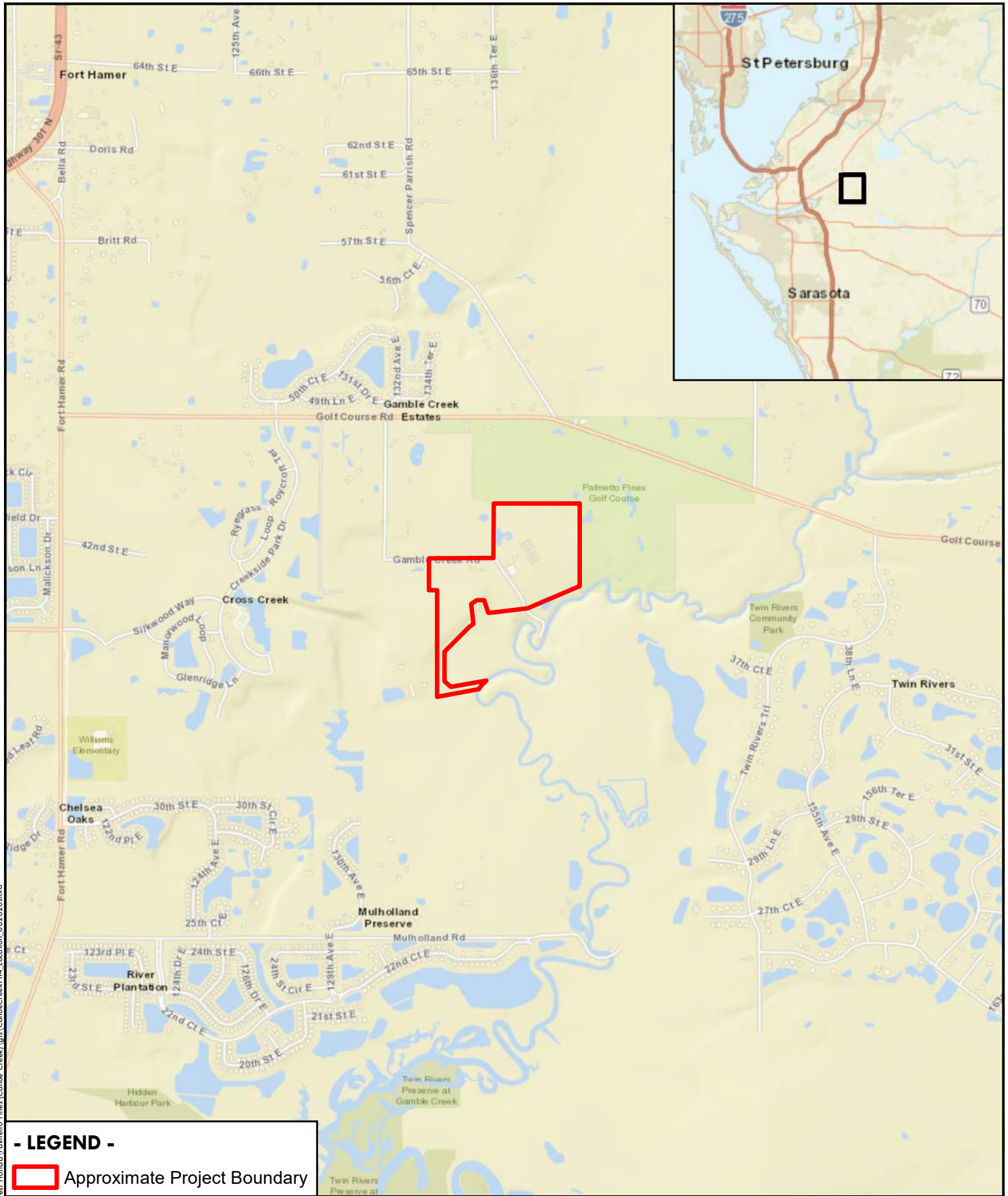
Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Andropogon arctatus</i> Pine-woods Bluestem	G3	S3	N	T
<i>Bonamia grandiflora</i> Florida Bonamia	G3	S3	LT	E
<i>Calopogon multiflorus</i> Many-flowered Grass-pink	G2G3	S2S3	N	T
<i>Centrosema arenicola</i> Sand Butterfly Pea	G2Q	S2	N	E
<i>Chrysopsis floridana</i> Florida Goldenaster	G1	S1	LE	E
<i>Corynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	G3G4	S2	N	N
<i>Eumops floridanus</i> Florida bonneted bat	G1	S1	LE	FE
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Lithobates capito</i> Gopher Frog	G3	S3	N	SSC
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3	S3	N	N
<i>Nemastylis floridana</i> Celestial Lily	G2	S2	N	E
<i>Pteroglossaspis ecristata</i> Giant Orchid	G2G3	S2	N	T
<i>Rhynchospora megaplumosa</i> Large-plumed Beaksedge	G2	S2	N	E
<i>Sciurus niger shermani</i> Sherman's Fox Squirrel	G5T3	S3	N	SSC
<i>Setophaga discolor paludicola</i> Florida Prairie Warbler	G5T3	S3	N	N
<i>Zephyranthes simpsonii</i> Redmargin Zephyrlily	G2G3	S2S3	N	T

Disclaimer

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

Unofficial Report

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



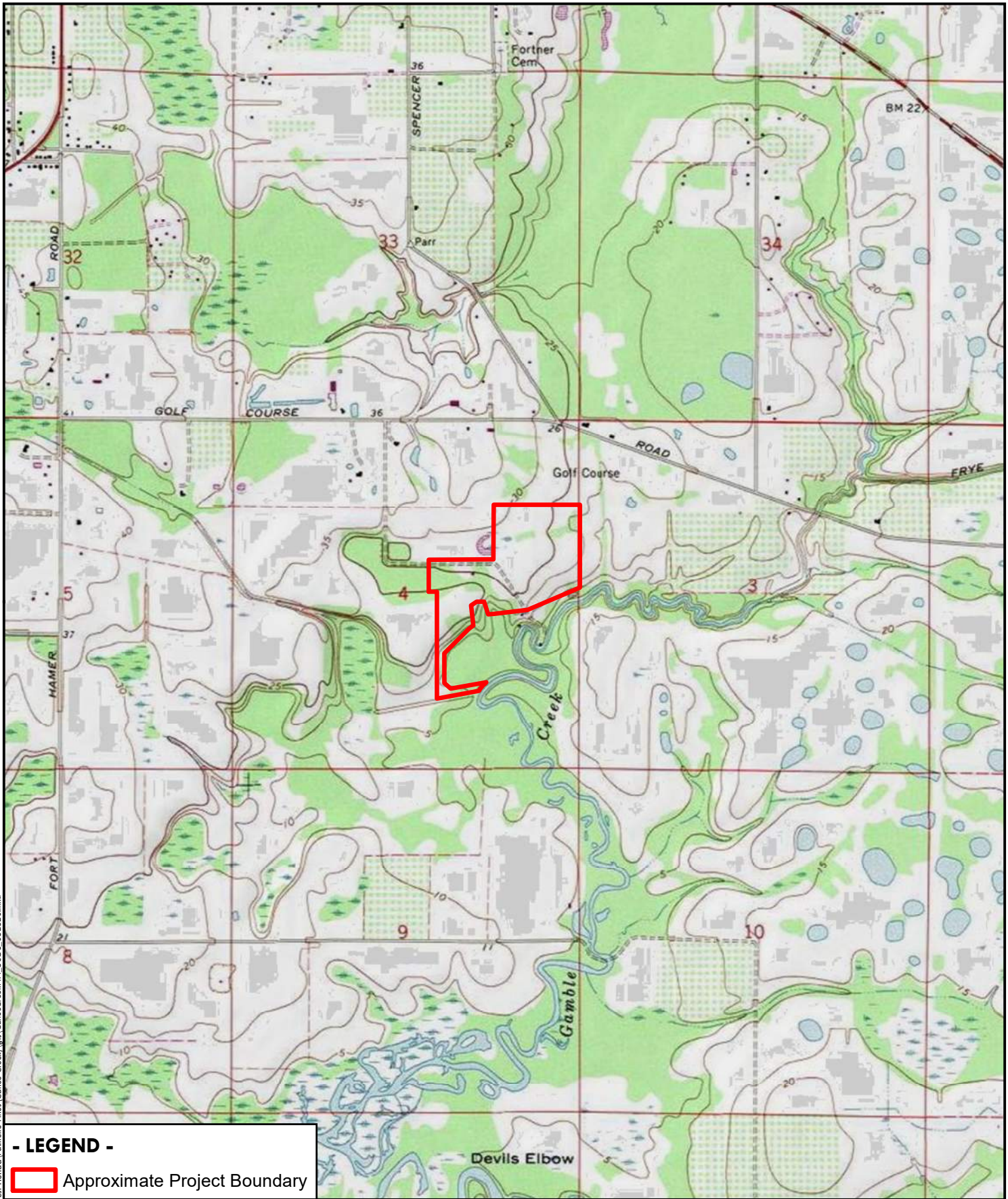
Client: Neal Communities
Project: Canoe Creek Phase 4 PSP
Location: Manatee County, Florida
TRS: Twp: 34S Rng: 19E Sec: 03,04
Title: Location Map
Source: ESRI World Street Map

Drawn By: KS
Date: 8/26/2020
Sheet: 1


SCALE: 1" = 2000'

0 2,000 4,000





- LEGEND -

 Approximate Project Boundary



Client: Neal Communities
Project: Canoe Creek Phase 4 PSP
Location: Manatee County, Florida
TRS: Twp: 34S Rng: 19E Sec: 03,04
Title: USGS Quad Map
Source: USGS Topo Maps

Drawn By: KS
Date: 8/26/2020
Sheet: 1

SCALE: 1" = 2000'
0 2,000 4,000





- LEGEND -

Approximate Project Boundary

Soil Descriptions

11: Cassia fine sand

20: EauGallie fine sand, 0 to 2 percent slopes

24: Felda-Wabasso association, frequently flooded

25: Floridana fine sand

26: Floridana-Immokalee-Okeelanta association

Soil Code	Description	± Acreage
11	Cassia fine sand	4.36
20	EauGallie fine sand, 0 to 2 percent slopes	61.30
24	Felda-Wabasso association, frequently flooded	2.47
25	Floridana fine sand	2.91
26	Floridana-Immokalee-Okeelanta association	1.60
Total Project Acreage		72.65



Client: Neal Communities

Project: Canoe Creek Phase 4 PSP

Location: Manatee County, Florida

TRS: Twp: 34S Rng: 19E Sec: 03,04

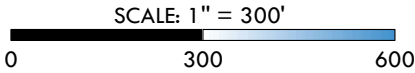
Title: NRCS Soils Map

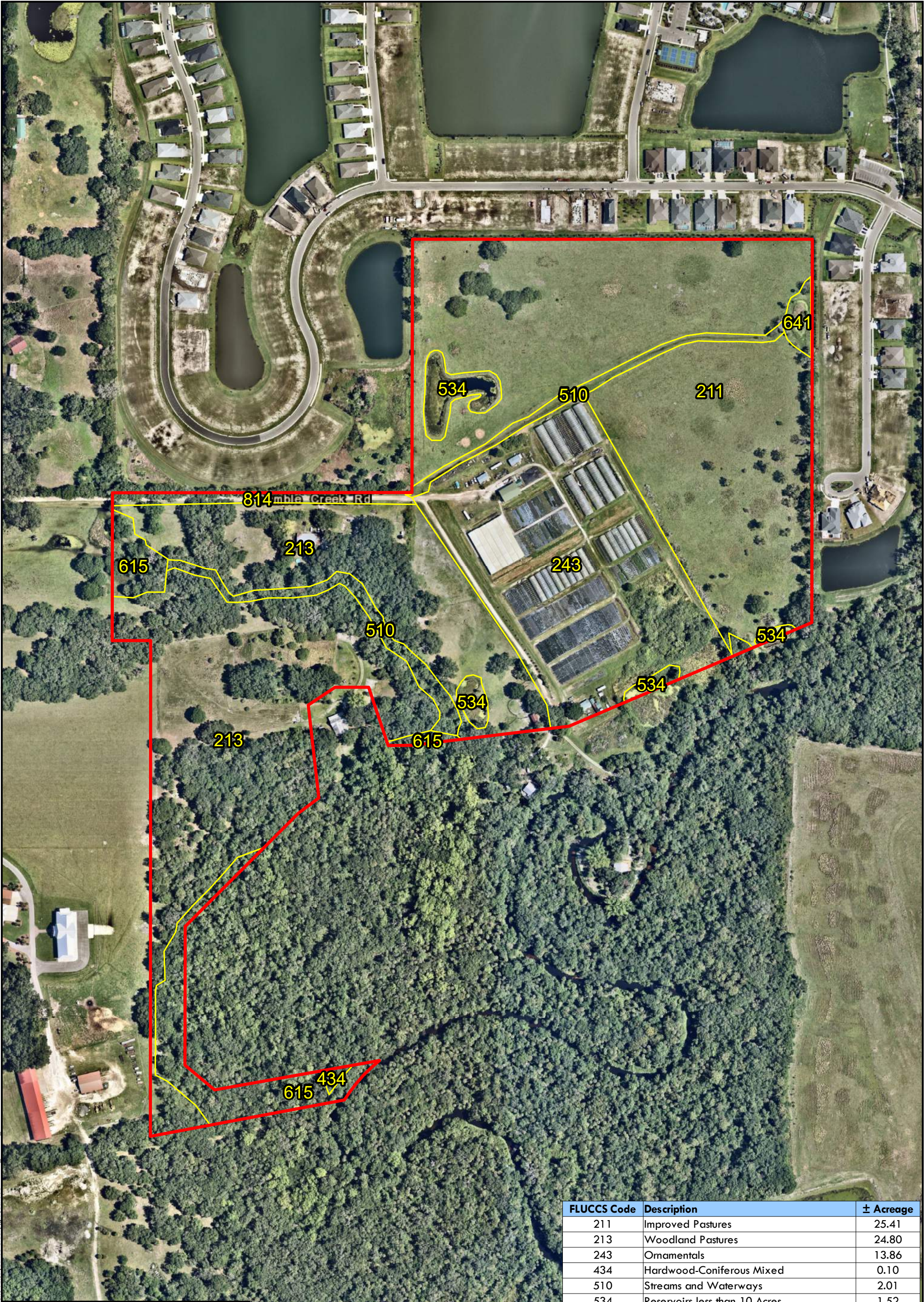
Source: Manatee County Imagery (2019), NRCS

Drawn By: KS

Date: 8/26/2020

Sheet: 1





- LEGEND -

Approximate Project Boundary

Approximate FLUCCS Habitat Lines

FLUCCS Code	Description	± Acreage
211	Improved Pastures	25.41
213	Woodland Pastures	24.80
243	Ornamentals	13.86
434	Hardwood-Coniferous Mixed	0.10
510	Streams and Waterways	2.01
534	Reservoirs less than 10 Acres	1.52
615	Streams and Lake Swamps (Bottomland)	3.73
641	Freshwater Marsh	0.37
814	Roads and Highways	0.85
Total Project Acreage		72.65

ARDURRA

COLLABORATE. INNOVATE. CREATE.

1523 8th Ave W, Suite B

Palmetto, FL 34221

Client:

Project:

Location:

TRS:

Title:

Source:

Neal Communities

Canoe Creek Phase 4 PSP

Manatee County, Florida

Twp: 34S Rng: 19E Sec: 03,04

FLUCCS Habitat Map

Manatee County Imagery (2019)

Drawn By:

Date:

Sheet:

KS

8/26/2020

1

SCALE: 1" = 300'

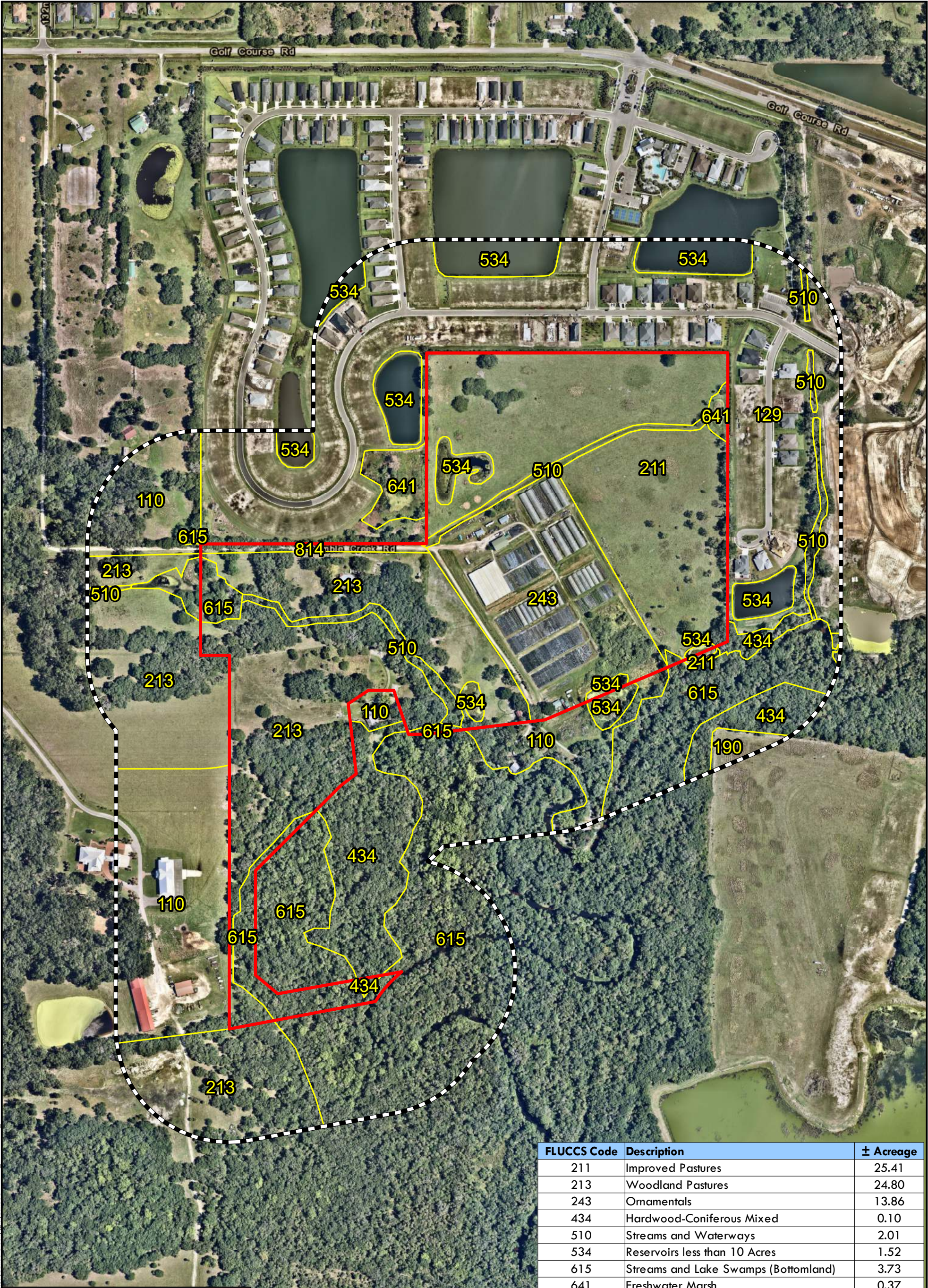
0

300

600

N

GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY



- LEGEND -

Approximate Project 500' Buffer

Approximate Project Boundary

Approximate FLUCCS Habitat Lines

FLUCCS Code	Description	± Acreage
211	Improved Pastures	25.41
213	Woodland Pastures	24.80
243	Ornamentals	13.86
434	Hardwood-Coniferous Mixed	0.10
510	Streams and Waterways	2.01
534	Reservoirs less than 10 Acres	1.52
615	Streams and Lake Swamps (Bottomland)	3.73
641	Freshwater Marsh	0.37
814	Roads and Highways	0.85
Total Project Acreage		72.65
110	Residential, Low Density	-
129	Residential, Under Construction	-
190	Open Land	-



Client:

Neal Communities

Project:

Canoe Creek Phase 4 PSP

Location:

Manatee County, Florida

TRS:

Twp: 34S Rng: 19E Sec: 03,04

Title:

County FLUCCS Habitat Map

Source:

Manatee County Imagery (2019)

Drawn By:

KS

Date:

8/26/2020

Sheet:

1

SCALE: 1" = 400'

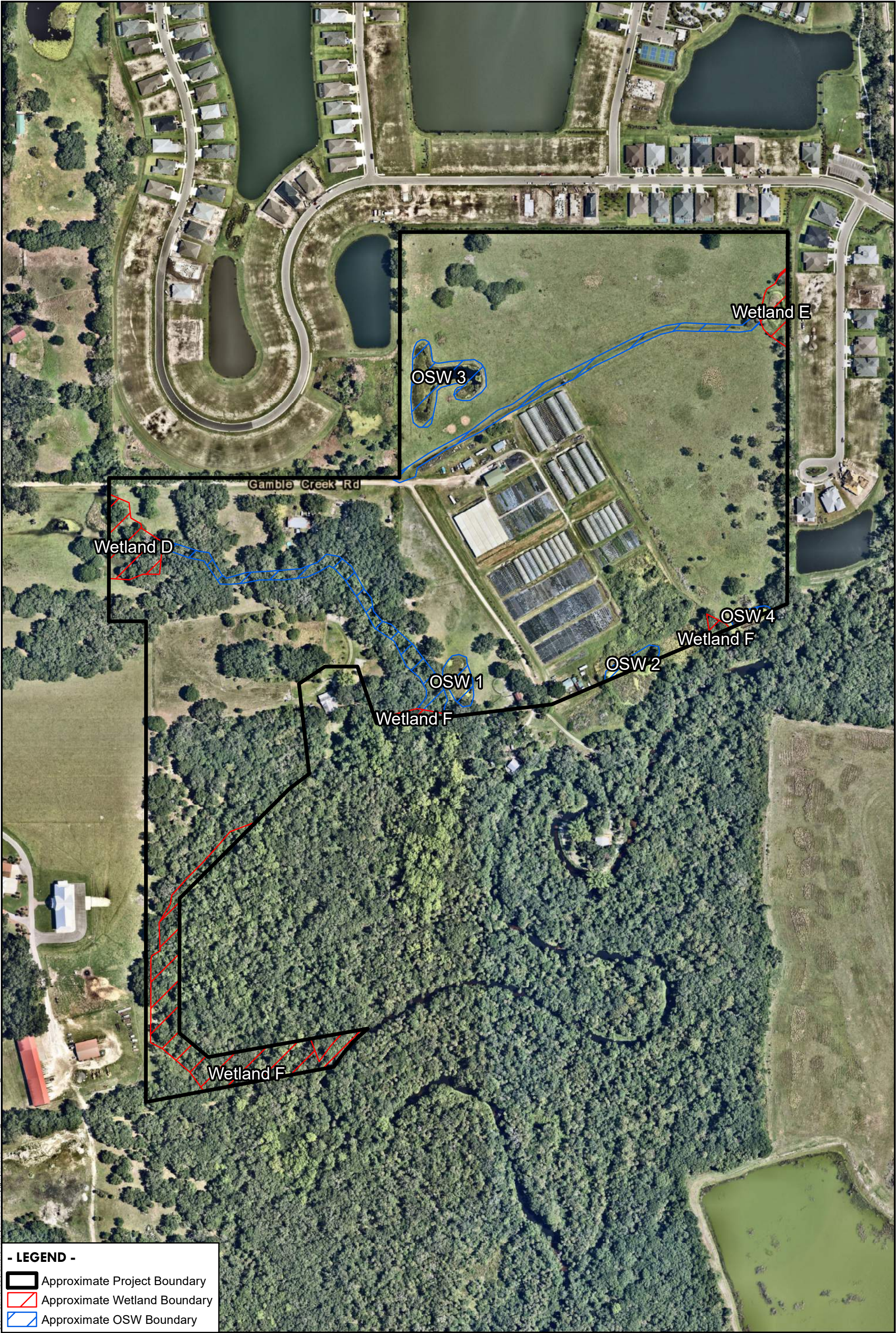
0

400

800

N

GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY



- LEGEND -

Approximate Project Boundary

Approximate Wetland Boundary

Approximate OSW Boundary

ARDURRA

COLLABORATE. INNOVATE. CREATE.

1523 8th Ave W, Suite B

Palmetto, FL 34221

Client:

Project:

Location:

TRS:

Title:

Source:

Neal Communities

Canoe Creek Phase 4 PSP

Manatee County, Florida

Twp: 34S Rng: 19E Sec: 03,04

Wetland & OSW Map

Manatee County Imagery (2019)

Drawn By:

Date:

Sheet:

KS

8/26/2020

1

SCALE: 1" = 300'

0

300

600

GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name Canoe Creek Ph. 4		Application Number	Assessment Area Name or Number WL-D
FLUCCs code 615	Further classification (optional)		Impact or Mitigation Site? Impact
			Assessment Area Size 0.01
Basin/Watershed Name/Number Gamble Creek	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Connected to other isolated wetlands via agricultural ditching.			
Assessment area description Wetland D has been historically utilized for cattle grazing. Hydrology is limited due to adjacent agricultural activities including ditching.			
Significant nearby features None		Uniqueness (considering the relative rarity in relation to the regional landscape.) Wetland D is not unique and is representative of small isolated wetlands located in agricultural properties in the area.	
Functions Limited function due to altered hydrology and cattle grazing. Wetland D lacks significant vegetation and zonation.		Mitigation for previous permit/other historic use N/A	
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Racoons and other small mammals, local song birds are likely to utilize the areas fairly regularly. Migratory wading birds may utilize the wetland as a temporary foraging source following rain events during the wet season.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Migratory wading birds may occassionally utilize the area as an occasional foraging source during the wet season.	
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): N/A			
Additional relevant factors: N/A			
Assessment conducted by: J. Christian		Assessment date(s): <div align="right">Oct-20</div>	

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Canoe Creek Ph. 4	Application Number	Assessment Area Name or Number Wetland D
Impact or Mitigation Impact	Assessment conducted by: J. Christian	Assessment date: Oct-20

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

<p>.500(6)(a) Location and Landscape Support</p> <p>w/o pres or current with</p> <p>3 0</p>	<p>Although predominately surrounded by agricultural lands, the landuse immediately surrounding Wetland D contains a few mature Live Oaks and Slash Pines. Understory is limited to pasture grasses with occasional saw palmetto and wax myrtles. Wetland D is bisected by an existing dirt road</p>
<p>.500(6)(b)Water Environment (n/a for uplands)</p> <p>w/o pres or current with</p> <p>3 0</p>	<p>The hydroperiod for Wetland D has been historically altered due to significant ditching within the watershed and agricultural ditches . Water likely stages up to seasonal high water occasionally during heavy rain events but exits quickly due to ditching. Waste from cattle grazing within and around the wetland have likely adversely affected the water quality within the wetlands.</p>
<p>.500(6)(c)Community structure</p> <p>1. Vegetation and/or 2. Benthic Community</p> <p>w/o pres or current with</p> <p>4 0</p>	<p>The vegetative structure of the wetland has been altered due to the altered hydrology, and cattle grazing. Vegetation within the wetland consists of contain canopy species including red maple (<i>Acer rubrum</i>), laurel oak (<i>Quercus laurifolia</i>), Brazilian pepper (<i>Schinus terebinthifolius</i>) and willow (<i>Salix carolinana</i>). Understory in this area is contains limited swamp fern (<i>Blechnum serrulatum</i>), broomsedge (<i>Andropogon sp.</i>) and Ceasarweed (<i>Urena trilobata</i>). The southern portion of Wetland D is open water with predominate coverage of water lettuce (<i>Pistia stratiotes</i>).</p>

Score = sum of above scores/30 (if uplands, divide by 20)
current or w/o pres with
0.33 0.00

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres =
FL = -0.33 x 0
FL = -0.00333

Delta = [with-current]
-0.33

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

**PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)**

Site/Project Name Canoe Creek Ph. 4		Application Number		Assessment Area Name or Number WL-E	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Impact	Assessment Area Size 0.37
Basin/Watershed Name/Number Gamble Creek		Affected Waterbody (Class)		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Connected to other isolated wetlands via agricultural ditching.					
Assessment area description Wetland E has been historically utilized for cattle grazing. Hydrology is limited due to adjacent agricultural activities including ditching.					
Significant nearby features None		Uniqueness (considering the relative rarity in relation to the regional landscape.) Wetland E is not unique and is representative of small isolated wetlands located in agricultural properties in the area.			
Functions Limited function due to altered hydrology and cattle grazing. Wetland E lacks significant vegetation and zonation.		Mitigation for previous permit/other historic use N/A			
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Racoons and other small mammals, local song birds are likely to utilize the areas fairly regularly. Migratory wading birds may utilize the wetland as a temporary foraging source following rain events during the wet season.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Migratory wading birds may occassionally utilize the area as an occasional foraging source during the wet season.			
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): N/A					
Additional relevant factors: N/A					
Assessment conducted by: J. Christian			Assessment date(s): Oct-20		

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Canoe Creek Ph. 4	Application Number	Assessment Area Name or Number Wetland E
Impact or Mitigation Impact	Assessment conducted by: J. Christian	Assessment date: Oct-20

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

<p>.500(6)(a) Location and Landscape Support</p> <p>w/o pres or current with</p> <p>3 0</p>	<p>Wetland E is predominately surrounded by improved pasture with scattered Live Oaks and Slash Pines. Understory is limited to pasture grasses. The eastern portion of Wetland E abuts the previously developed portions of the Canoe Creek Subdivision.</p>
<p>.500(6)(b)Water Environment (n/a for uplands)</p> <p>w/o pres or current with</p> <p>3 0</p>	<p>The hydroperiod for Wetland E has been historically altered due to significant ditching within the watershed and agricultural ditches. Water likely stages up to seasonal high water occasionally during heavy rain events but exits quickly due to ditching. Waste from cattle grazing within and around the wetland have likely adversely affected the water quality within the wetlands. Additionally, the offsite portion of this wetland was excavated into an open water pond sometime prior to 1970. The offsite open water portion was later filled during development of the existing Canoe Creek Subdivision.</p>
<p>.500(6)(c)Community structure</p> <p>1. Vegetation and/or 2. Benthic Community</p> <p>w/o pres or current with</p> <p>3 0</p>	<p>These wetlands are vegetated with West Indian marsh grass (Hymenachne amplexicaulis), soft rush (Juncus effusus), torpedo grass (Panicum repens) maidencaine (Panicum hemitomom), primrose willow (Ludwigia peruviana), Carolina willow (Salix caroliniana), and Brazilian pepper (Schinus terebenthifolius).</p>

Score = sum of above scores/30 (if uplands, divide by 20)
current or w/o pres with
0.30 0.00

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres =
FL = -0.30 x 0.37
FL = -0.111

Delta = [with-current]
-0.30

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

June 8, 2021

Ms. Stephanie Moreland, Case Planner
Manatee County Building & Development Services
1112 Manatee Avenue West
Bradenton, FL 34205
(sent via email)

**Re: Canoe Creek Phase IV Rezoning & PSP Amendment
PLN 2010-0105
PDR-10-11-(Z)(P)(R2)
Specific Approval Requests**

Dear Ms. Moreland:

This letter is to request Specific Approval for four items included in the Canoe Creek Phase IV Rezoning and Preliminary Site Plan. These requests have been reviewed and accepted by staff. See the list below with justification of each for use in your staff report and for review by the Planning Commission and Board of County Commissioners.

(a) LDC Section 403.12.D.6 - Elimination of the landscape buffer plantings within certain greenbelts.

Justification: The intent of the greenbelt buffer is to provide privacy and protection of light, sound and other adverse effects between developments. Canoe Creek Phase IV is an expansion of the existing Canoe Creek development; therefore, a greenbelt buffer should not be installed between phases as this will operate as one subdivision. Additionally, Canoe Creek Phase I is developed with consistent lot sizes and types and has a 15' greenbelt buffer along the adjacent perimeters. The required greenbelt buffer will be provided within Phase IV adjacent to A zoning to the west and in certain areas where there is no existing vegetation to the south, as indicated on the Preliminary Site Plan. In areas where existing sufficient vegetation exists to meet LDC requirements, no additional buffer plantings will be provided.

(b) LDC Section 403.8.F.2 – Reduce required upland vegetation preservation from 4.47 acres to 3.28 acres.

Justification: Although there are limited upland vegetation areas within this project phase, the development is also required to meet minimum floodplain grade requirements in order to avoid creating adverse impacts to the Gamble Creek Watershed. In addition, this property has historically been used for agricultural uses which have eliminated most habitat areas not within wetlands. The Preliminary Site Plan indicates all areas possible for upland habitat preservation.

(c) LDC Section 1001.1.C – Second Means of Access Required – Reduce number of full access points.

Justification: This project site is constrained by existing development to the east and north and Gamble Creek to the south, leaving no other opportunities for interconnections while preserving the natural landscape of the surrounding area. Access A connects Phase IV of Canoe Creek to Phase I where there are two points of ingress/egress to Golf Course Road. In order to preserve the majority of wetland D to the greatest extent possible, Access Point B is designed as an emergency, evacuation and utility easement connecting Phase IV to the adjacent project to the west, Gamble Creek Farms (pending PLN2010-0103). Per the LDC, where a specific design incorporates site security elements, such as a gated community, the Board and the Department Director may consider an alternative design, subject to the following criteria:

1. *The alternative design shall incorporate specific security provisions to allow satisfactory ingress by emergency vehicles.* [This community is gated and will provide a gate at Access B identified on the PSP. This gate will be opened in the event of an emergency for emergency vehicles or residents during evacuation. Signage will be posted to direct drivers and notice will be given to residents of this emergency access option within the HOA documents.]
2. *The right-of-way design standards for width and radii shall be adhered to.* [Right of way design standards throughout the development will be met per the PSP, unless otherwise approved by Specific Approval.]
3. *The design shall retain the construction of appropriate utilities and drainage requirements.* [Access B will include utilities as part of the easement and appropriate drainage will be provided.]
4. *The security components shall include the construction of and maintenance criteria for security gates and signage, in addition to the road base and surface stability for emergency vehicles.* [Access B will be improved with a stabilized road base to hold a minimum of 65,000 pounds, per NFPA requirements. Signage will be posted, and the gate will be opened either manually or remotely in the event of an emergency.]
5. *The area above the ground surface shall remain free and unobstructed to allow ready access by emergency vehicles to the planned development.* [The stabilized road base will remain free and unobstructed per the easement section on Sheet 4 of the PSP.]

- (d) Public Works Manual Section 3.1.3.B.6, Private Streets – Allow right-of-way width to be reduced from 50 feet to 20 feet where accessing private external parcels adjacent to the south of Canoe Creek Phase IV.

Justification: The land adjacent to the south of proposed Canoe Creek Phase IV is the seller's retained home sites. These parcels are part of a pending Euclidean rezone from A to A-1 to provide conformity (PLN 2010-0092). The remaining land will require access through Canoe Creek Phase IV to the existing homes. In order to preserve the natural characteristics of the home sites, the applicant, Neal Communities, in conjunction with the land owners, would request that the private right-of-way that will function as a driveway, be improved as 20-foot width only, pursuant to Public Works Manual detail 401.9. There are no plans at this time to further develop the land to the south of Canoe Creek; therefore, a 20-foot-wide private road is adequate for providing access and utilities to the land owners while also maintaining emergency vehicle access. As shown clearly on the PSP, sheet 7, access from Street B1 will serve 3 lots and access from Street D1 will serve one homesite lot.

Should you have any questions or need any additional information, please do not hesitate to contact me at anna.ritenour@clearviewland.com. Thank you for your consideration.

Sincerely,

CLEARVIEW LAND DESIGN, P.L.

A handwritten signature in blue ink, appearing to read 'Anna Ritenour', with a stylized flourish at the end.

Anna Ritenour, AICP

cc: Pat Neal, Ivory Matthews, Allen McIntyre, Ed Vogler, Chris Fisher, Jordan Schrader

P:\Canoe Creek Phase IV\Permitting\Submittals\2021.04.xx PSP Rezone SR Submittal 1\2021.05.03 Specific Approval request letter.docx

**MANATEE COUNTY GOVERNMENT
BUILDING AND DEVELOPMENT SERVICES DEPARTMENT
B-4 Zoning Disclosure Affidavit**

PARCEL IDs
499011059 and
499011109

Name of the Project: Canoe Creek Phase IV

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

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

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

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

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

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

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

Name, Address and Officer

☒ Owner ☐ Contract Purchaser

KEENE, GENE L; KEENE, JOAN W;

KEENE, GENE JOSEPH; KEENE, STACEY LYNN;

RUTLEDGE, GABRIEL J; RUTLEDGE, STACEY E

Percentage Stock,

Interest or Ownership

80% (tenants by the entireties - husband and wife)

10% (tenants by the entireties - husband and wife)

10% (tenants by the entireties - husband and wife)

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

Signature: Gene L Keene Joan W Keene

(Applicant): GENE L KEENE; JOAN W KEENE

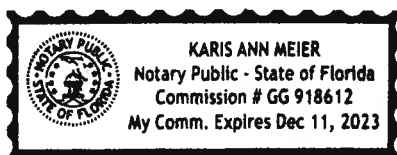
STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 10/13/2020 by
(Date)

GENE L KEENE and JOAN W KEENE who is X personally known to me or
(Name of person acknowledging)

who has produced Known as identification.
(Type of identification)



Karis Ann Meier
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)

**MANATEE COUNTY GOVERNMENT
BUILDING AND DEVELOPMENT SERVICES DEPARTMENT
B-4 Zoning Disclosure Affidavit**

PARCEL IDs
499011059 and
499011109

Name of the Project: Canoe Creek Phase IV

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

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

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

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

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

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

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

Name, Address and Officer

☒ Owner ☐ Contract Purchaser

KEENE, GENE L; KEENE, JOAN W;

KEENE, GENE JOSEPH; KEENE, STACEY LYNN;

RUTLEDGE, GABRIEL J; RUTLEDGE, STACEY E

Percentage Stock,

Interest or Ownership

80% (tenants by the entireties - husband and wife)

10% (tenants by the entireties - husband and wife)

10% (tenants by the entireties - husband and wife)

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

Signature: 

(Applicant): Gabriel J. Rutledge; Stacey E. Rutledge

STATE OF ALABAMA

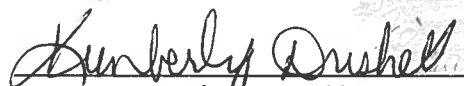
COUNTY OF HOUSTON

The foregoing instrument was acknowledged before me this October 14, 2020 by _____
(Date)

Gabriel J. Rutledge and Stacey E. Rutledge who is _____ personally known to me or
(Name of person acknowledging)

who has produced Alabama Drivers License as identification.
(Type of identification)

Kimberly Oriskany



Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)

**MANATEE COUNTY GOVERNMENT
BUILDING AND DEVELOPMENT SERVICES DEPARTMENT
B-4 Zoning Disclosure Affidavit**

Name of the Project: Canoe Creek Phase IV

PARCEL IDs
499011059 and
499011109

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

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

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

Name, Address and Officer

☒ Owner ☐ Contract Purchaser

KEENE, GENE L; KEENE, JOAN W;

KEENE, GENE JOSEPH; KEENE, STACEY LYNN;

RUTLEDGE, GABRIEL J; RUTLEDGE, STACEY E

Percentage Stock,
Interest or Ownership

80% (tenants by the entireties - husband and wife)

10% (tenants by the entireties - husband and wife)

10% (tenants by the entireties - husband and wife)

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

Signature: Gene Joseph Keene Stacey Lynn Keene

(Applicant): GENE JOSEPH KEENE; STACEY LYNN KEENE

STATE OF FLORIDA
COUNTY OF MANATEE

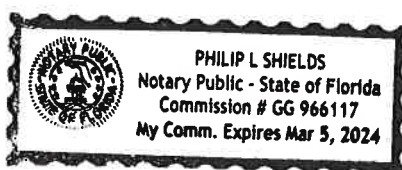
The foregoing instrument was acknowledged before me this 10/13/2020 by
(Date)

GENE JOSEPH KEENE and STACEY LYNN KEENE who is X personally known to me or

(Name of person acknowledging)

who has produced known as identification.

(Type of identification)



Philip L. Shields

Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)

**MANATEE COUNTY GOVERNMENT
BUILDING AND DEVELOPMENT SERVICES DEPARTMENT
B-4 Zoning Disclosure Affidavit**

PARCEL IDs
500010004,
500010109, 499000159

Name of the Project: Canoe Creek Phase IV

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

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

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

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

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

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

Name, Address and Officer

☒ Owner ☐ Contract Purchaser

GAMBLE CREEK RANCH RBGJAG HOLDINGS LLC

Percentage Stock,

Interest or Ownership

Jeffrey A. Grebe - 100%

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

Signature: [Signature]

(Applicant): GAMBLE CREEK RANCH RBGJAG HOLDINGS LLC

STATE OF FLORIDA

COUNTY OF ~~MANATEE~~ SARASOTA

Jeffrey A. Grebe, as Manager

The foregoing instrument was acknowledged before me this October 19, 2020 by
(Date)

Jeffrey A. Grebe, as Manager of GAMBLE CREEK RANCH RBGJAG HOLDINGS LLC who is ☒ personally known to me or
(Name of person acknowledging)

who has produced _____ as identification.
(Type of identification)



Nancy Sammarco
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)

**MANATEE COUNTY GOVERNMENT
BUILDING AND DEVELOPMENT SERVICES DEPARTMENT
B-4 Zoning Disclosure Affidavit**

Name of the Project: Canoe Creek Phase IV

PARCEL ID 500015009

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

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

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

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

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

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

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

Name, Address and Officer

☒ Owner ☐ Contract Purchaser

THOMAS E. GREBE

Percentage Stock,

Interest or Ownership

100%

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

Signature: [Signature]

(Applicant): Thomas E. Grebe

STATE OF FLORIDA

COUNTY OF ~~MANATEE~~ SARASOTA

The foregoing instrument was acknowledged before me this 10-9-2020 by
(Date)

Thomas E. Grebe who is _____ personally known to me or
(Name of person acknowledging)

who has produced FL DL as identification.
(Type of identification)



Jennie Annalise Cook
Signature of Notary Public – State of Florida

(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Bobbi Roy
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
33903	85859	Print Legal Ad - IPL0029093		\$198.90	2	8.41

Attention: Bobbi Roy
Manatee County Planning Department
PO BOX 1000
BRADENTON, FL 34206

Bobbi Roy
June 24, 2021 107-0006401

NOTICE OF PUBLIC HEARING NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County will conduct a Public Hearing on July 8, 2021 at 9:00 a.m. or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1st Floor Honorable Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton Florida** to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-10-11(Z)(P)(R2), Gamble Creek Ranch RBGJAG Holdings LLC Rezoning/Canoe Creek Phase IV, -- PLN2010-0105

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending and restating Ordinance PDR-10-11(P) (R) to add 72.65+ acres; providing for the rezoning of approximately 72.65 acres on the south side of Golf Course Road, Parrish (Manatee County) from the A/ NCO (General Agriculture - One dwelling unit per five acres/North Central Overlay District) to the PDR (Planned Development Residential) zoning district (72.65 acres to be added to the already rezoned 304.09 acres, for a total acreage of 376.74 acres); retaining the North Central Overlay District; approving an amended Preliminary Site Plan to add 152 lots for Phase IV to the existing Canoe Creek development already approved for 896 residences (637 lots used - 259 lots remaining) which includes single-family attached, detached, and semi-detached residences; generally located on the south side of Golf Course Road, Parrish (Manatee County) and commonly known as 3780, 3939, 4249 and 4250 Gamble Creek Road, Parrish (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, repealing ordinances in conflict; and providing an effective date.

Z-21-01 - Roy-Franco Rezoning/ Roy Gerard J JR (Owner) - PLN2102-0038

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 0.56 acres generally located on the north side of 53rd Avenue East (S.R.70) and approximately 700 feet west of 45th Street East, commonly known as 4223 53rd Avenue East, Bradenton (Manatee County); from Agricultural Suburban (A-1) to the General Commercial (GC) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Building and Development Services Department will be heard and considered by the Planning Commission. It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners.

Interested parties may examine the Official Zoning Atlas, Ordinances, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to planning.agenda@mymanatee.org.

Rules of procedure for this public hearing are in effect pursuant to Resolution 13-189(PC). A copy of this Resolution is available for review or purchase from the Building and Development Services Department (see address below).

Please send comments to: Manatee County Building and Development Services Department

Attn: Agenda Coordinator
1112 Manatee Ave. West 4th Floor
Bradenton, FL 34205

planning.agenda@mymanatee.org

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

Americans with Disabilities: The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Carmine DeMillo 941-792-8784 ext. 8303 or carmine.demillo@mymanatee.org or FAX 745-3790.

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

MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida
IPL0029093
Jun 23 2021

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Ryan Dixon, 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 Public Notice, was published in said newspaper in the issue(s) of:

No. of Insertions: 1

Beginning Issue of: 06/23/2021

Ending Issue of: 06/23/2021

THE STATE OF FLORIDA COUNTY OF MANATEE

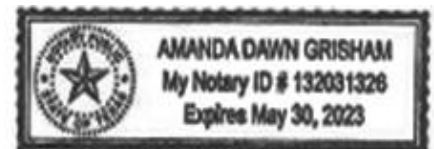
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office 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.

Ryan Dixon

Sworn to and subscribed before me this 23rd day of June in the year of 2021

Amanda Grisham

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

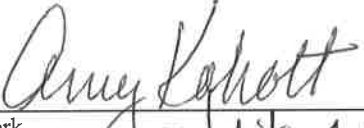
Manatee Co. Planning Dept/Lg *
1112 MANATEE W AVE ATTN: BOBBI ROY
FL 4TH
BRADENTON FL 34205

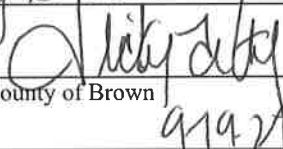
STATE OF FLORIDA, COUNTY OF Sarasota

The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

06/24/2021

and that the fees charged are legal.
Sworn to and subscribed before on 06/24/2021



Legal Clerk


Notary, State of WI, County of Brown
9/19/21

My commission expires

Publication Cost: \$247.50

Order No: 5978756

of Copies:

Customer No: 528884

-1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on July 8, 2021 at 9:00 a.m. or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1st Floor Honorable Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-10-11(P)(R)21, Gamble Creek Ranch, RRGJAG Holdings LLC, Regional Canal Creek Phase IV, - PLN2102-0038
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending and restating Ordinance PDR-10-11(P)(R) to add 72.85± acres; providing for the rezoning of approximately 72.85 acres on the south side of Golf Course Road, Parrish (Manatee County) from the A/NCU (General Agriculture - One dwelling unit per five acres) North Central Overlay District to the PDR (Planned Development Residential) zoning district (72.85 acres to be added to the already rezoned 304.09 acres, for a total acreage of 376.74 acres); retaining the North Central Overlay District; approving an amended Preliminary Site Plan to add 152 lots for Phase IV to the existing Canal Creek development already approved for 896 residences (637 lots used - 259 lots remaining) which includes single-family attached, detached, and semi-detached residences; generally located on the south side of Golf Course Road, Parrish (Manatee County) and commonly known as 3780, 3939, 4249 and 4250 Gamble Creek Road, Parrish (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, repealing ordinances in conflict; and providing an effective date.

Z-21-01 - Roy-Franco Bezone/ Roy Gerard J JR (Owner) - PLN2102-0038
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 0.56 acres generally located on the north side of 53rd Avenue East (S.R.70) and approximately 700 feet west of 45th Street East, commonly known as 4223 53rd Avenue East, Bradenton (Manatee County); from Agricultural Suburban (A-1) to the General Commercial (GC) zoning district; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Building and Development Services Department will be heard and considered by the Planning Commission.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners.

Interested parties may examine the Official Zoning Atlas, Ordinances, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4301x8478; e-mail to planning@manateecounty.com

Rules of procedure for this public hearing are in effect pursuant to Resolution 13-189(P.C.). A copy of this Resolution is available for review or purchase from the Building and Development Services Department (see address below).

Please send comments to:
Manatee County Building and Development Services Department
Attn: Agenda Coordinator
1112 Manatee Ave. West 4th Floor
Bradenton, FL 34205
Planning@manateecounty.com

According to Section 266.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

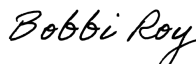
Americans with Disabilities: The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Carmine DeMilio 941-792-5784 ext. 8303 or carmine.demilio@manateecounty.com or FAX 745-3790.

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

MANATEE COUNTY PLANNING COMMISSION

Manatee County Building and Development Services Department

Manatee County, Florida
11- 674/21 (5978756)


June 30, 2021 107-0006401

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

STATE OF Florida

COUNTY OF Hillsborough

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

1. That he/she is the agent (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for **PDR-10-11(Z)(P)(R2), Gamble Creek Ranch RBGJAG Holdings LLC Rezone/Canoe Creek Phase IV, — PLN2010-0105** be heard before the **Manatee County Planning Commission** at a public hearing to be held on July 8, 2021 and to be heard before the **Manatee County Board of County Commissioners** at a public hearing to be held on August 5, 2021 and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information, and belief.

2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 15-17, on the property identified in the application, and the sign(s) was conspicuously posted 5 feet from the front property line on the 22 day of June, 2021.

3. That the Affiant has caused the mailing of the required letter of notification to property owners within five hundred (500) feet of the project boundary pursuant to Manatee County Ordinance No. 15-17, as amended, by U.S. Mail, on the 22 day of June, 2021, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

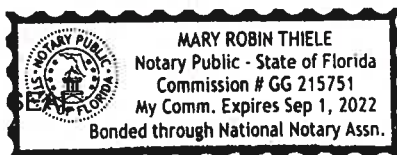
4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 15-17, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

Anna Ritenour

Property Owner/Agent Signature

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of June, 2021 (date) by Anna Ritenour (name of person acknowledging). He/she is personally known to me or has produced identification N/A (type of identification) as identification and who did take an oath.



Mary Robin Thiele

Signature of Person Taking Acknowledgment

Type Name Mary Robin Thiele

Title or Rank

My Commission Expires:

Serial Number, if any

Commission No.:

Date: June 22, 2021

Dear Adjacent Property Owner:

Re: Application: PDR-10-11(Z)(P)(R2) - Gamble Creek Ranch RBGJAG Holdings LLC Rezone/Canoe Creek Phase IV, - PLN2010-0105

Filed by: GAMBLE CREEK RANCH RBGJAG HOLDINGS LLC

Request: A rezone from the A/NCO (General Agriculture – One dwelling unit per five acres/North Central Overlay District) to the PDR (Planned Development Residential) zoning district; retaining the North Central Overlay District (for 72.65 acres to be added to the already rezoned 304.09 acres, for a total acreage of 376.74 acres) and an amended Preliminary Site Plan to add 152 lots for Phase IV to the existing Canoe Creek development already approved for 896 residences (637 lots used - 259 lots remaining) which includes single-family attached, detached, and semi-detached residences.

Location: South side of Golf Course Road and commonly known as 3780, 3939, 4249 and 4250 Gamble Creek Road, Parrish (Manatee County) for an approximately 72.65 rezone and total of 376.74 acres. **(Map Attached)**

For more information please call:

CASE PLANNER: Stephanie Moreland, Principal Planner

PHONE # (941)748-4501 Ext: 3880 EMAIL: stephanie.moreland@mymanatee.org

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

Date: July 8, 2021
Time: **9:00 A.M. (or as soon thereafter)**
Location: Patricia M. Glass Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

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

Date: August 5, 2021
Time: **9:00 A.M. (or as soon thereafter)**
Location: Patricia M. Glass Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

HEARINGS MAY BE CONTINUED FROM TIME TO TIME

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

Rules of Procedure for these public hearings [R-13-189(PC) & R-20-065] are available for review or purchase, at cost, from the Building and Development Services Department.

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

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

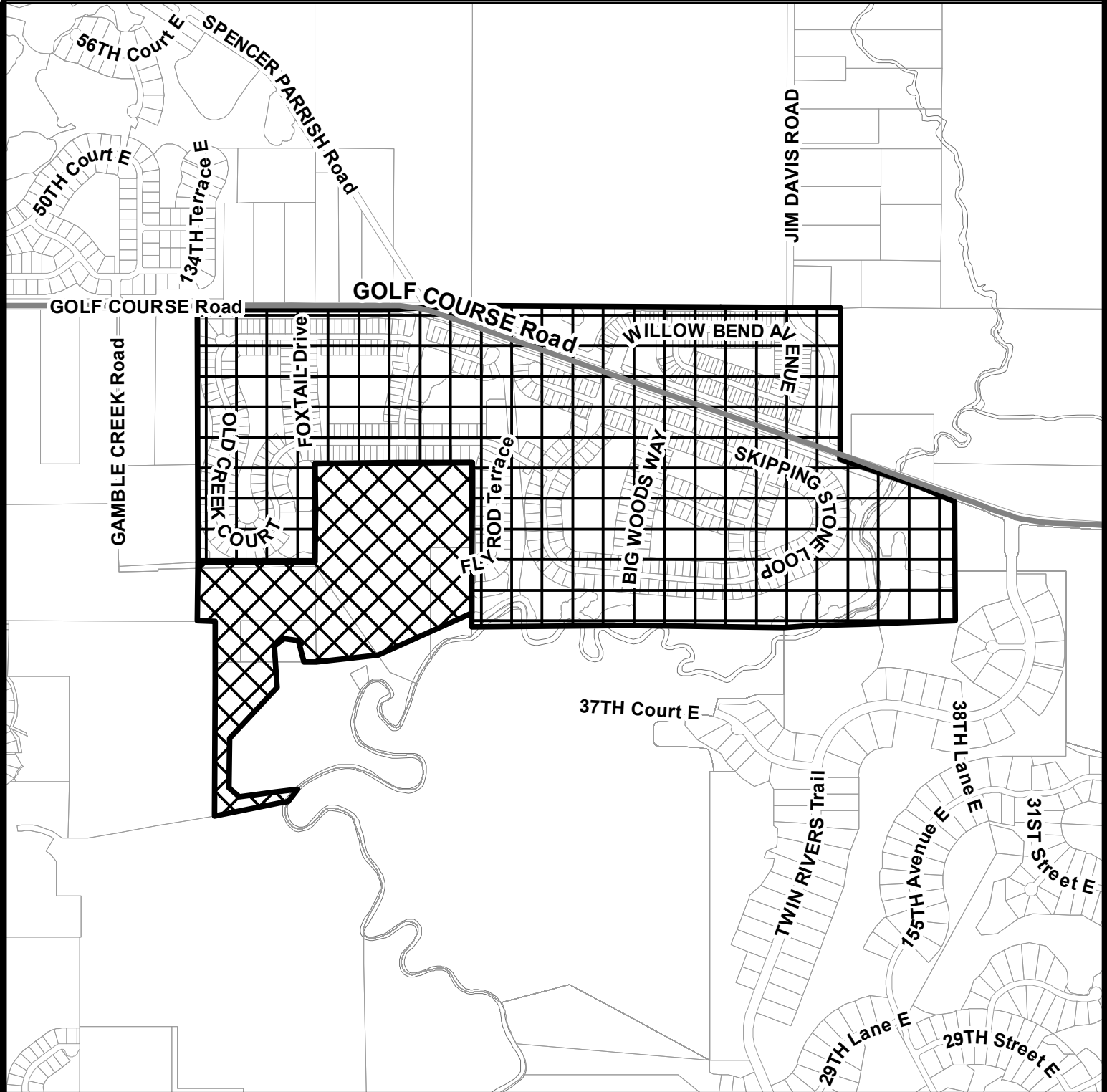
According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the Public Hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the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

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Carmine DeMilio 941-792-8784 ext. 8303 or carmine.demilio@mymanatee.org or FAX 745-3790.

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

THIS NOTICE IS GIVEN PURSUANT TO MANATEE COUNTY ORDINANCE NO. 15-17, THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 312.7. THIS IS A NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY.

Canoe Creek Phase IV Rezone & PSP Amendment



Parcel ID #(s) 500010004, 500015009, 499011059, 499011109, 499000159

Project Name: Canoe Creek Phase IV Rezone & PSP Amendment

Project #: PDR-10-11 (Z)(P)(R2)

Accela #: PLN2010-0105

S/T/R: 04 34S 19E

Acreage: 72.64 - Rezone
376.74 - Total

Existing Zoning: A

Existing FLU: UF-3

Overlays: CEA, CPA, NCO

Special Areas: NONE

CHH: Y

Watershed: NONE

Drainage Basin: GAMBLE CREEK

Commissioner: James Satcher



Ph. IV Project Site



Overall Project



Manatee County
Staff Report Map

Map Prepared 11 / 2020

1 inch = 1,166 feet

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	PARCEL_ID	LOCATION_ADD	UNIT
ALEXANDER CHRISTOPHER J	POLOKONIS, STEPHANY A	13848 OLD CREEK CT		PARRISH	FL	34219	USA	497305509	13848 OLD CREEK CT	
ALLEN CARL EATHEN	ALLEN, SHAUNA DYAN	13768 OLD CREEK CT		PARRISH	FL	34219	USA	497304759	13768 OLD CREEK CT	
ARFONS LISA L		1911 4TH ST W		PALMETTO	FL	34221-4305	USA	498200109	13305 GOLF COURSE RD	
ARMSTRONG ANDREW	ARMSTRONG, YVONNE	4407 FLY ROD TER		PARRISH	FL	34219	USA	497306409	4407 FLY ROD TER	
AYALA-LOPEZ ARACELIS	CRUZ, EMILIO FLORES	13781 OLD CREEK CT		PARRISH	FL	34219-3121	USA	497308509	13781 OLD CREEK CT	
BACKMAN JOHN FORREST	BACKMAN, JAIME LYNN	4410 FLY ROD TER		PARRISH	FL	34219	USA	497307209	4410 FLY ROD TER	
BALLOCH MARY SUSAN	BALLOCH, GAVIN K	13756 OLD CREEK CT		PARRISH	FL	34219	USA	497304659	13756 OLD CREEK CT	
BELCHER EDWARD ERIC	BELCHER, ROBIN ELAINE	4304 FLY ROD TERRACE		PARRISH	FL	34219	USA	497306909	4304 FLY ROD TER	
BELL STEVEN J	BELL, LISA L	12823 RAINWASHED LOOP		PARRISH	FL	34219	USA	500240059	12823 RAINWASHED LOOP	
BORGWARDT JARED D	BORGWARDT, JENNIFER K	12931 RAINWASHED LOOP		PARRISH	FL	34219	USA	500238159	12931 RAINWASHED LOOP	
BRAGG LORI A		12939 RAINWASHED LOOP		PARRISH	FL	34219	USA	500238059	12939 RAINWASHED LOOP	
BROWN DAVID	BROWN, KIMBERLY	4305 FLY ROD TER		PARRISH	FL	34219-3107	USA	497306659	4305 FLY ROD TER	
BROWN WESLEY CARROLL	BROWN, BROOKE MARIE	13709 OLD CREEK CT		PARRISH	FL	34219	USA	497309059	13709 OLD CREEK CT	
BURGESS GEOFFREY WILLIAM	BURGESS, ELIZABETH JOYCE	13789 OLD CREEK CT		PARRISH	FL	34219-3121	USA	497308359	13789 OLD CREEK CT	
BURWELL ROBERT WESLEY	BURWELL, DEBRA ANN	4418 FLY ROD TER		PARRISH	FL	34219	USA	497307309	4418 FLY ROD TER	

Parcel Owners within a 500 ft. Radius. 6/11/2021

CAMILLI EDUARDO MUCIO	CAMILLI, JACQUELINE MARIE	13765 OLD CREEK COURT		PARRISH	FL	34219	USA	497308809	13765 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313859	OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497304609	13752 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497331259	14265 SKIPPING STONE LOOP	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497308209	13837 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497331009	14249 SKIPPING STONE LOOP	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497311409	4617 CANOE CREEK AVE	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497314059	OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497307809	13869 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497304459	13740 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497304409	13736 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497308159	13841 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313469	FLY ROD TER	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497331059	14253 SKIPPING STONE LOOP	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313409	OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497312309	4622 FOXTAIL DR	

Parcel Owners within a 500 ft. Radius. 6/11/2021

CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313709	OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497331159	14259 SKIPPING STONE LOOP	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313359	OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497307909	13861 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497311509	4625 CANOE CREEK AVE	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497335859	GOLF COURSE RD	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497304359	13732 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497330809	14111 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497308059	13849 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497305109	13816 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497304809	13772 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497306559	4313 FLY ROD TER	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497307259	4414 FLY ROD TER	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497330909	14241 SKIPPING STONE LOOP	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497308009	13853 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497331209	14261 SKIPPING STONE LOOP	

Parcel Owners within a 500 ft. Radius. 6/11/2021

CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497308259	13833 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313259	CANOE CREEK AVE	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497304509	13744 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497311459	4621 CANOE CREEK AVE	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497305009	13808 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313609	13825 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497331109	14257 SKIPPING STONE LOOP	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497330859	14107 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313809	GAMBLE CREEK RD	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497304559	13748 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497306609	4309 FLY ROD TER	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313159	4712 CANOE CREEK AVE	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497308309	13829 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497335609	SKIPPING STONE LOOP	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497330959	14245 SKIPPING STONE LOOP	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497304209	13720 OLD CREEK CT	

Parcel Owners within a 500 ft. Radius. 6/11/2021

CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497307859	13865 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313659	CANOE CREEK AVE	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497304109	13712 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497304909	13780 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313209	13951 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497308109	13845 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497312359	4618 FOXTAIL DR	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313959	FLY ROD TER	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497305059	13812 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313159	13437 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497304259	13724 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313509	OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313759	FLY ROD TER	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497331309	14269 SKIPPING STONE LOOP	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497305159	13820 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497304959	13784 OLD CREEK CT	

Parcel Owners within a 500 ft. Radius. 6/11/2021

CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497311359	4613 CANOE CREEK AVE	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497304059	13708 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497306309	4415 FLY ROD TER	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313559	OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497304309	13728 OLD CREEK CT	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497313309	GAMBLE CREEK RD	
CANOE CREEK INVESTMENTS LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497307959	13857 OLD CREEK CT	
CHIRCO ANTHONY J	CHIRCO, ANGELA	12715 DON ALLEN DR		CARLETON	MI	48117	USA	497312659	4615 FOXTAIL DR	
CHRISTIANSEN ALICIA LYNN		13915 OLD CREEK CT		PARRISH	FL	34219	USA	497307709	13915 OLD CREEK CT	
CLAUSE CARL B JR	CLAUSE, ELIZABETH A	12946 RAINWASHED LOOP		PARRISH	FL	34219	USA	500239019	12946 RAINWASHED LOOP	
CORNISH DOUGLAS A	CORNISH, LISA ORTLIP	13741 OLD CREEK CT		PARRISH	FL	34219	USA	497308909	13741 OLD CREEK CT	
CRISP KAREN LEIGH		13930 OLD CREEK CT		PARRISH	FL	34219	USA	497306059	13930 OLD CREEK CT	
CROSSCREEK IRRIGATION WATER LLC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500243569	12963 RAINWASHED LOOP	
CULTON CHRISTOPHER DAVID	CULTON, AMANDA PENDERGRASS	4214 FLY ROD TER		PARRISH	FL	34219	USA	497306809	4214 FLY ROD TER	
DAVIES JEFFREY B	DAVIES, KATHLEEN A	4411 FLY ROD TER		PARRISH	FL	34219	USA	497306359	4411 FLY ROD TER	
DAYKIN KEITH L	DAYKIN, CAROL R	13927 OLD CREEK CT		PARRISH	FL	34219-3125	USA	497307559	13927 OLD CREEK CT	

Parcel Owners within a 500 ft. Radius. 6/11/2021

DONG JING SHU	LIU, XUE LAN	13914 OLD CREEK CT		PARRISH	FL	34219	USA	497305859	13914 OLD CREEK CT	
DURSI RACHEL L		13926 OLD CREEK COURT		PARRISH	FL	34219	USA	497306009	13926 OLD CREEK CT	
ELLIOTT TERRENCE BARNEY	ELLIOTT, ERIKA MARIA	13911 OLD CREEK CT		PARRISH	FL	34219	USA	497307759	13911 OLD CREEK CT	
FIUMARA DAVID ANGELO	SMITH, TAYLOR NOEL	13836 OLD CREEK CT		PARRISH	FL	34219-3122	USA	497305359	13836 OLD CREEK CT	
FURMAN JAN CARY	LEISERSON, ELLEN JANE	4622 CANOE CREEK AVE		PARRISH	FL	34219	USA	497311259	4622 CANOE CREEK AVE	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15219 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15214 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15131 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15120 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15235 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15242 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15207 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15128 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15222 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15218 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15124 37TH CT E	

Parcel Owners within a 500 ft. Radius. 6/11/2021

GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15238 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15125 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15202 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15104 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15230 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15108 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15229 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15226 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15241 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15116 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15234 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15203 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15112 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15210 37TH CT E	
GAMBLE CREEK L C		13225 E STATE ROAD 64		BRADENTON	FL	34212-9450	USA	497700289	15206 37TH CT E	
GAMBLE CREEK RANCH HOLDINGS 2 LLC		4250 GAMBLE CREEK RD		PARRISH	FL	34219	USA	498210004	13251 GOLF COURSE RD	

Parcel Owners within a 500 ft. Radius. 6/11/2021

GAMBLE CREEK RANCH HOLDINGS 3 LLC		200 S ORANGE AVE		SARASOTA	FL	34236	USA	498200159	13257 GOLF COURSE RD	
GAMBLE CREEK RANCH HOLDINGS 4 LLC		200 S ORANGE AVE		SARASOTA	FL	34236	USA	499900009	13015 GOLF COURSE RD	
GAMBLE CREEK RANCH RBGJAG HOLDINGS LLC		200 S ORANGE AVE		SARASOTA	FL	34236	USA	500010109	GAMBLE CREEK RD	
GAYLO SUSAN BEATRICE		4626 FOXTAIL DR		PARRISH	FL	34219	USA	497312259	4626 FOXTAIL DR	
GEESLIN RANDALL PAGE	EVANS, CHRISTINA MICHELLE	13769 OLD CREEK CT		PARRISH	FL	34219	USA	497308759	13769 OLD CREEK CT	
GERARDI MICHAEL J	GERARDI, CAREY ANN	4618 CANOE CREEK AVE		PARRISH	FL	34219	USA	497311309	4618 CANOE CREEK AVE	
GLASS SCOTT F		12822 RAINWASHED LOOP		PARRISH	FL	34219	USA	500239719	12822 RAINWASHED LOOP	
GOLEMO KURT DOUGLAS	GOLEMO, VICKI ANN	13868 OLD CREEK CT		PARRISH	FL	34219-3122	USA	497305759	13868 OLD CREEK CT	
GORE JAMEY	LEADER, FRITZ WILLIAM JR	4419 FLY ROD TER		PARRISH	FL	34219-3109	USA	497306259	4419 FLY ROD TER	
GORTON ROBERT J	GORTON, JANE K	13776 OLD CREEK CT		PARRISH	FL	34219-3120	USA	497304859	13776 OLD CREEK CT	
GREBE PAUL T	GREBE, SUSAN L	1806 NW 22ND TERRACE		GAINESVILLE	FL	32605-3958	USA	499910057	13115 GOLF COURSE RD	
HALL HARVEY AARON	HALL, JEAN ANN	13943 OLD CREEK CT		PARRISH	FL	34219	USA	497307359	13943 OLD CREEK CT	
HAMILTON ROSLYN J	HAMILTON, EUGENE B	12923 RAINWASHED LOOP		PARRISH	FL	34219	USA	500238259	12923 RAINWASHED LOOP	
HARMON RICHARD TODD	LEHMAN, CONNIE ANNETTE	13919 OLD CREEK COURT		PARRISH	FL	34219	USA	497307659	13919 OLD CREEK CT	
HATCHEL STEPHEN T	HATCHEL, KIMBERLY K	12827 RAINWASHED LOOP		PARRISH	FL	34219	USA	500240169	12827 RAINWASHED LOOP	
HDP CROSSCREEK LLC		708 MAIN ST		EVANSTON	IL	60202	USA	500240459	12815 WHEATGRASS CT	

Parcel Owners within a 500 ft. Radius. 6/11/2021

HDP CROSSCREEK LLC		708 MAIN ST		EVANSTON	IL	60202	USA	500240509	12811 WHEATGRASS CT	
HDP CROSSCREEK LLC		708 MAIN ST		EVANSTON	IL	60202	USA	500240609	12731 WHEATGRASS CT	
HDP CROSSCREEK LLC		708 MAIN ST		EVANSTON	IL	60202	USA	500240759	12719 WHEATGRASS CT	
HDP CROSSCREEK LLC		708 MAIN ST		EVANSTON	IL	60202	USA	500240659	12727 WHEATGRASS CT	
HDP CROSSCREEK LLC		708 MAIN ST		EVANSTON	IL	60202	USA	500240559	12807 WHEATGRASS CT	
HDP CROSSCREEK LLC		708 MAIN ST		EVANSTON	IL	60202	USA	500240709	12723 WHEATGRASS CT	
HILLER ROBERT PAUL	HILLER, TRACY ANN	13779 OLD CREEK CT		PARRISH	FL	34219	USA	497308559	13779 OLD CREEK CT	
HUBER MATTHEW T	HUBER, AMY C	4316 FLY ROD TER		PARRISH	FL	34219	USA	497307059	4316 FLY ROD TER	
HUSSEY PAUL F	HUSSEY, TRINA V	12955 RAINWASHED LOOP		PARRISH	FL	34219	USA	500237809	12955 RAINWASHED LOOP	
JENNESS ROGER E	JENNESS, CRISTINA C	12943 RAINWASHED LOOP		PARRISH	FL	34219	USA	500238019	12943 RAINWASHED LOOP	
JEROME EGRELA	FRANCOIS, FRANDER	4610 FOXTAIL DR		PARRISH	FL	34219	USA	497312459	4610 FOXTAIL DR	
JEVNIK JOSEPH M JR	VALENTINE, THERESA	44 GARRETT RIDGE CT		NEW HARTFORD	CT	06057	USA	497305209	13824 OLD CREEK CT	
JOHNSTON CLIFFORD	JOHNSTON, ANNE FRANCES	12734 RAINWASHED LOOP		PARRISH	FL	34219	USA	500239359	12734 RAINWASHED LOOP	
JONES PAUL MICHAEL	JONES, TARYN MARIE	13860 OLD CREEK CT		PARRISH	FL	34219	USA	497305659	13860 OLD CREEK CT	
KARSMARSKI RICHARD DENNIS	KARSMARSKI, DEBORAH JAYNE	13939 OLD CREEK COURT		PARRISH	FL	34219	USA	497307409	13939 OLD CREEK CT	
KEENE GENE L T	KEENE, JOAN W	3940 GAMBLE CREEK RD		PARRISH	FL	34219-9216	USA	499400000	3940 GAMBLE CREEK RD	

Parcel Owners within a 500 ft. Radius. 6/11/2021

KIMAK GEOFFREY M	KIMAK, JEAN C	13773 OLD CREEK CT		PARRISH	FL	34219-3121	USA	497308709	13773 OLD CREEK CT	
LADWIG MARK SEAN	LADWIG, JANET MARIE BEVERLEY	13910 OLD CREEK CT		PARRISH	FL	34219	USA	497305809	13910 OLD CREEK CT	
LAGANA MICHAEL JOSEPH	LAGANA, JULIA LYNN	4218 FLY ROD TER		PARRISH	FL	34219-3105	USA	497306859	4218 FLY ROD TER	
LAMONT DAVID JORDON		13840 OLD CREEK CT		PARRISH	FL	34219	USA	497305409	13840 OLD CREEK CT	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500236209	4415 RENWICK DR	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500239609	12816 RAINWASHED LOOP	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500235809	RENWICK DR	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500237709	RENWICK DR	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500236309	4423 RENWICK DR	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500237509	12817 GLISTEN CT	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500237909	12947 RAINWASHED LOOP	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500235959	4317 RENWICK DR	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500235859	4309 RENWICK DR	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500236159	4411 RENWICK DR	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500239219	12722 RAINWASHED LOOP	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500238509	12903 RAINWASHED LOOP	

Parcel Owners within a 500 ft. Radius. 6/11/2021

LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500235759	12711 RAINWASHED LOOP	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500238709	12922 RAINWASHED LOOP	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500238359	12915 RAINWASHED LOOP	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500238809	12930 RAINWASHED LOOP	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500239259	12726 RAINWASHED LOOP	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500237409	4504 RENWICK DR	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500237859	12951 RAINWASHED LOOP	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500238759	12926 RAINWASHED LOOP	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500237659	12809 GLISTEN CT	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500238109	12935 RAINWASHED LOOP	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500239819	12826 RAINWASHED LOOP	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500237759	12959 RAINWASHED LOOP	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500238409	12911 RAINWASHED LOOP	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500238919	12934 RAINWASHED LOOP	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500237619	12813 GLISTEN CT	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500243459	GRASSLAND WAY	

Parcel Owners within a 500 ft. Radius. 6/11/2021

LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500237459	RENWICK DR	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500238619	12914 RAINWASHED LOOP	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500236259	4419 RENWICK DR	
LAND EXPERTS INC		1651 WHITFIELD AVE 200		SARASOTA	FL	34243	USA	500236109	4407 RENWICK DR	
LEIBHAM CHRISTOPHER LEE	LEIBHAM, ELIZABETH ANN	4403 FLY ROD TER		PARRISH	FL	34219	USA	497306459	4403 FLY ROD TER	
LEIDECKER MARY A		12918 RAINWASHED LOOP		PARRISH	FL	34219	USA	500238659	12918 RAINWASHED LOOP	
LIE-TJAUW ROBERT DAVID	LIE-TJAUW, WAN CHUN LAU	13935 OLD CREEK CT		PARRISH	FL	34219	USA	497307459	13935 OLD CREEK CT	
LONCHARICH- SUAREZ DARCIE ANN		13864 OLD CREEK CT		PARRISH	FL	34219-3122	USA	497305709	13864 OLD CREEK CT	
MAHARAJ SHARONA SOLSON	MAHARAJ, STEPHEN	4308 FLY ROD TER		PARRISH	FL	34219-3106	USA	497306959	4308 FLY ROD TER	
MANATEE COUNTY	MANATEE COUNTY	PO BOX 1000		BRADENTON	FL	34206	USA	500235009	FRESHWATER RUN	
MANLEY DOUGLAS R	MANLEY, CLAUDIA J	13832 OLD CREEK CT		PARRISH	FL	34219	USA	497305309	13832 OLD CREEK CT	
MAROTTA MICHAEL GERARD	MAROTTA, MELISSA	4210 FLYING ROD TER		PARRISH	FL	34219	USA	497306759	4210 FLY ROD TER	
MARTENS BRANT E		13934 OLD CREEK CT		PARRISH	FL	34219	USA	497306109	13934 OLD CREEK CT	
MINSHALL ANTHONY ALLEN	MINSHALL, SILVIA	4607 FOXTAIL DR		PARRISH	FL	34219	USA	497312559	4607 FOXTAIL DR	
MML II LLC		5800 LAKEWOOD RANCH BLVD N		SARASOTA	FL	34240-8479	USA	497300219	WILLOW BEND AVE	
MOLOCK KARL L	SILLS-MOLOCK, JULIE M	12927 RAINWASHED LOOP		PARRISH	FL	34219	USA	500238209	12927 RAINWASHED LOOP	

Parcel Owners within a 500 ft. Radius. 6/11/2021

MURPHY JOHN JOSEPH	MURPHY, CONSTANCE JEAN	4614 FOXTAIL DR		PARRISH	FL	34219	USA	497312409	4614 FOXTAIL DR	
NACIUK MARISA LYNN		13844 OLD CREEK CT		PARRISH	FL	34219	USA	497305459	13844 OLD CREEK CT	
NORRIS JUDAH DAVID	NORRIS, JOANNA RUTH	13852 OLD CREEK CT		PARRISH	FL	34219	USA	497305559	13852 OLD CREEK CT	
ONDRICK EDWIN P	ONDRICK, CAROL A	12716 RAINWASHED LOOP		PARRISH	FL	34219	USA	500239119	12716 RAINWASHED LOOP	
PARTIN LARRY LEE	PARTIN, STACEY LEE	4606 FOXTAIL DR		PARRISH	FL	34219	USA	497312509	4606 FOXTAIL DR	
PINO EDGAR	PINO, ELIZABETH JANE	4427 FLY ROD TER		PARRISH	FL	34219-3109	USA	497306159	4427 FLY ROD TER	
PITTMAN WILLIS FRANKLIN JR	PITTMAN, ELIZABETH MARY	13753 OLD CREEK COURT		PARRISH	FL	34219	USA	497308859	13753 OLD CREEK CT	
POLASKI MATTHEW J	FISHER, KIM L	4313 RENWICK DR		PARRISH	FL	34219	USA	500235909	4313 RENWICK DR	
RABENAU LARRY M	MARNELL, MARYANN	4625 FOXTAIL DR		PARRISH	FL	34219	USA	497312759	4625 FOXTAIL DR	
RADNEY JODI L		4402 FLY ROD TER		PARRISH	FL	34219	USA	497307109	4402 FLY ROD TER	
RAINEY STEPHON C	RAINEY, JENNIFER E	12819 RAINWASHED LOOP		PARRISH	FL	34219	USA	500240009	12819 RAINWASHED LOOP	
RAWLS-UNDERHILL MARY		12901 FRESHWATER RUN		PARRISH	FL	34219	USA	498720209	12901 FRESHWATER RUN	
REIF PATTY ANN		4621 FOXTAIL DR		PARRISH	FL	34219-3111	USA	497312709	4621 FOXTAIL DR	
ROSSMAN ANTHONY VITO JR	ROSSMAN, KIMBERLYN S	13783 OLD CREEK CT		PARRISH	FL	34219	USA	497308459	13783 OLD CREEK CT	
RUBINSTEIN HENRI H	RUBINSTEIN, VALERIE R	13922 OLD CREEK CT		PARRISH	FL	34219	USA	497305959	13922 OLD CREEK CT	
SAURO MARK ANDREW	SAURO, KELLY SUZANNE	4406 FLY ROD TER		PARRISH	FL	34219	USA	497307159	4406 FLY ROD TER	

Parcel Owners within a 500 ft. Radius. 6/11/2021

SCHAYER JOHN E	SCHAYER, AIMEE J	12715 RAINWASHED LOOP		PARRISH	FL	34219	USA	500235709	12715 RAINWASHED LOOP	
SCHOPPELREY EDWARD KENNETH	SCHOPPELREY, SHARI LYNETTE	13764 OLD CREEK CT		PARRISH	FL	34219-3120	USA	497304709	13764 OLD CREEK CT	
SENEY MICHAEL PATRICK JR		4206 FLY ROD TER		PARRISH	FL	34219-3105	USA	497306709	4206 FLY ROD TER	
SHEFFIELD RICHARD WILSON	SHEFFIELD, TIFFANY KAY	13727 OLD CREEK CT		PARRISH	FL	34219	USA	497308959	13727 OLD CREEK CT	
SLIVON JOSHUA JAMES	SLIVON, MICHELLE LYNNE	4312 FLY ROD TER		PARRISH	FL	34219	USA	497307009	4312 FLY ROD TER	
SMITHER MATTHEW BRYAN	SMITHER, JAIME SUE	13716 OLD CREEK CT		PARRISH	FL	34219-3120	USA	497304159	13716 OLD CREEK CT	
SPENCER NORMA A		12919 RAINWASHED LOOP		PARRISH	FL	34219	USA	500238309	12919 RAINWASHED LOOP	
STANLEY HUNTER ELIZABETH	DIAZ-GRANADOS, MICHELLE	13828 OLD CREEK CT		PARRISH	FL	34219	USA	497305259	13828 OLD CREEK CT	
STILSON MASON WILLIAM	STILSON, MARISSA JEAN	13856 OLD CREEK CT		PARRISH	FL	34219	USA	497305609	13856 OLD CREEK CT	
STONE KEVIN MATTHEW	STONE, JACQUELYN AMBER	4423 FLY ROD TER		PARRISH	FL	34219	USA	497306209	4423 FLY ROD TER	
STROUD JEFFERY M	STROUD, TAMMY A	4321 RENWICK DR		PARRISH	FL	34219	USA	500236009	4321 RENWICK DR	
SWAIN FRANKLIN WILBUR	DIEKMANN, JANENE MARY	13918 OLD CREEK CT		PARRISH	FL	34219	USA	497305909	13918 OLD CREEK CT	
SWYERS DREW A	MACH, CINDY T	4325 RENWICK DR		PARRISH	FL	34219	USA	500236059	4325 RENWICK DR	
UNDERHILL MARY GAYLE		12901 FRESHWATER RUN		PARRISH	FL	34219	USA	500221509	13720 MULHOLLAND RD	
VELASQUEZ RAFAEL JOSE III	VELASQUEZ, AMBER NICOLE	13777 OLD CREEK CT		PARRISH	FL	34219	USA	497308609	13777 OLD CREEK CT	
WALLIN CARL ALAN	WALLIN, CAROL JEAN	13923 OLD CREEK CT		PARRISH	FL	34219	USA	497307609	13923 OLD CREEK CT	

Parcel Owners within a 500 ft. Radius. 6/11/2021

WEITZEL RAYMOND O JR	WEITZEL, LYNN R	8744 53RD TER E		BRADENTON	FL	34211	USA	497306509	4317 FLY ROD TER	
WILM DENNIS B	WILM, ANN M	5627 SEYBOLD RD		MANITOWISH WATERS	WI	54545	USA	497308409	13785 OLD CREEK CT	
WILSON MICHAEL P SR		13775 OLD CREEK CT		PARRISH	FL	34219	USA	497308659	13775 OLD CREEK CT	
WINSTEAD BOGART M JR	WINSTEAD, LINDA A	13931 OLD CREEK CT		PARRISH	FL	34219-3125	USA	497307509	13931 OLD CREEK CT	
WOLF CHRISTOPHER ANTONY		13717 OLD CREEK COURT		PARRISH	FL	34219	USA	497309009	13717 OLD CREEK CT	
WOODROW KIMBERLY	WOODROW, KIRA	12730 RAINWASHED LOOP		PARRISH	FL	34219	USA	500239309	12730 RAINWASHED LOOP	
ZELLER DAVID P	ZELLER, MELINDA M	4611 FOXTAIL DR		PARRISH	FL	34219	USA	497312609	4611 FOXTAIL DR	
ZYGOWICZ STANLEY E	WARD-ZYGOWICZ, CARLANNA S	12907 RAINWASHED LOOP		PARRISH	FL	34219	USA	500238459	12907 RAINWASHED LOOP	

East County Rd 1470
Stone Ln 1470

NOTICE OF PUBLIC HEARING

CASE # PDP-10-1112201832 PL N780-D105
A rezoning from BANC to BANC2 & amend PSP
to add 152 lots for Phase IV to existing development
on 11.65 ac rezoning 241.14 total ac
PLANNING COMMISSION July 9, 2021 4:00PM
COUNTY COMMISSION August 5, 2021 4:00PM
LOCATION: HARRIS COUNTY ADMIN. BLDG.
201 BRATTLE AVENUE, SUITE 100
HOUSTON, TX 77002-1111

MORE INFORMATION, CALL 748-4501

Golf Course Rd 13900
Creek Ave 4800

CANOE CREEK
LOVE WHERE LIFE LEADS

**NOTICE OF
PUBLIC HEARING**

CASE # PDR-1D-1112102 (PDR), PLAN 2010-0105
A rezoning from B1NC2 to PDR/INCD to amend PSP
to add 152 lots for Phase IV to existing development
on ~ 72.65 ac. rezoning 376.74 total ac.

PLANNING COMMISSION July 5, 2021 9:00AM
COUNTY COMMISSION August 5, 2021 9:00AM

LOCATION: HANAUKE COUNTY ADMIN. BLDG.
1112 HANAUKE AVENUE, WEST 1ST FLOOR
BRADENTON, FLORIDA 34201

MORE INFORMATION, CALL 748-4501 EXT. 3880

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME FIRST NAME MIDDLE NAME CONERLY, WILLIAM EDWIN	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE PLANNING COMMISSION
MAILING ADDRESS 11718 WINDING WOODS WAY	THE BOARD, COUNCIL, COMMISSION AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF <input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY BRADENTON, 34202	NAME OF POLITICAL SUBDIVISION: MANATEE COUNTY
DATE ON WHICH VOTE OCCURRED JULY 8, 2021	MY POSITION IS <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under *Section 112.3143, Florida Statutes*.

Your responsibilities under the law when faced with a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH *SECTION 112.3143, FLORIDA STATUTES*

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

A person holding appointive county, municipal, or other local public office **MUST ABSTAIN** from the voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

A person holding an appointive local office otherwise may participate in a matter in which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You should complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE METING:

You should disclose orally the nature of your conflict in the measure before participating.

You should complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, WILLIAM CONERLY, hereby disclose that on July 8th, 2021:

(a) A measure came or will come before my agency which (check one)

☐ inured to my special private gain; or

☒ inured to the special gain of My COMPANY - Kimley-Horn, by whom I am retained.

(b) A measure before my agency and the nature of my interest in the measure is as follows:

PDR - 10-11 (Z)(P) (RZ)

GAMBLE CREEK RANCH REZONE

KIMLEY-HORN (MY COMPANY), PREPARED THE TRAFFIC STUDY.

FILED FOR RECORD
2021 JUL - 8 AM 11:34
CLERK OF THE CIRCUIT COURT
MANATEE CO FLORIDA

July 8, 2021
Date Filed

William Conerly
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES 112.317 (1985), A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$5,000.

Update Memo

Date: 7/08/2021 - Planning Commission

Case Name: Gamble Creek Ranch RBG JAG Holdings LLC Rezone and Canoe Creek Revised Preliminary Site Plan

Case Number: PDR-10-11(Z)(P)(R2), PLN2010-0105

Please add words 'completed' at end of stipulations D.1 and D.2.

D. Concurrency and Transportation

1. To the extent that transportation analysis based on "Planned Unit Development" (as described in the Institute of Transportation Engineer's "Trip Generation" for Land Use Code 270) is used to support issuance of the Certificate of Level of Service Compliance, there shall be a mix of different residential single-family dwelling units types, including single-family detached, single-family attached, and single-family semi-detached units on the property, with a minimum of 100 residential units constructed for each of the three dwelling unit types listed. Prior to final site plan approval that allows construction of the 650th dwelling unit, Manatee County shall review the development to ensure its characteristics are consistent with the analysis supporting issuance of the Certificate of Level of Service Compliance. If the County finds the traffic impacts are projected to be greater, the Applicant shall provide a transportation analysis based on the updated development characteristics and to determine if additional transportation impact mitigation is required. (Completed)
2. There shall be a minimum of three (3) acres of supporting community amenities, such as recreational centers with pool and clubhouse and pocket parks, to complement the residential uses upon the property. (Completed)

CANOE CREEK



PHASE IV DEVELOPMENT

Planning Commission
July 8, 2021

PRESENTED BY **NEAL**COMMUNITIES

Utilized by Anna Ritenour on 7/8/21



CANOE CREEK PHASE IV

NEAL CREDIBILITY



Over 50 Years of Land Development and Building Homes in Hillsborough, Manatee, Sarasota, Lee and Collier Counties

Award-Winning Team

Experts in Master Planned Communities, Placemaking and Place-Led Development

Growing Value and Positive Economic Impacts through Creative Placemaking

Over 17,000 Homes Built

SW Florida's Largest Locally Owned, Private Homebuilding Company

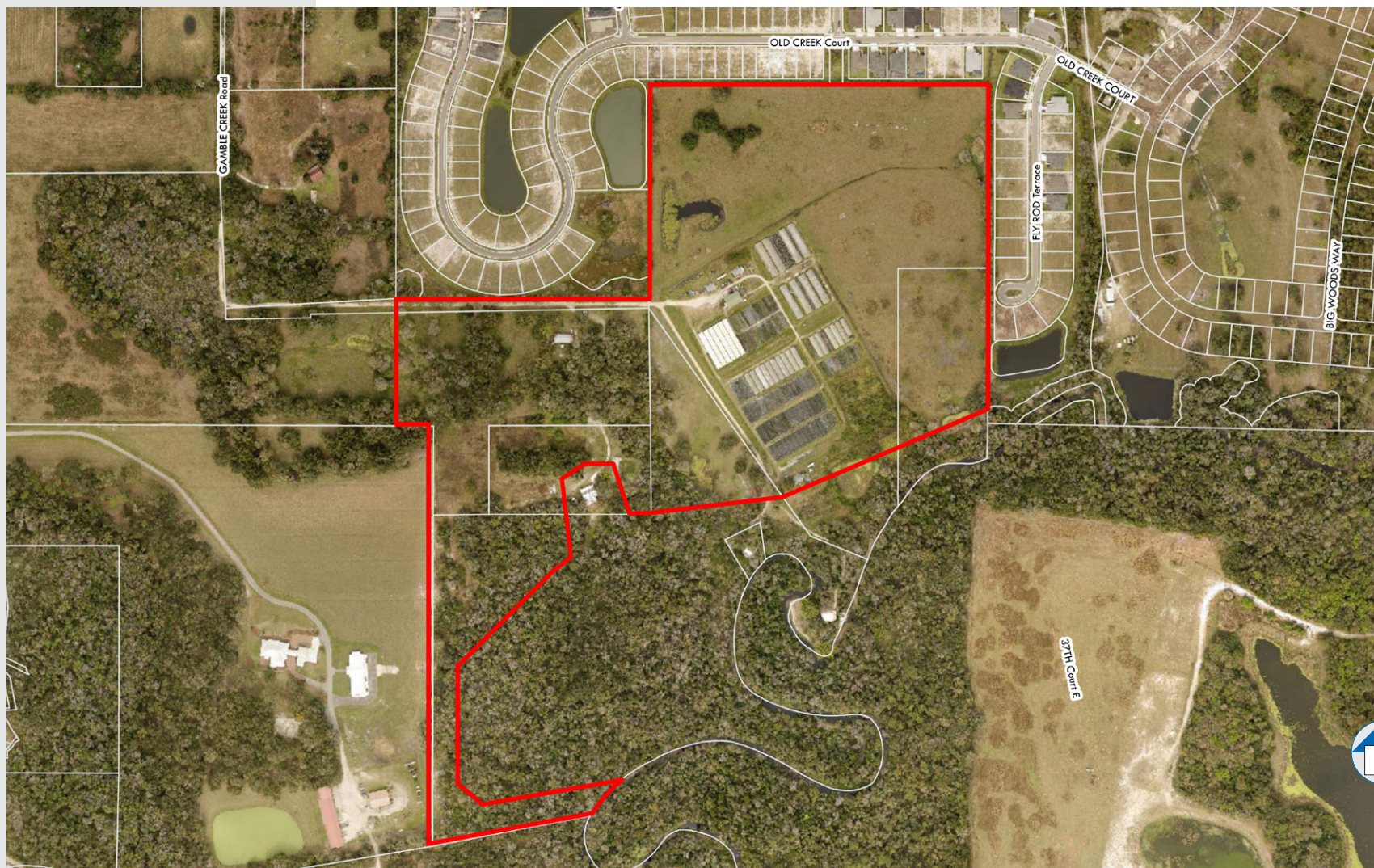
We Are Selling Homes Regardless of Market Changes

The Highest Customer Satisfaction Rate at 93%



CANOE CREEK PHASE IV

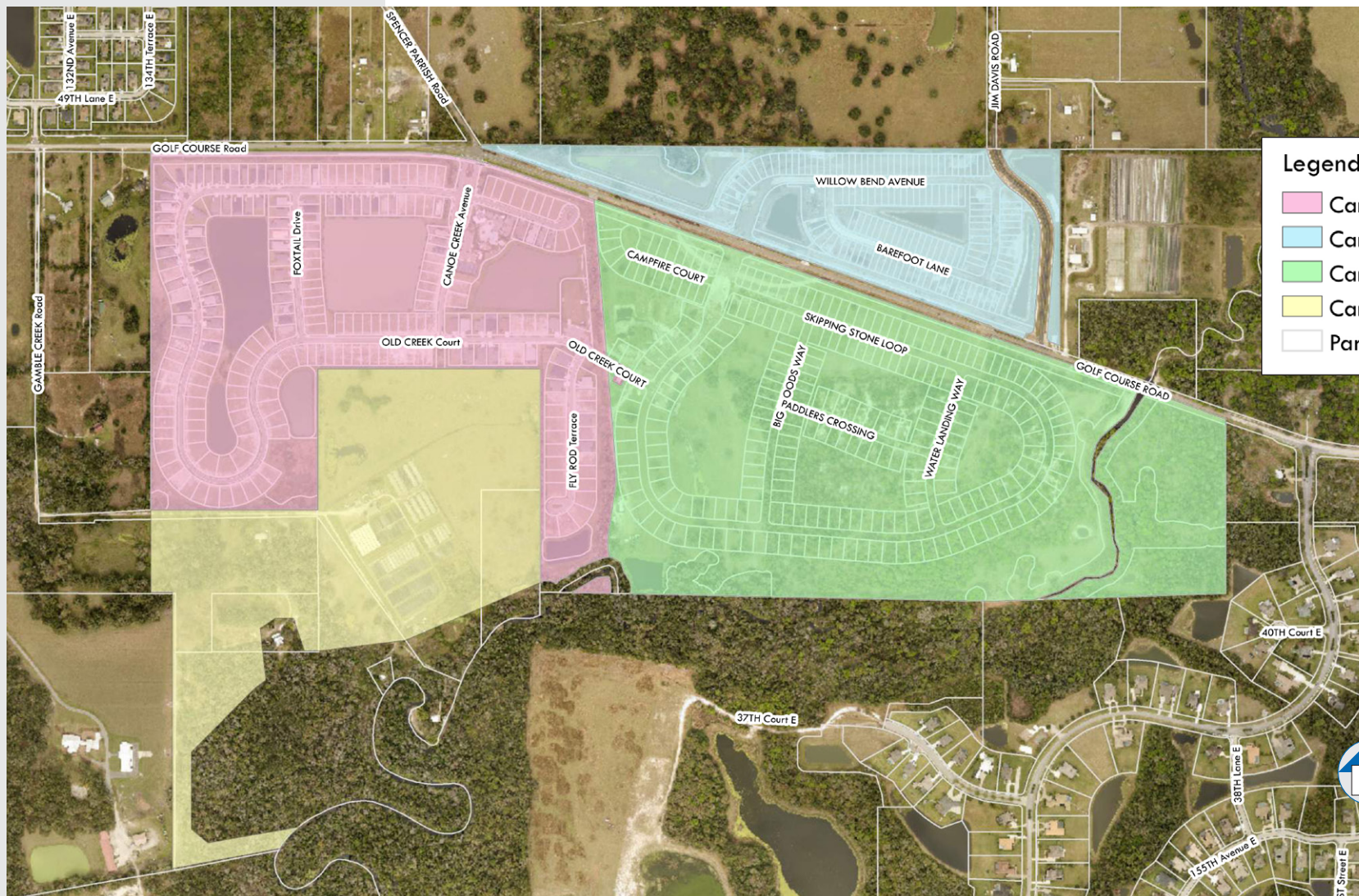
PHASE IV AERIAL





CANOE CREEK PHASE IV

CANOE CREEK PHASES



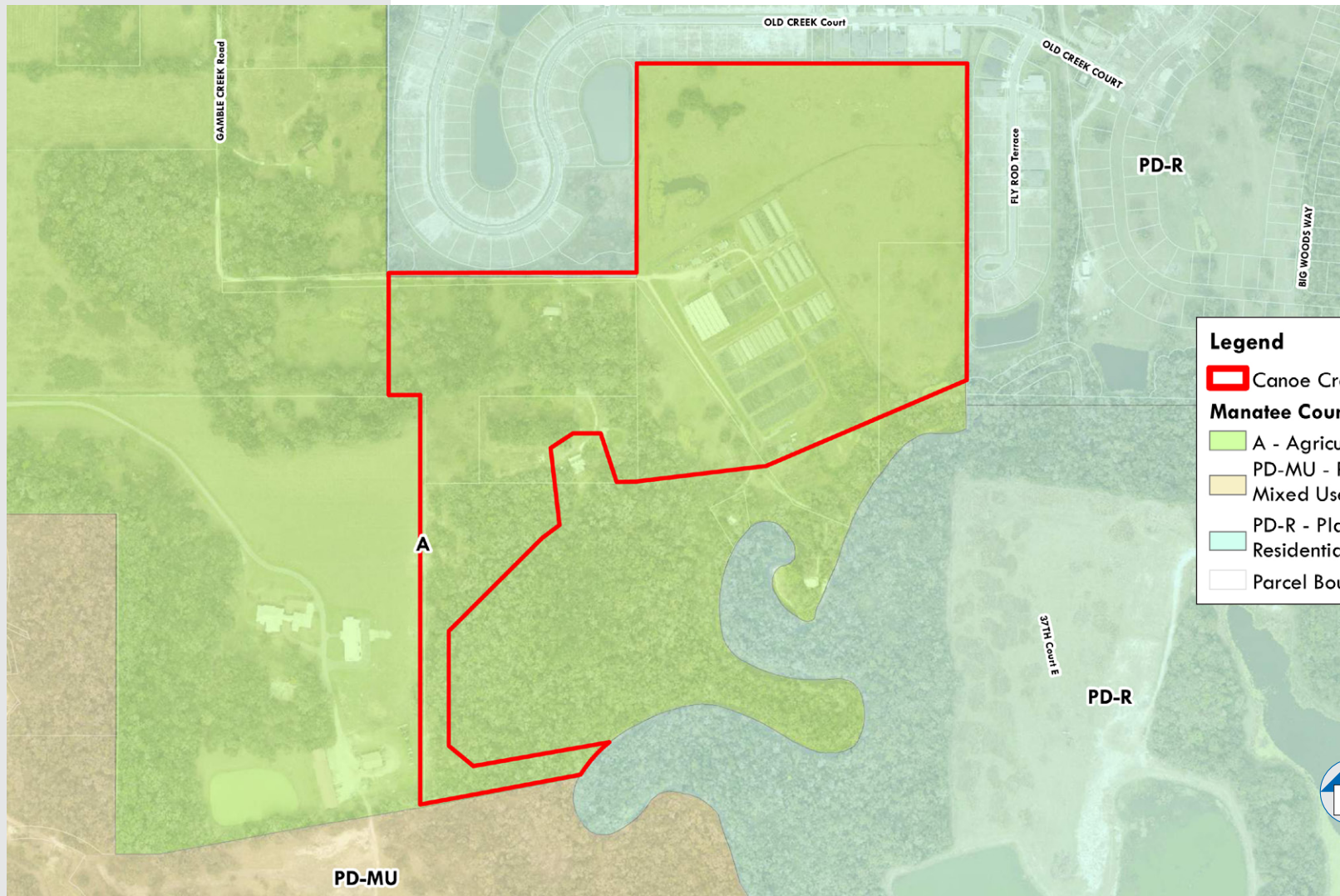
Legend

- Canoe Creek Phase I
- Canoe Creek Phase II
- Canoe Creek Phase III
- Canoe Creek Phase IV
- Parcel Boundary




CANOE CREEK PHASE IV



EXISTING ZONING



Legend

 Canoe Creek Phase 4 - 72.6 ± Acres

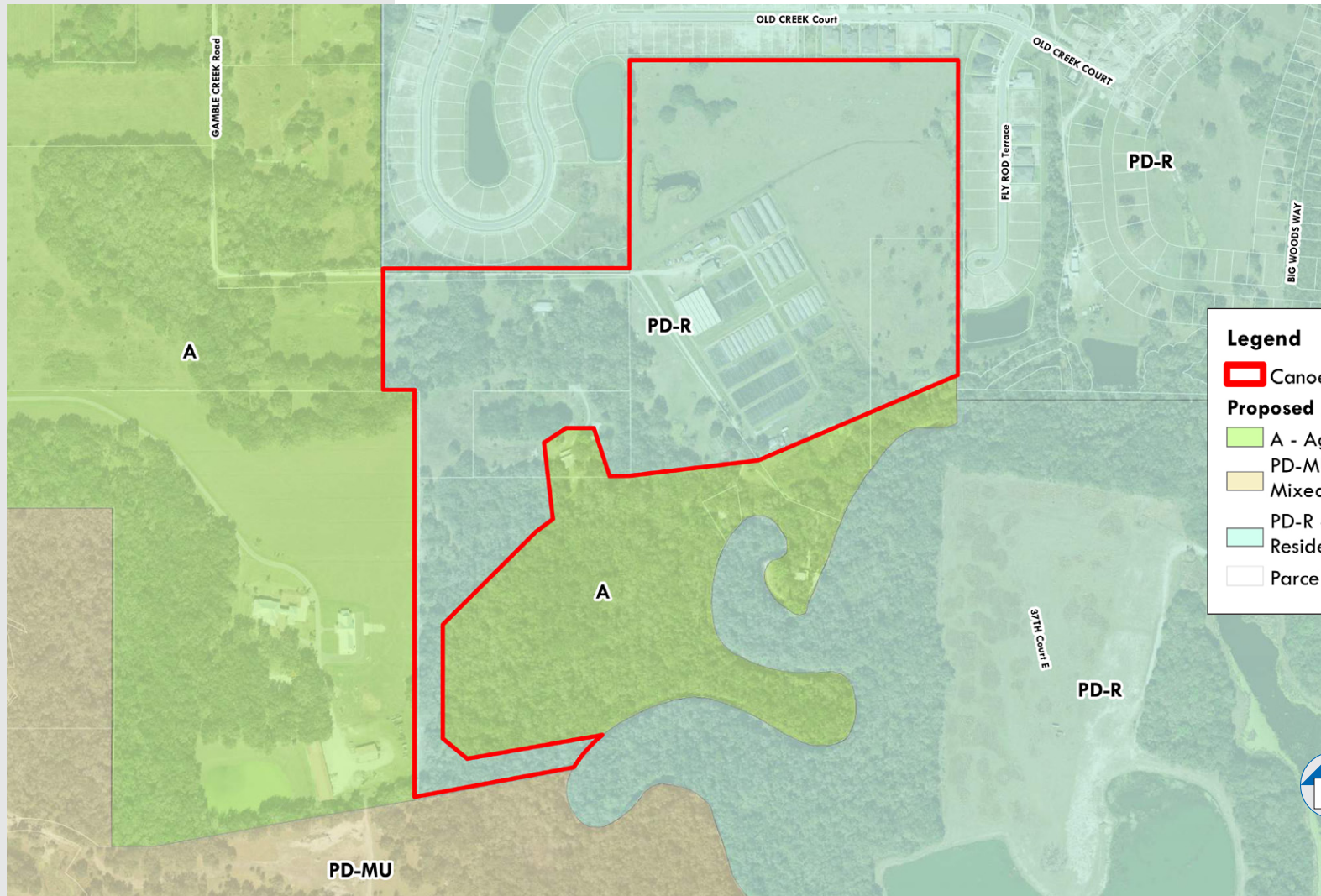
Manatee County Zoning

-  A - Agriculture
-  PD-MU - Planned Development Mixed Use
-  PD-R - Planned Development Residential
-  Parcel Boundary



CANOE CREEK PHASE IV





PROPOSED ZONING



Legend

 Canoe Creek Phase 4 - 72.6 ± Acres

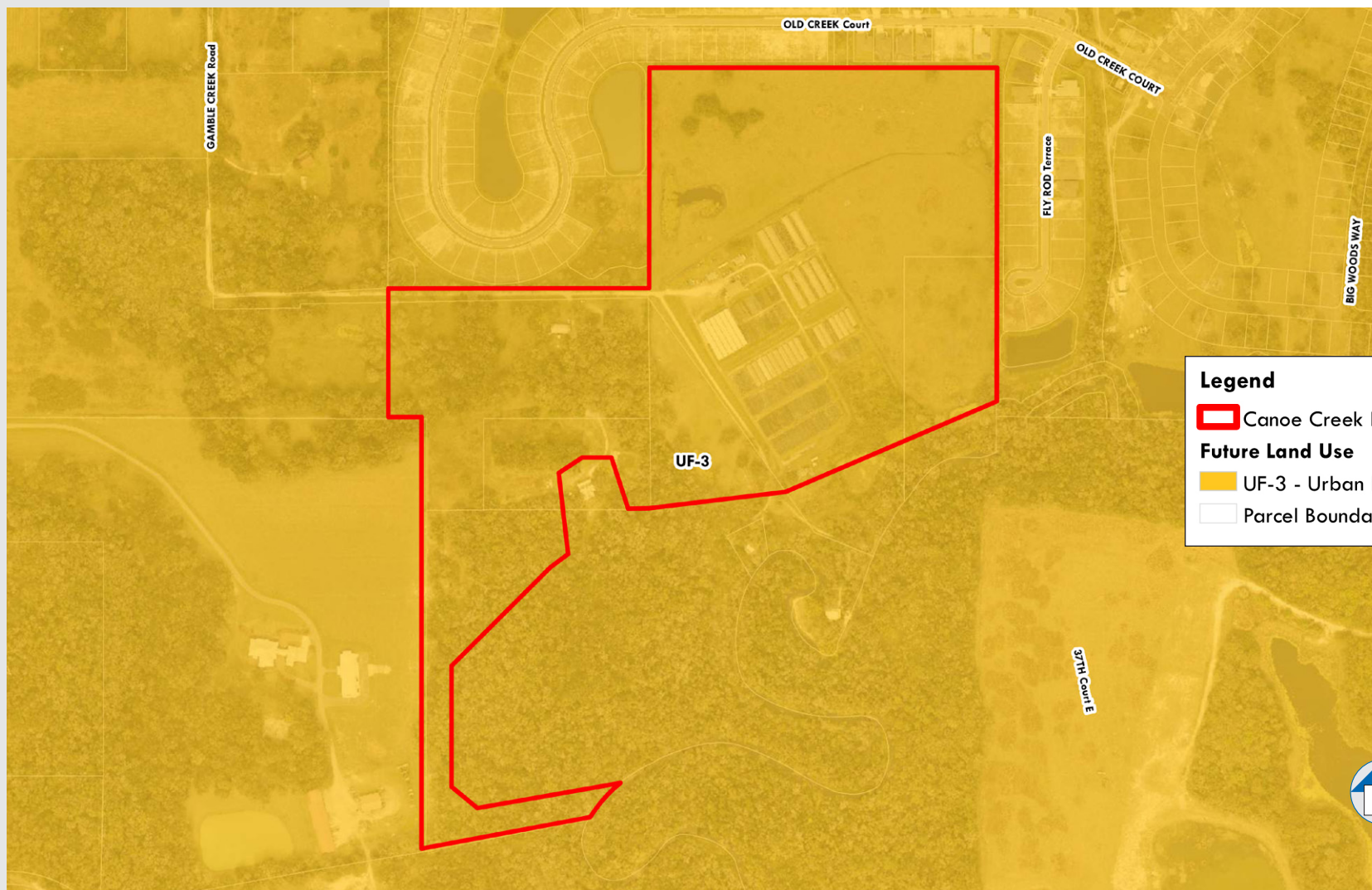
Proposed Zoning

-  A - Agriculture
-  PD-MU - Planned Development Mixed Use
-  PD-R - Planned Development Residential
-  Parcel Boundary



CANOE CREEK PHASE IV

FUTURE LAND USE



Legend

 Canoe Creek Phase 4 - 72.6 ± Acres

Future Land Use

 UF-3 - Urban Fringe-3

 Parcel Boundary

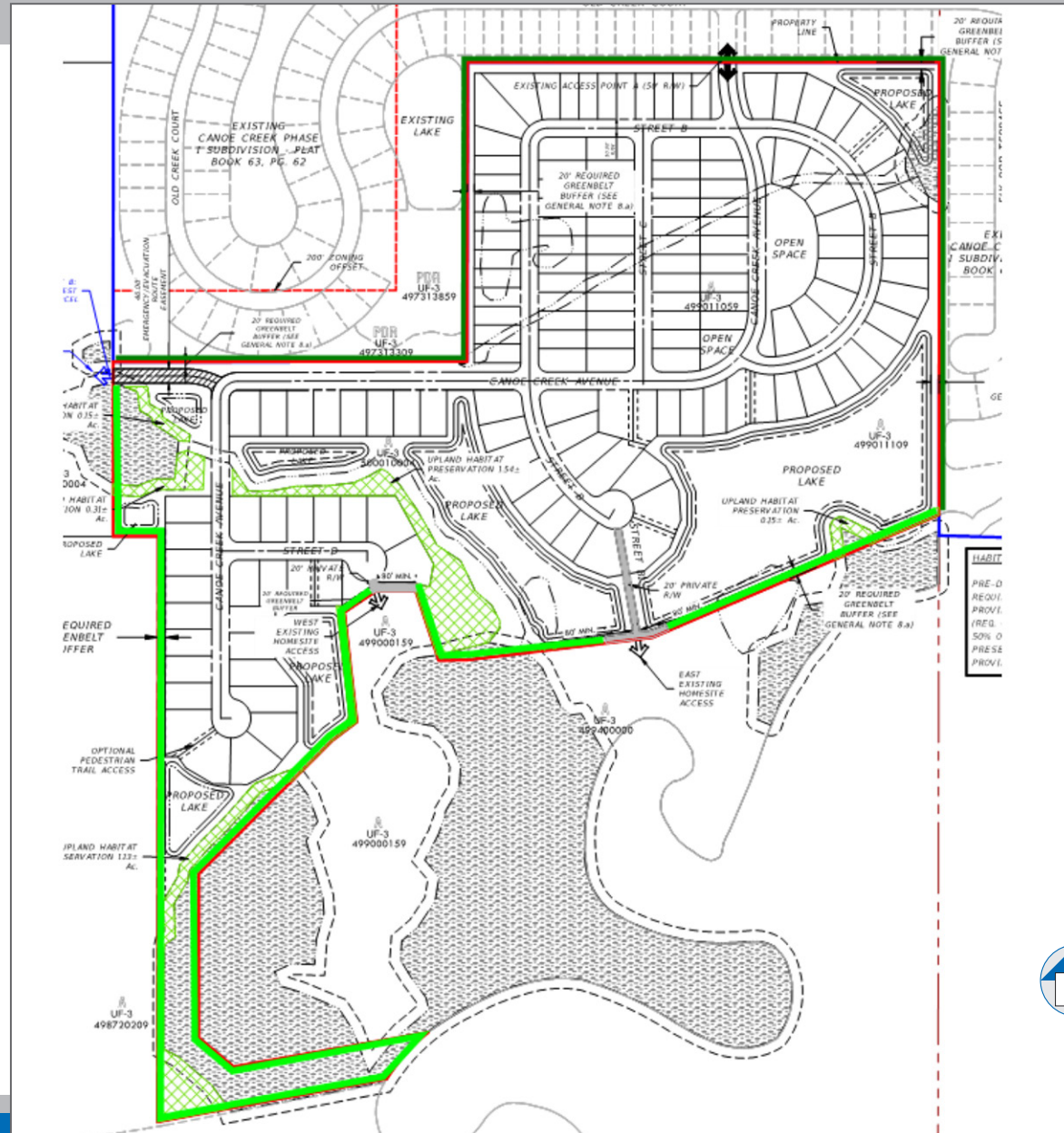


CANOE CREEK PHASE IV

LDC SECTION

403.12.D.6

Elimination of the landscape buffer plantings within certain greenbelts



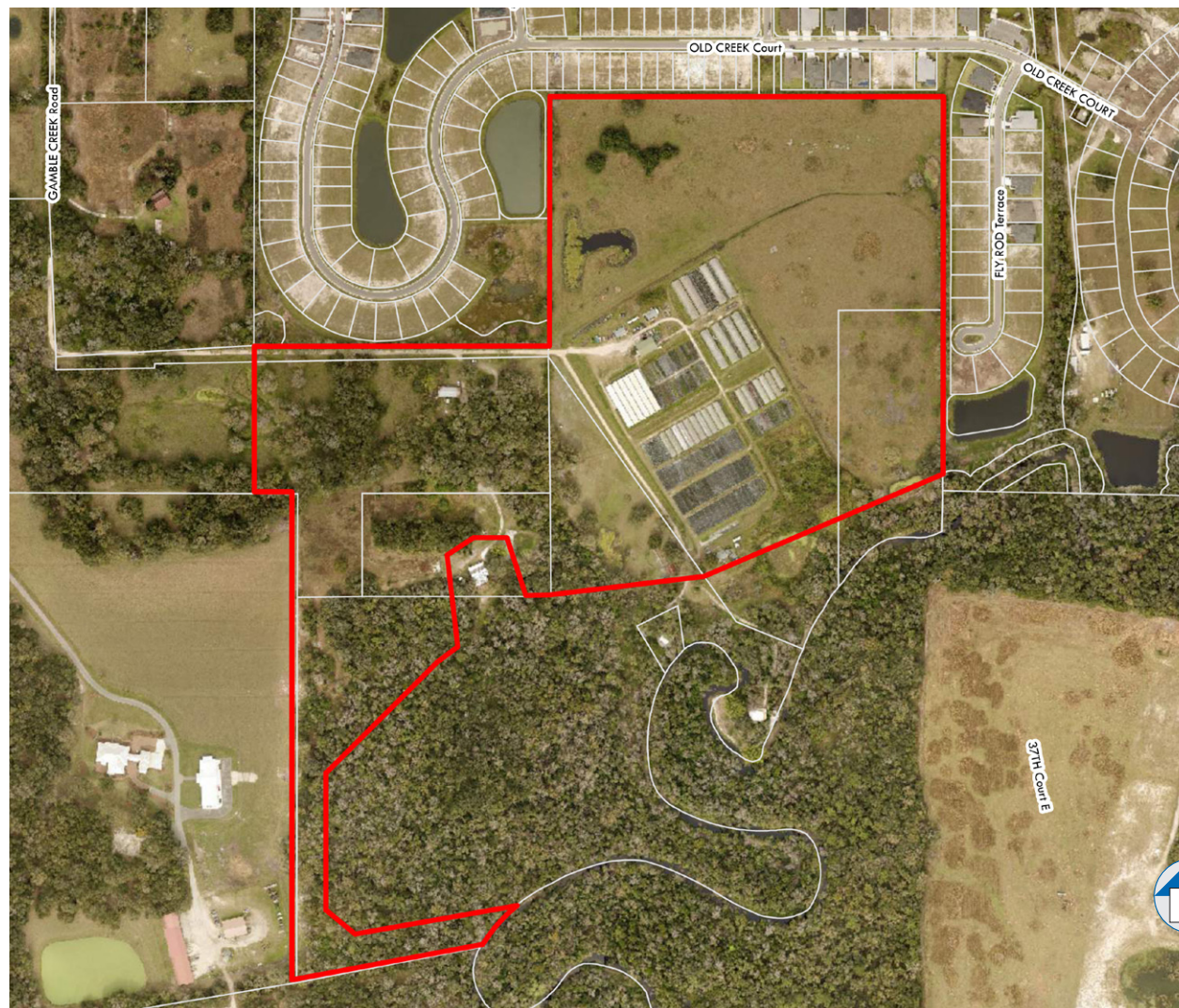


CANOE CREEK PHASE IV

LDC SECTION

403.8.F.2

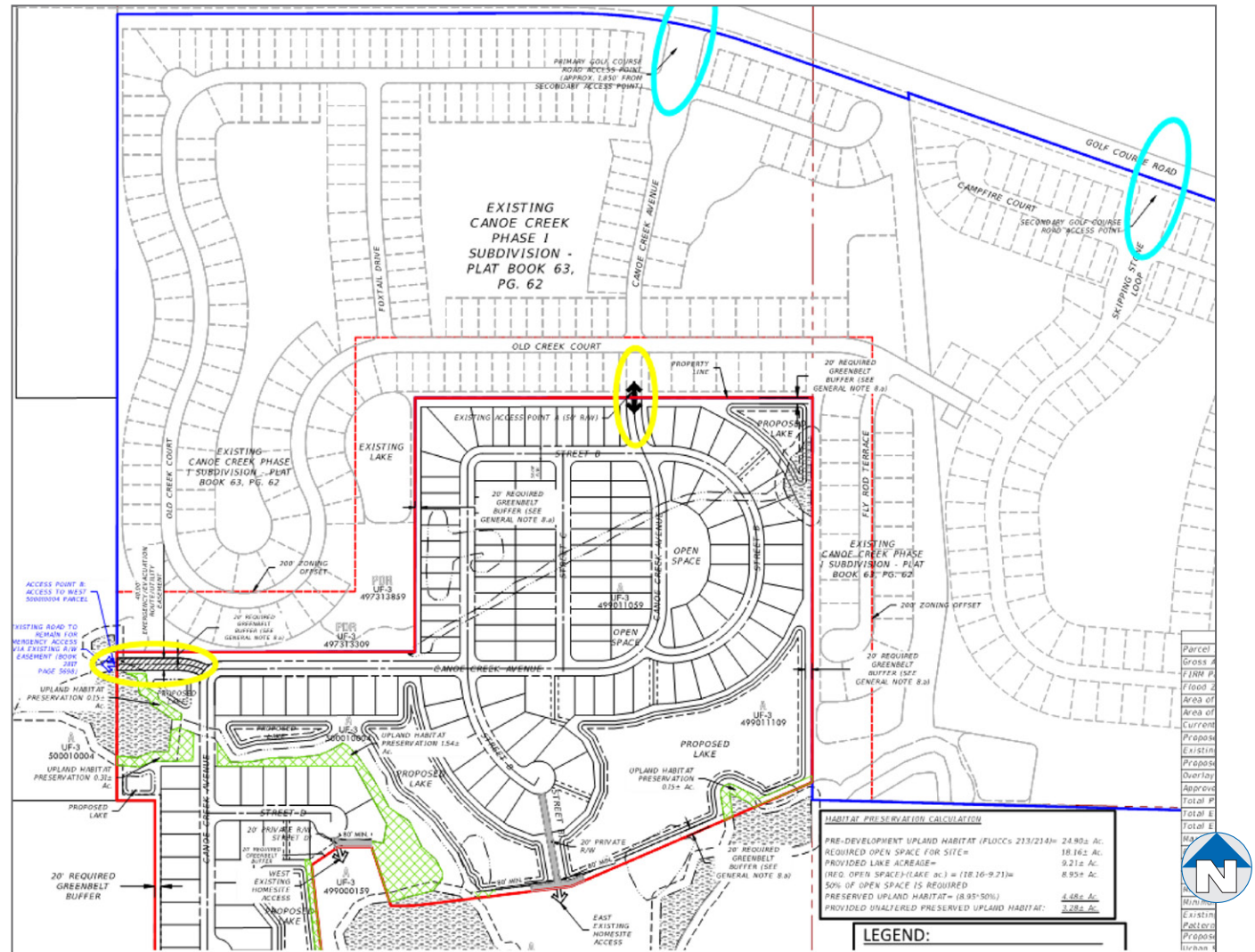
Reduce required upland
vegetation preservation from
4.47 acres to 3.28 acres





1001.1.C

Second Means of Access
Required – Reduce number
of full access points





CANOE CREEK PHASE IV

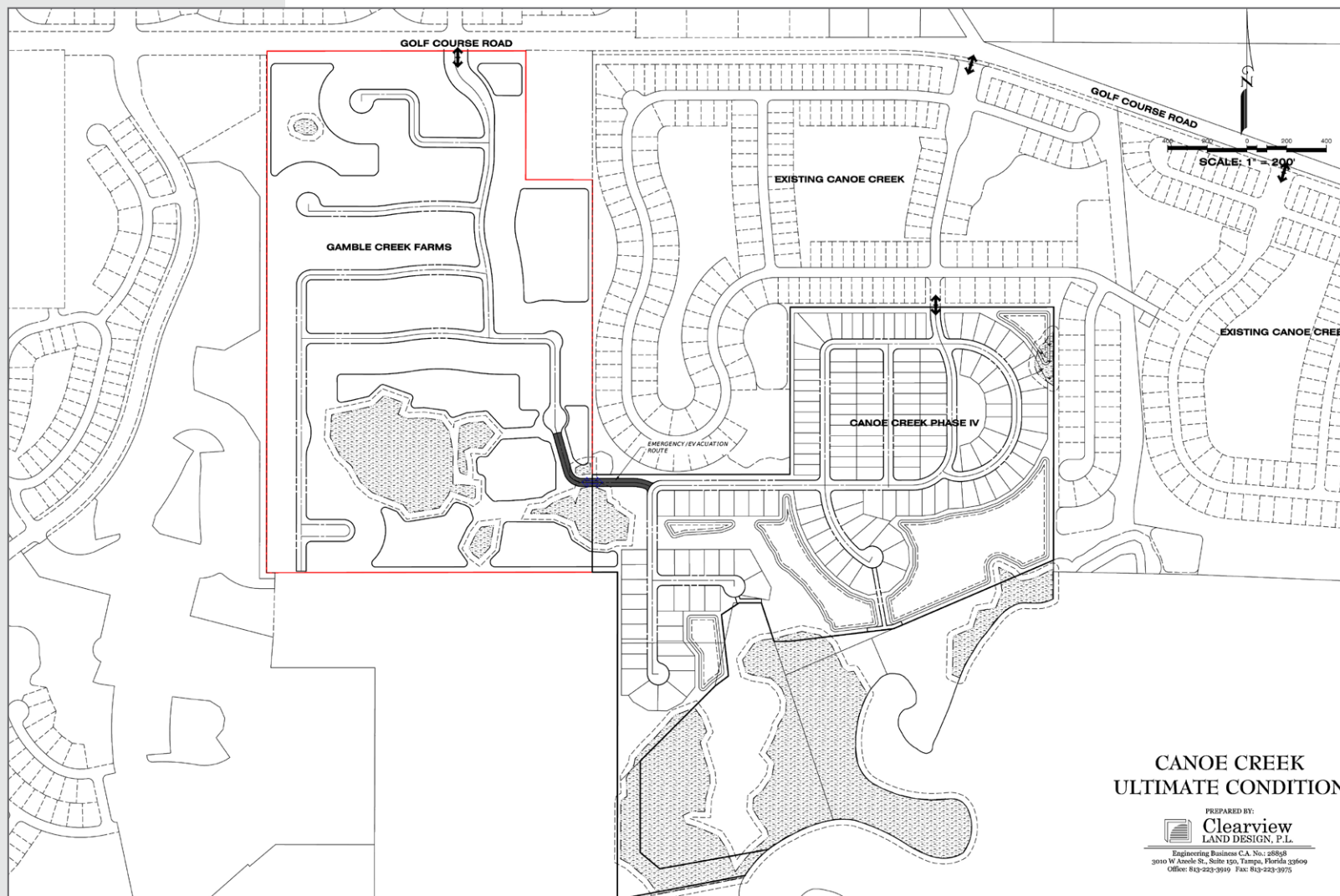
INTERIM CONDITION





CANOE CREEK PHASE IV

ULTIMATE CONDITION



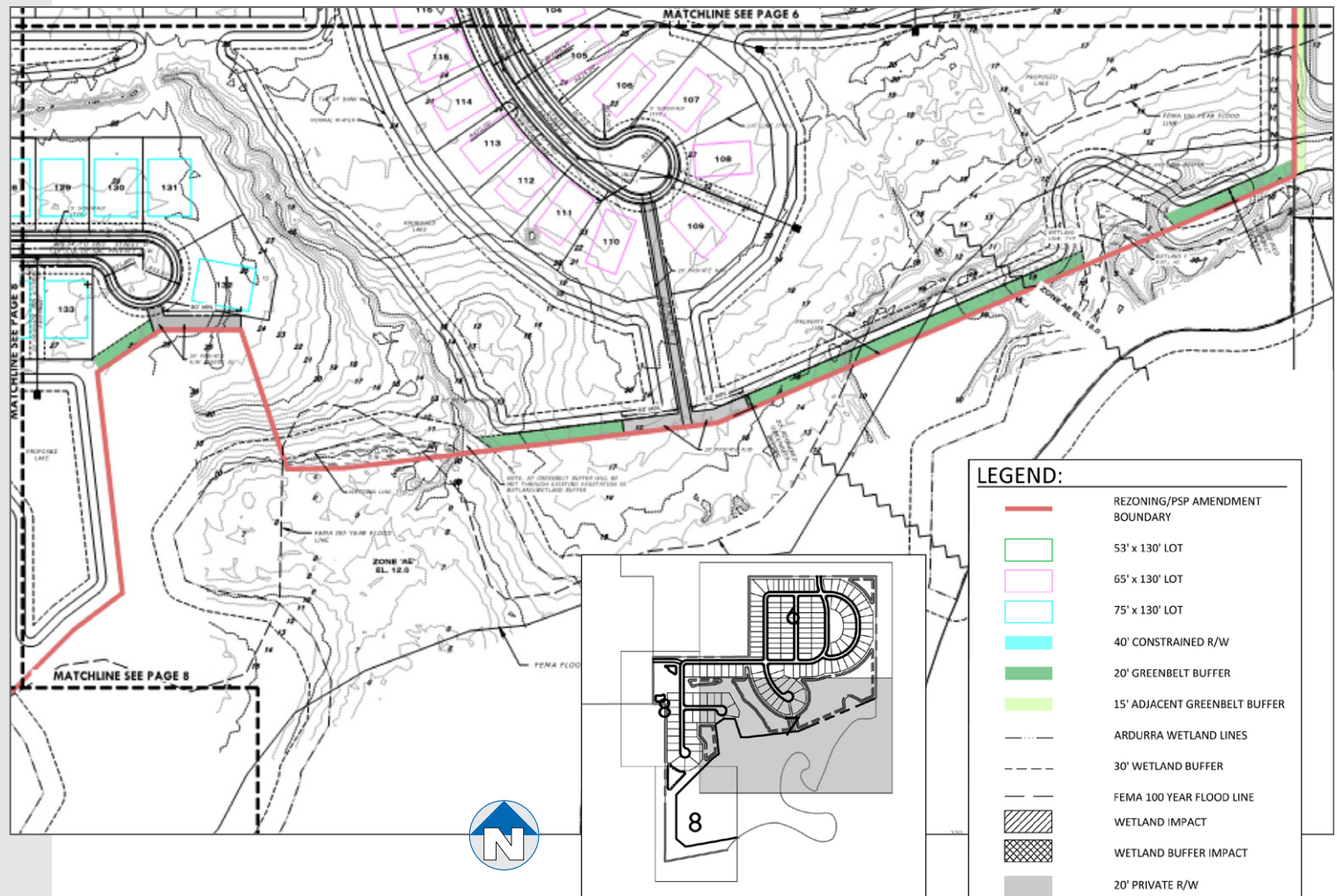


CANOE CREEK PHASE IV

PUBLIC WORKS MANUAL SECTION

3.1.3.B.6

Private Streets – Allow right-of-way width to be reduced from 50 feet to 20 feet where accessing private external parcels adjacent to the south of Canoe Creek Phase IV







CANOE CREEK PHASE IV

IN CONCLUSION

Please approve this application today because this project is a continuation of a very successful neighborhood, achieves infill development, and meets the county standards.

