June 11, 2026 - Planning Commission

Subject
PDR-25-06(Z)(P) – Ivy Run – 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao And Heather D Drao (Owners) – PLN2503-0127 - Lindsey Craig, Planner I - District 1
A rezone of eight parcels, approximately 51.67 acres from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; generally located approximately 1,600 feet east of Rye Road and South of Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline Road in Bradenton (Manatee County) and approving a Preliminary Site Plan for up to 131 single-family detached residential units.

Category
ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings
Briefing Provided Upon Request

Contact and/or Presenter Information
Presenter: Lindsey Craig, Planner I, 941-748-4501 x3877, lindsey.craig@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested
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 in compliance with the applicable review standards in the Manatee County Land Development Code, I move to recommend ADOPTION of Manatee County Zoning Ordinance Number PDR-25-06(Z)(P); and APPROVAL of the Preliminary Site Plan with Conditions A.1-A.6, B.1-B.8, C.1, D.1-D.2, and E.1-E.~~6~~ 4.

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 not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to recommend DENIAL of Manatee County Zoning Ordinance Number PDR-25-06(Z)(P); and DENIAL of the Preliminary Site Plan.

Enabling/Regulating Authority
Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board
PLANNING COMMISSION ACTION:

- On May 14, 2026, by a vote of 6-0, the Planning Commission voted to continue to June 11, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Administration Building, 1112 Manatee Avenue West, 1st Floor, Patricia M. Glass Chambers with Chairman DeLesline absent.

PUBLIC COMMENT AND CORRESPONDENCE:
May 14, 2026– Planning Commission

- Mark VanDeRee requested the item be continued to after June 11, 2026, to allow more time to research the project.

A request of continuance, revised cover sheet to add request for continuance and revised motions in strikethrough/underline format and moved to presentations upon request was entered into the record

Background Discussion

- **Request**
  The applicant is requesting a rezone from A (General Agriculture) Zoning District to PDR (Planned Development Residential) Zoning District with a Preliminary Site Plan (PSP) for 131 single-family detached dwelling units.
  - Specific Approval
    None
  - Conditions
    There are multiple conditions from several reviewing divisions, please see the staff report and ordinance.

- **General Information**
  - **Location**
    Located approximately 1,600 feet east of Rye Road and south of Waterline Road
  - **Acreage of Project**
    51.67 acres
  - **Density/Intensity of Project**
    - **Density:**
      - Maximum allowed per FLUC: 3
      - Proposed: 2.54
    - **Intensity (FAR):**
      - Not Applicable

- **Affordable Housing**
  n/a

- **Neighborhood Workshop**
  The applicant sent notices for a two virtual meetings scheduled for April 22, 2025 and

September 25, 2025. The notice, list of addresses and materials prepared for the meeting were provided (Attachment 8). The application was received before the Development Services Director issued a memorandum in July 2025 mandating Neighborhood Workshops.

- **Future Land Use Category**
  The FLUC is Urban Fringe – 3 (UF-3).

- **Land Use History**
  - The project site was originally designated as Urban Fringe – 3 (UF-3) FLUC (Future Land Use Category (on the site under the 1989 Manatee County Comprehensive Plan.
  - The project site was zoned General Agriculture (A) Zoning District since the adoption of the 1981 Manatee County Land Development Code.

- **Surrounding Areas**
  The project property is surrounded by General Agriculture (A) to the north, east, and west as well as Planned Development Residential (PDR) to the south and west.

- **Conclusion**
  The proposed PSP may be considered consistent with the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.

PLANNING COMMISSION ACTION:

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BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

On June 4, 2026, by a vote of 6-0, the Board of County Commissioners voted to continue the public hearing to September 3, 2026, Board of County Commissioners Land Use Meeting.

PUBLIC COMMENT AND CORRESPONDENCE:

June 4, 2026 – Board of County Commissioners Land Use

There were no public comments.

Nothing was entered into the record.

Attorney Review

Other (Requires explanation in field below) Soto
Camilo Soto reviewed and responded by email to Matter # FY25/26-0282 on April 22, 2026.

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

REPLACED COVER SHEET

June 11, 2026 - Planning Commission

Subject
PDR-25-06(Z)(P) – Ivy Run – 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao And Heather D Drao (Owners) – PLN2503-0127 - Lindsey Craig, Planner I - District 1
A rezone of eight parcels, approximately 51.67 acres from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; generally located approximately 1,600 feet east of Rye Road and South of Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline Road in Bradenton (Manatee County) and approving a Preliminary Site Plan for up to 131 single-family detached residential units.

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Briefings
Briefing Provided Upon Request

Contact and/or Presenter Information
Presenter: Lindsey Craig, Planner I, 941-748-4501 x3877, lindsey.craig@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested
Alternative Motions

APPROVAL
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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 not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to recommend DENIAL of Manatee County Zoning Ordinance Number PDR-25-06(Z)(P); and DENIAL of the Preliminary Site Plan.

Enabling/Regulating Authority
Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board
PLANNING COMMISSION ACTION:

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May 14, 2026– Planning Commission

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Background Discussion

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  - Specific Approval
    None
  - Conditions
    There are multiple conditions from several reviewing divisions, please see the staff report and ordinance.

- **General Information**
  - **Location**
    Located approximately 1,600 feet east of Rye Road and south of Waterline Road
  - **Acreage of Project**
    51.67 acres
  - **Density/Intensity of Project**
    - **Density:**
      - Maximum allowed per FLUC: 3
      - Proposed: 2.54
    - **Intensity (FAR):**
      - Not Applicable

- **Affordable Housing**
  n/a

- **Neighborhood Workshop**
  The applicant sent notices for a two virtual meetings scheduled for April 22, 2025 and

September 25, 2025. The notice, list of addresses and materials prepared for the meeting were provided (Attachment 8). The application was received before the Development Services Director issued a memorandum in July 2025 mandating Neighborhood Workshops.

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  The FLUC is Urban Fringe – 3 (UF-3).

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  The project property is surrounded by General Agriculture (A) to the north, east, and west as well as Planned Development Residential (PDR) to the south and west.

- **Conclusion**
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PUBLIC COMMENT AND CORRESPONDENCE:

May 14, 2026– Planning Commission

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Attorney Review

Other (Requires explanation in field below) Soto
Camilo Soto reviewed and responded by email to Matter # FY25/26-0282 on April 22, 2026.

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

June 11, 2026 - Planning Commission

Subject
Updates to Agenda - June 10, 2026

Category
ANNOUNCEMENTS

Briefings
None

Contact and/or Presenter Information
Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested
Updates incorporated appropriately

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Below are agenda updates(dated 6/10/2026) for the meeting of June 11, 2026

G. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Scheduled

Item 1. PDC-18-14(G)(R) – Life Storage & Hotel at Bradenton (fka Wisdom Hotel and Retail Development/I-75-SR 64 Development, INC) – Life Storage Largo I LLC (Owner) – PLN2403-0044-Quasi-Judicia l- Jay Stearman, Planner I- District 5 - Added Public comment and Updated staff report to revise a Utility Condition.

Item 2. Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053 - Legislative-Elizabeth Shulman, Senior Planner- District 2 - Added public Comment.

Item 3. PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County (Owners) – PLN2508-0052-Quasi-Judicial – Elizabeth Shulman, Senior Planner - District 2 - Added Public comment and Updated staff report to revise Stormwater Conditions.

Item 4. PDR-25-06(Z)(P) – Ivy Run – 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao and Heather D Drao (Owners) – PLN2503-0127 – Lindsey Craig, Planner I - District 1 - Updated staff report to include added Stormwater Condition and June 4, 2026 Land Use Action, revised motion to include new Stormwater Condition, and revised cover sheet.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Planning Commission: 6/11/2026

PDR-25-06(Z)(P) – IVY RUN – 16TH DRIVE ASSOCIATES LLC; CRAIG WALTER PURCELL; JAMES C DRAO AND HEATHER D DRAO (OWNERS) – PLN2503-0127

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, generally located approximately 1,600 feet east of Rye Road and south of Waterline Road, Bradenton (Manatee County), providing for a rezone of eight parcels, approximately 51.67 acres from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; generally located approximately 1,600 feet east of Rye Road and South of Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline Road in Bradenton (Manatee County); approving a Preliminary Site Plan for up to 131 single-family detached residential units; subject to voluntarily proffered conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: **5/14/2026 & 6/11/2026**

Board of County Commissioners: **6/4/2026**

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 in compliance with the applicable review standards in the Manatee County Land Development Code, I move to recommend ADOPTION of Manatee County Zoning Ordinance Number PDR-25-06(Z)(P); and APPROVAL of the Preliminary Site Plan with Conditions A.1-A.5, B.1-B.8, C.1, D.1-D.2, and E.1-E.~~6~~4.

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 not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to recommend DENIAL of Manatee County Zoning Ordinance Number PDR-25-06(Z)(P); and DENIAL of the Preliminary Site Plan.

PLANNING COMMISSION ACTION:

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PUBLIC COMMENT AND CORRESPONDENCE:

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BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

On June 4, 2026, by a vote of 6-0, the Board of County Commissioners voted to continue the public hearing to September 3, 2026, Board of County Commissioners Land Use Meeting.

PUBLIC COMMENT AND CORRESPONDENCE:

June 4, 2026 – Board of County Commissioners Land Use

There were no public comments.

Nothing was entered into the record.

Section	
1	Project Summary
2	Maps & Discussion
3	Project Details
4	LDC Analysis
5	Compliance with Comprehensive Plan
6	Positive/Negative Aspects/Mitigating Measures
7	Specific Approval Requests
8	Conditions

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDR-25-06(Z)(P) / PLN2503-0127
PROJECT NAME	Ivy Run
SECTION / TOWNSHIP / RANGE(S)	27 / 34S / 19E
PARCEL ID / ADDRESS	562900100; No Address Assigned 16th Drive E; 562901058; 14857 16th Dr E; 562901108; 14957 16th Dr E; 562901157; 1500716th Dr E; 562901256; 15057 16th Dr E; 563110204; 15108 Waterline Rd 563105006; 15026 Waterline Rd 563105105; 15016 Waterline Rd
GENERAL LOCATION	Located approximately 1,600 feet east of Rye Road and south of Waterline Road
ACREAGE	51.67 acres
OWNER(S) / APPLICANT(S) / AGENT	**Owner:** 16th Drive Associates LLC; Craig Walter Purcell; James C Drao and Heather D Drao **Applicant:** KB Home Tampa LLC **Agent:** Kimley-Horn and Associates Inc.
FUTURE LAND USE CATEGORY	Urban Fringe – 3 (UF-3)
ZONING	**Existing:** General Agriculture (A) **Proposed:** Planned Development Residential (PDR)
PROPOSED USE(S)	Single-Family Residential Subdivision (detached)
DENSITY *dwelling units per gross acre (DU/GA)*	**Gross Density** **Maximum Permitted:** 3 DU/GA (155 dwelling units) **Proposed:** 2.54 DU/GA (131 dwelling units) **Net Density** **Maximum Permitted:** 9 DU/GA **Proposed:** 2.69 DU/GA
OVERLAYS/SPECIAL AREAS	Not Applicable

SPECIFIC APPROVAL REQUEST(S)	Not Applicable
NEIGHBORHOOD WORKSHOP	Yes; See review criteria analysis for Land Development Code (LDC) Section 312.6 in Section 4 of this Staff Report
CASE MANAGER	Lindsey Craig, Planner I

SECTION 2

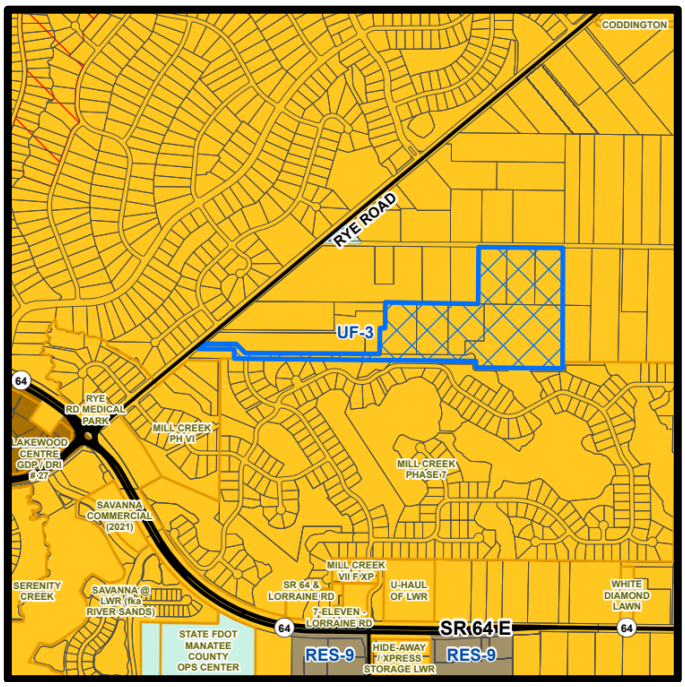
MAPS & DISCUSSION

History

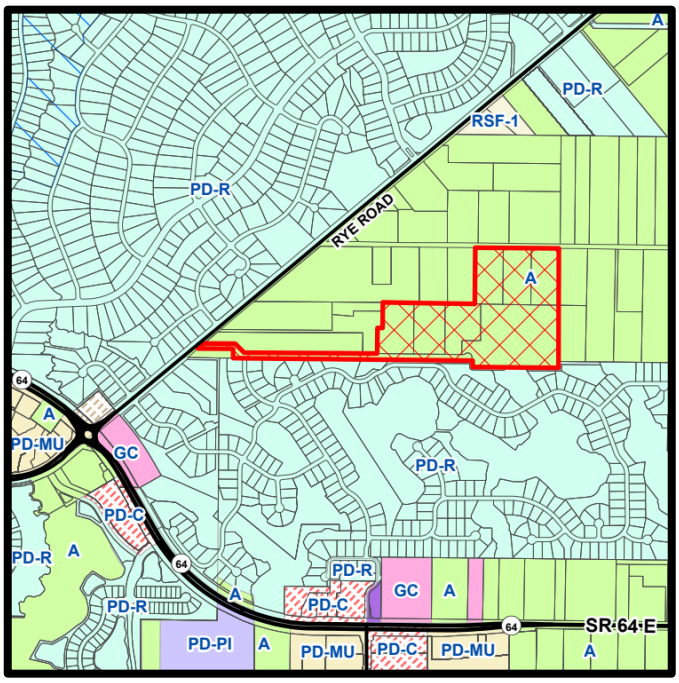
The subject property consists of eight parcels, approximately 51.67 acres. Since the adoption of the Land Development Code (LDC) in 1990, the Zoning Map shows the property was zoned as A (General Agriculture). Since the adoption of the Manatee County Comprehensive Plan in 1989, the subject project area was assigned the UF-3 (Urban Fringe – 3) Future Land Use Category (FLUC). The subject property is not located within any Overlay Districts and Special Areas. According to the Property Appraiser's Office website, the properties are vacant with two single family homes as well as various structures and vegetation. Parcels 562901256, 562901058, 563110204, and 563105006 currently contain existing single-family homes and associated structures. The remaining parcels 562900100, 562901108, 562901157, and 563105105 are currently vacant with vegetation.

Aerial Map

Aerial Map (Magnified)



Future Land Use Map



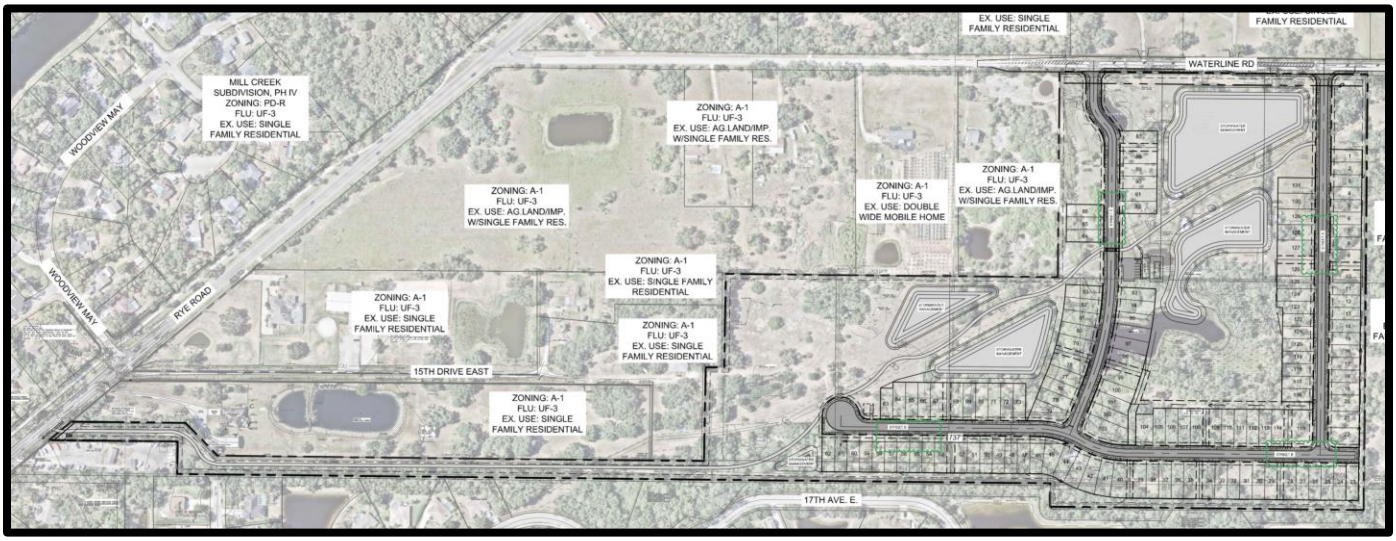
Zoning Map

Request

The applicant is requesting a rezone from A (General Agriculture) Zoning District to PDR (Planned Development Residential) Zoning District with a Preliminary Site Plan (PSP) for 131 single-family detached dwelling units.

ZONING AND SURROUNDING USES	
NORTH	A (General Agriculture) / Single Family Residential
SOUTH	PDR (Planned Development Residential) / Single Family Development
EAST	A (General Agriculture) / Single Family Residential
WEST	PDR (Planned Development Residential) / Single Family Development A (General Agricultural) / Single Family Residential

SECTION 3
SITE DESIGN DETAILS



- Up to 131 single-family dwelling units in total
- Two access points on Waterline Road
- A 10-foot-wide proposed multi-use trail is located throughout the development
- One Amenity center
- The development will not be gated
- Five stormwater facilities located within the development

SETBACKS REQUIRED	**Required / Proposed:** Front: 20 feet/23 feet fronting garage Rear: 10 feet Side: 5 feet Wetland: 15 feet
MINIMUM LOT AREA	**Required / Proposed:** 4,000 square feet (40 feet by 100 feet)
MINIMUM LOT WIDTH	**Required / Proposed:** 40 feet
MAXIMUM HEIGHT ALLOWED	Maximum 2-stories or 35 feet - Subject to LDC 401.5- Building Height Compatibility
OPEN SPACE	**Required:** 25% (12.92 acres) **Provided:** 65.15% (32.63 acres)
ACCESS	Two access points from Waterline Road
FLOOD ZONE(S)	Site lies in Zones X and A per FIRM Panel 12081C0332E, 12115C0075F, effective 3/17/2014
AREA OF KNOWN FLOODING	**Project located in Flood Prone Area:** Yes **Type of Flooding (i.e. rainfall, riverine, storm surge, etc.):** Rainfall **Project subject to flow reduction:** Yes, a 50% reduction in

	pre-developed runoff rate is required for Mill Creek Watershed. **Project subject to OFW:** No (If yes, 150% stormwater quality treatment required) **Watershed/Basin:** Mill Creek Watershed **Project located within Floodplain and/or Foodway:** The project area is outside of FEMA 1% annual chance flood hazard area delineation pursuant to the FEMA 2021 and 2014 effective FIRM (Zone "X").
UTILITIES	**Potable Water Infrastructure** • Existing County 30-inch WM on the west side of Rye Rd. R/W • Existing County 8-inch WM on the west side of 145th St. East R/W • Existing County 36-inch WM on the south side of Waterline Road **Wastewater Infrastructure** • Existing County 12-inch forcemain on the west side of Rye Rd. R/W • Existing county 8-inch forcemain on the east side of Rye Rd. R/W • Existing County 8-inch gravity and manhole within 145th St. East R/W • Existing county 10-inch forcemain on the north side of waterline rd. R/w (as of the time of this preapp this fm does not have capacity **Reclaimed Water Infrastructure** • Existing County 30 inch reclaim on the west side of Rye Rd. R/W • Existing County 4 inch reclaim main on the east side of 145th St. East R/W

TRANSPORTATION

Major Transportation Facilities
The site is located south of Waterline Road and east of Rye Road, at the end of 16th Drive East. The project will impact on the following roadways, adjacent to and near the project site:

Rye Road is an existing two-lane road with a 45-mph posted speed. It is designated as a four-lane arterial roadway with a planned right-of-way width of 120-feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Waterline Road is an existing two-lane road with a 45-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.

16th Drive East is a private roadway that is currently utilized as a dirt road for access to Parcels 562901256, 562901157, 562901108, and 562901058. This private driveway contains its own Parcel ID 562900100 with no address assigned and is not a Manatee County contained roadway.

Transportation Link Capacity Analysis
The application includes a Rezone and Preliminary Site Plan (PSP). The Applicant prepared a Traffic Study for the development of 131 single family detached dwelling units to determine the impacts to the segment of Waterline Road adjacent to the project site. The results of the traffic study, which were reviewed and accepted by the Transportation Planning Division, indicated that the impacted roadway segment is expected to operate at or above the level of service (LOS) performance standards.

NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (W/PROJECT)
Waterline Road	6120	D	C	C

Access
As the County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Trip Reservation Report (TRR) and Operational Analysis (OA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: Yes

OTHER CONCURRENCY COMPONENTS

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.

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements
Required Open Space: 25% (12.92 acres) (LDC Section 402.7)
Provided Open Space: 63.15% (32.63 acres)

Wetlands:

ENVIRONMENTAL INFORMATION					
Overall Wetland Acreage:				**2.95**	
Proposed Impact Acreage:				**0.47**	
Wetland I.D.	Wetland Acreage	Acres Impacted	Classification	Quality (Preliminary UMAM Score)	Justification for Impact
WL1	0.066	0	Freshwater Marsh (FLUCFCS 641)		
WL2	0.294	0	Wetland Forested Mixed (FLUCCS 641)		
WL3	2.254	0.44	Freshwater Marshes (FLUCCS 641)	0.5	Lots
WL4	0.049	0	Freshwater Marshes (FLUCCS 641)		
WL5	0.040	0	Freshwater Marshes (FLUCCS 641)	N/A	
WL6	0.192	0.02	Freshwater Marshes (FLUCCS 641)	0.43	Infrastructure
WL7	0.052	0.1	Freshwater Marshes (FLUCCS 641)	0.5	Infrastructure
TOTAL	2.95	0.47			

Wetland Mitigation: UMAM Mitigation will be required through the Southwest Florida Water Management District (SWFWMD). Per the Environmental Narrative provided by Kimley Horn (March 2025 and revised September 2025) the applicant is proposing to mitigate through purchase credits from Tampa Bay Mitigation Bank. Mitigation will be approved by SWFWMD through the Environmental Resource Permit (ERP) process.

Wetland Buffers: Wetland Buffers are provided in accordance with SWFWMD ERP A.H. Volume 1 10.2.7. The Preliminary Site Plan proposes a variable-width buffer with an average 30foot width wetland buffer, which is above the state's requirement of 15 foot minimum and 25-foot average.

Uplands
Per the Environmental Narrative provided by Kimley Horn (September 2025) the subject site is comprised of Open Lands (FLUCFCS 190; 12.32 acres), Horse Farm (FLUCFCS 251; 2.89 acres), Gas Easement (FLUCFCS 817; 3.43 acres), Brazilian Pepper (FLUCFCS 422; 1.95 acres) and Mixed Hardwood (FLUCFCS 438; 22.09 acres). There are no native upland habitats on site.

Preservation of Existing Plant Communities
Per LDC Section 402.6.T.3.b., when existing 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. The applicant is required to preserve 2.21 acres of native plant communities which are provided as 2.48 acres of wetland and 0 acres of upland.

Endangered Species
Per the Environmental Narrative provided by Kimley-Horn (September 2025) an on-site assessment was conducted in October 2024 for listed floral and faunal species. This review included field survey and research of available databases for documented listed species presence relative to the proposed project. Kimley-Horn also conducted a gopher tortoise survey utilizing pedestrian transects, found no potentially active burrows on-site. Kimley-Horn recommends a 100% survey of suitable habitat be conducted 90 days prior to construction.

Trees and Landscaping
Tree Removal, Tree Removal Replacement and Landscaping will be reviewed with FSP, in accordance with LDC Sections 700 and 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (Rye Road & Waterline)	20 feet	20 feet	LDC Section 701.4
Greenbelt Buffer (Perimeter of project)	15 feet	25 feet	LDC Section 701.4

LOCATION MAP

SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

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LDC SECTION 402.7 – PDR - PLANNED DEVELOPMENT RESIDENTIAL

The following represents an analysis of the application under the applicable review standards of the Manatee County Land Development Code.

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

Required Documents	First Neighborhood Workshop
Date and Time of Workshop	April 22, 2025; 6:00pm September 25, 2025, 5:30pm
Workshop Format	Virtual (both)
Workshop Summary	Written summary provided
Workshop Requirement	• Application pre-dated July 2025 • Neighborhood workshop strongly encouraged during pre-application meeting (PLN2412-0089)
Sign-In Sheet	Not Provided
Issues, Suggestions, and Concerns	Traffic, buffering, preservation of the existing trees
Mail Notice	Provided (September 25, 2025, 5:30pm)
Workshop Signage	Coordinated with Development Services

Refer to the Neighborhood Workshop Summary Attachment 8.

LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

A. Previous Approvals.

Analysis: Not Applicable; the 1981 Zoning Map shows the property was zoned as A (General Agriculture). With the adoption of the LDC in 1990, the Zoning District has remained unchanged. With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project area was assigned the UF-3 (Urban Fringe – 3) Future Land Use Category (FLUC). Since this 1981 approval, no other approvals have taken place.

B. Comprehensive Plan.

Analysis: The proposed project lies within the FLUC of UF-3 (Urban Fringe – 3). Please refer to Section 5 of this report for a detailed discussion on consistency with the Comprehensive Plan.

C. Land Development Code.
Analysis: The project has numerous LDC sections to meet, including, but not limited to, Sections 342.4, 402.6, and 402.7. Further analysis for each of the above-mentioned LDC criteria will be provided later in the staff report below.

D. Use and District Requirements.
Analysis: The proposed residential subdivision is permitted in the PDR (Planned Development Residential) Zoning District. The project also demonstrates compliance with the Planned Development criteria as well as the PDR Zoning District criteria, of which the analyses are provided within Section 4.

E. Environment.
Analysis: There are 0.47 acres of impacted wetlands. Please see the analysis provided in the Environmental Information Section 3 of the staff report.

F. Circulation.
Analysis: As depicted on the PSP, there is one cul-de-sac located on the site; however, it complies with the maximum length of 800 feet per LDC Section 1001.4.D.1. These standards are also demonstrated by the project under Sections 402.6 and 402.7 in the staff report.

G. Concurrency.
Analysis: The applicant has applied for concurrency with the proposed PSP. Per the Manatee County Comprehensive Plan Policy 2.4.1.2, concurrency for potable water and sanitary sewer may only be applied for at the time of FSP or Construction Drawings. There will be additional review by Concurrency at the time of FSP. Additional on-site and/or off-site improvements may be required as the property is developed.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

A. General Review Criteria. In deciding whether to recommend adoption of, or to adopt, a proposed amendment, the Department Director, Planning Commission, or the Board, as the case may be, shall consider whether the proposed amendment is consistent with this Code and the Comprehensive Plan. In determining such consistency, the following factors shall be addressed and considered:

1. Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.
Analysis: Per LDC Chapter Definitions ‘‘Compatibility shall mean a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition”. The surrounding properties are zoned General Agriculture (A), and Planned Development Residential (PDR). The residential areas to the south and west consist primarily of single-family developments, such as Mill Creek, which features 100-foot-wide lots. However, nearby communities like Eastlyn and Coddington have smaller minimum lot widths, with Eastlyn at 45 feet and Coddington at 50 feet. The proposed development includes 40-foot-wide lots, which appear consistent with these neighboring communities. Overall, the proposed residential development appears to be compatible with the character and zoning of the surrounding properties.

2. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.
Analysis: The subject property was historically used for both agricultural and residential purposes. The subject site currently remains mostly vacant, including vegetation, two dwelling units and various structures on site. The surrounding area to the north, east, and west has trended towards low-density residential development which contains large tracts which are zoned Agriculture (A). However, to the south, the development is bordered by low density planned residential development.

3. Consistency with the Current Comprehensive Plan.
Analysis: The FLUC has been UF-3 since the adoption of the Manatee County Comprehensive Plan (1989). The proposed rezone can be found consistent with the applicable policies of the Comprehensive Plan. Please see Section 5 of this staff report for further analysis.

4. Conflicts with Existing or Planned Public Improvements.

Analysis: There are no anticipated conflicts between this proposed development and any existing or planned public improvements. The applicant will be required to enter into a written agreement to either construct the improvement itself or pay their proportionate share contribution for any improvements to public infrastructure due to the impact of any future development of the site.

5. Available Public Facilities.

a. Impact on the Traffic Characteristics – Specifically Trip Generation Potential.

Analysis: The proposed development is not anticipated to create adverse transportation impacts on throughfare roadways analyzed in the Traffic Study. The affected link of Waterline Road (Link 6120) is projected to operate at an accepted LOS relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of FSP.

b. Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.

Analysis: The proposed residential development is not anticipated to have a major impact on sewers, streets, recreation areas and facilities, and other public facilities.

c. Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity.

Analysis: The proposed development is not anticipated to have a major impact on public facilities. The applicant will be required to enter into a written agreement to either construct the improvement itself or pay their proportionate share contribution for any improvements to public infrastructure due to the impact of the proposed development of the site. At the time of FSP submittal there will be a detailed analysis of the public facilities required.

6. Health, Safety or Welfare of the Neighborhood and County.

Analysis: Negative adverse impacts are not anticipated to affect the health, safety, or welfare of the surrounding neighborhood and Manatee County resulting from this proposed development.

7. Conformance with All Applicable Requirements of this Code.

Analysis: The proposed development shall be required to be designed in conformance with all applicable requirements of the LDC. See the analysis for compliance with the LDC throughout Section 4 of this staff report.

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

Analysis:

The surrounding area to the north, east, and west has trended towards low-density residential development which contains large tracts which are zoned Agriculture (A). However, to the south, the development is bordered by low density planned residential development. The proposed PDR Zoning District may be considered a reasonable expansion of the adjacent PDR Zoning District to the south. The residential areas to the south and west consist primarily of single-family developments, such as Mill Creek, which features 100-foot-wide lots. Subdivisions which are approximately 1.5 miles from the project site like Eastlyn, Coddington and Del Tierra have smaller minimum lot widths, with Eastlyn at 45 feet, Coddington at 50 feet and Del Tierra at 60 feet. The proposed development includes 40-foot-wide lots, which appear consistent with these neighboring communities. Overall, the proposed residential development appears to be compatible with the character and zoning of the surrounding properties.

9. Logical Expansion of Adjacent Zoning Districts.

Analysis: The surrounding properties are zoned General Agriculture (A) and Planned Development Residential (PDR). Adjacent single-family developments to the south and west include the Mill Creek subdivision, while other nearby communities—such as Eastlyn, Coddington, and Del Tierra—are located approximately 1.5 miles from the project site. The proposed PDR zoning district represents an expansion of the existing PDR zoning to the south and west and serves as a logical extension of the area's residential development pattern.

10. Impact on Historic Resources.
Analysis: There are no known historic features within the subject project area. Any significant historical or archeological resources discovered during development activities shall be immediately reported to Florida Department of State's Division of Historical Resources. Treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County.

11. Environmental Impacts.
Analysis: Based on the Environmental Narrative prepared by Kimley Horn (September 2025), there are onsite wetlands (totaling 2.95 acres), however 0.47 acres will be impacted. Condition B.3 has been added which states that the proposed project density may be subject to a reduction at the time of FSP based on the SWFWMD's Formal Determination of Wetlands and Other Surface Waters, in accordance with the Comprehensive Plan and Land Development Code. The applicant proposes 32.63 acres of open space, exceeding the Code requirement. The Environmental Narrative also indicates that the site contains natural vegetative communities or natural habitat. The applicant is required to preserve 2.21 acres of native plant communities which are provided as 2.48 acres of wetland and 0 acres of upland, and no state or federally listed species were observed. For more details, see the Environmental Narrative above.

12. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.
Analysis: The applicant proposes a residential development in an area surrounded by low density residential areas located to the south and west of the subject site. The applicant proposes 20-foot roadway buffers and 15-foot greenbelt buffers around the property, meeting the LDC buffering requirement. An 8-foot fence is proposed along the southern property line, adjacent to the Mill Creek subdivision. The residential uses proposed for the site shall be required to comply with all applicable standards of the LDC to provide adequate buffering, screening, and setbacks.

13. Relocation of Mobile Homeowners.
Analysis: Not applicable for the proposed development. There are no mobile homes currently occupying the project area.

14. Consistency with the Planned Development District Standards.
Analysis: The proposed development can be found to be consistent with the planned development district standards. See analysis of LDC Section 402.6 and 402.7.D below.

15. Any Other Matters Which May Be Appropriate.
Analysis: The applicant has coordinated with the Public Works Department to improve the intersection of Rye Road and Waterline Road. This project involves realigning the intersection and installing a signalized control. These improvements, to be completed prior to the issuance of the Certificate of Completion, will improve safety at the intersection and enhance traffic flow along Rye Road and Waterline Road. The applicant will be required to enter into a written agreement to either construct the improvement itself or pay their proportionate share contribution for any improvements to public infrastructure due to the impact of the proposed development of the site.

16. Transportation Impact Review
Analysis: The proposed development is not anticipated to create adverse transportation impacts on throughfare roadways analyzed in the Traffic Study Waiver. The affected link of Waterline Road (Link 6120) is projected to operate at an accepted LOS relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of FSP.

LDC SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.
Analysis: The subject project area was historically used for both agricultural and residential purposes. The subject site currently remains mostly vacant, including vegetation, two dwelling units and various structures on site. The surrounding area has trended toward low density residential and agricultural lands. The proposed PDR Zoning District may be considered a reasonable expansion of the adjacent PDR Zoning District to the south.

B. Relation to Public Utilities, Facilities and Services.
Analysis: The subject project area is located near potable water and sewer facilities. See Utilities under Section 3 of this staff report. Additional review will be conducted by staff at the time of FSP.

C. Relation to Major Transportation Facilities.
Analysis: The proposed development has two access to Waterline Road, an Urban Collector. The proposed development is not anticipated to create adverse transportation impacts on thoroughfare roadways analyzed in the Traffic Impact Statement. The affected link of Waterline Road (Link 6120) is projected to operate at an acceptable LOS relative to the minimum adopted LOS standards for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of FSP.

D. Compatibility.
Analysis: Per LDC Chapter Definitions ‘‘Compatibility shall mean a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition”. The surrounding properties are zoned General Agriculture (A), and Planned Development Residential (PDR). The proposed PDR Zoning District is a logical expansion for residential development and is consistent with the development pattern in this area. The residential areas to the south and west consist primarily of single-family developments, such as Mill Creek, which features 100-foot-wide lots. Subdivisions which are approximately 1.5 miles from the project site like Eastlyn, Coddington and Del Tierra have smaller minimum lot widths, with Eastlyn at 45 feet, Coddington at 50 feet and Del Tierra at 60 feet. The proposed development includes 40-foot-wide lots, which appear consistent with these neighboring communities. The proposed residential development can be found to be compatible with surrounding existing developments and zoning of nearby properties.

E. Transitions.
Analysis: The surrounding area to the north, east, and west has trended towards low-density residential development which contains large tracts which are zoned Agriculture (A). However, to the south, the development is bordered by low density planned residential development. The proposed PDR Zoning District may be considered a reasonable expansion of the adjacent PDR Zoning District to the south.

F. Design Quality. (Section 402.7.D.1; Section 402.7.D.4; Section 402.7.5)
Analysis: As shown on the PSP, the project provides 65.15% open space, exceeding the 25% requirement. The plan also includes five stormwater ponds, an amenity center, and two access points on Waterline Road, along with internal circulation. Additionally, a 10-foot-wide multi-use trail is proposed, connecting to Rye Road and extending throughout the development. The project adheres to and conforms with all applicable requirements of the LDC. Details of this request are provided further in Section 3 of this staff report.

G. Relationship to Adjacent Property.
Analysis: See discussion on Sections 342.4.A.1 - Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties; 342.4.A.8 - Consistency with the Development Patterns in the Area; 342.4.A.9 - Logical Expansion of Adjacent Zoning Districts; 402.6.D Compatibility; and 402.6.E Transitions.

H. Access. (Section 402.7.D.6)
Analysis: The proposed development has two access locations on Waterline Road, an Urban Collector. The proposed development is not anticipated to create adverse transportation impacts on throughfare roadways analyzed in the Traffic Study. The affected link of Waterline Road (Link 6120) is projected to operate at an accepted LOS relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of FSP.

I. Streets, Drives, Parking and Service Areas. (Section 402.7.D.3; 402.7.D.6)
Analysis: All access points, drive-aisles, public ROW, pedestrian paths, and utilities within the project will be required to be designed per Manatee County standards. The project’s internal vehicle use area provides safe and convenient access to proposed buildings, via a 50-foot-wide roadway, private drainage easement, and public utility easement. The project does not contain commercial or office uses and will not require non-

residential deliveries, servicing, or maintenance areas, nor will it require loading zones. Additional details will be evaluated for compliance during the FSP/Construction Plan review process.

J. Pedestrian Systems.
Analysis: The site plan proposes sidewalks along both sides of the interior roadways. Pedestrian access to Waterline Road is also proposed within the project, however there are no existing sidewalks located along Waterline Road. The Applicant is proposing 10-foot-wide multiuse trail connecting the proposed development to Rye Road.

K. Natural and Historic Features, Conservation and Preservation Areas.
Analysis: There are no known historic features within the subject project area. Any significant historical or archeological resources discovered during development activities shall be immediately reported to Florida Department of State's Division of Historical Resources. Treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County.

L. Density/Intensity.
Analysis: The UF-3 FLUC allows for 3 DU/GA. The Applicant is proposing 131 single-family detached dwelling units located on the 51.67-acre site. The maximum density of the proposed development will be 2.54 DU/GA which can be found consistent with the maximum permitted density within the UF-3 Future Land Use Category.

The PSP submitted by the applicant shows 0.47 acres of wetland impacts. Per LDC Section 706.9, there is a limitation on credit for altered or relocated jurisdictional wetland to 50% of the maximum density permitted within the FLUC. After accounting for environmental impacts and applicable credits, the site's net developable area is 51.44 acres (reduced slightly from 51.67 acres due to a 0.24-acre credit reduction). Based on a density of 3 DU/GA, the project yields a maximum development potential of approximately 154 dwelling units.

M. Height. (Section 402.7.D.9)
Analysis: The proposed maximum height is 2-story (or 35 feet) and is subject to Section 401.5 Building Height Compatibility.

N. Fences and Screening.
Analysis: Twenty-foot roadway buffers are proposed along Waterline Road, and a 15-foot greenbelt buffer is proposed along the east, south, and west property boundary. An 8-foot fence is proposed along the southern property line, adjacent to the Mill Creek subdivision. The proposed residential development shall provide fencing and screening as required by LDC.

O. Yards and Setbacks. (Section 402.7.D.7)
Analysis: Section 3 of this staff report, Site Design Details, provides the setback details for the proposed development. LDC Section 401.3.E.8 requires a 35-foot greater separation than required by the Code. There are agricultural uses adjacent to the project to the northwest. At the time of FSP review, the project shall demonstrate that no active agricultural uses exist adjacent to the project boundary. If active agricultural operations are confirmed, residential lot(s) contiguous to such operations shall provide a 35-foot rear yard setback. Further, a screening buffer will be required where lots are adjacent to active agriculture operations. Demonstration of compliance with these requirements will be shown on future FSPs. If no active agricultural uses are present, setbacks shall conform to those approved in the Preliminary Site Plan.

P. Trash and Utility Plant Screens.
Analysis: All trash and utility areas will be screened as required by County regulations.

Q. Signs.
Analysis: All signs within the project must meet the requirements of Chapter 6 of the LDC and proposed locations should be reviewed at the time of the FSP review.

R. Landscaping (Section 402.7.D.2; 402.7.D.5)
Analysis: Detailed landscaping plans will be provided with the FSP. All landscaping will meet or exceed the standards in LDC Section 701.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.
Analysis: Not applicable as this development does not propose mixed-use plan designation, nor is it located within an entranceway.

T. Environmental Factors.

1. *Water Conservation.*
   Analysis: There are no anticipated impacts to the conservation of water resources. The lowest water quality source shall be utilized for irrigation systems. Potable water is not allowed. See the Environmental Narrative provided by Kimley Horn (February 2025) as well as the Environmental Information in Section 3 of this staff report for analysis by the Environmental Planning Section staff.
2. *Minimum Open Space Requirements.* (Section 402.7.D.2, 403.8.D.8)
   Analysis: The minimum open pace required for PDR developments is 25%. The applicant is proposing 63.15% (32.63 acres) of open space, fulfilling the minimum requirement. See Environmental Information and Open Space in Section 3 of this staff report.
3. *Preservation of Existing Plant Communities.*
   Analysis: The applicant is required to preserve 2.21 acres of native plant communities which are provided as 2.48 acres of wetland and 0 acres of upland.

U. Rights-of-Way and Utility Standards.
Analysis: The subject project area is located along Waterline Road. Potable water, wastewater, and reclaimed water infrastructure are available in the public ROW of Waterline Road. All ROW and utility improvements shall adhere to the requirements of the County's Administrative Procedures for all public and private ROW construction.

V. Stormwater Management.
Analysis: The applicant proposes five stormwater ponds located within the project boundary. Stormwater management facilities shall adhere to the requirements with LDC Section 801 and the Manatee County Public Works Standards, Part 2 Stormwater Design Standard – Adopted June 2015. Staff will conduct additional reviews for compliance at the time of FSP.

W. Consistency with Comprehensive Plan.
Analysis: The project is consistent with the Comprehensive Plan, as discussed in Section 5.

X. Other Factors.
Analysis: Not Applicable. The Project is not requesting any Specific Approvals.

LDC SECTION 402.7.D – PDR – PLANNED DEVELOPMENT RESIDENTIAL STANDARDS

1. Site Planning.
Analysis: Please see Section 4 (LDC Section 402.6.F) of this Staff Report.

2. Landscaped Open Space and Pervious Area Requirements.
Analysis: Section 4 (LDC Section 402.6.R and LDC Section 402.6.T.2) of this staff report provides the landscaped open space and pervious area requirements for the proposed development.

3. Frontage and Accessibility.
Analysis: Section 4 (LDC Section 402.6.I) of this staff report provides the frontage and accessibility for the proposed development.

4. Neighborhoods.
Analysis: Section 4 (LDC Section 402.6.F) of this staff report provides the neighborhood requirements for the proposed development. Adjacent single-family developments to the south and west include the Mill Creek subdivision, while other nearby communities—such as Eastlyn, Coddington, and Del Tierra—are located approximately 1.5 miles northeast from the project site.

5. Greenbelts.
Analysis: Section 4 (LDC Section 402.6.F, LDC Section 402.6.N, and LDC Section 402.6.R) of this staff report provides the greenbelt requirements for the proposed development.

6. Traffic Circulation.
Analysis: Section 4 (LDC Section 402.6.H and LDC Section 402.6.I) of this staff report provides the traffic circulation requirements for the proposed development.

7. Yards and Setbacks.
Analysis: Section 4 (LDC Section 402.6.O) of this staff report provides the yards and setback requirements for the proposed development. LDC Section 401.3.E.8 requires a 35-foot greater separation than required by the Code. There are agricultural uses adjacent to the project to the northwest. At the time of FSP review, the project shall demonstrate that no active agricultural uses exist adjacent to the project boundary. If active agricultural operations are confirmed, residential lot(s) contiguous to such operations shall provide a 35-foot rear yard setback. Further, a screening buffer will be required where lots are adjacent to active agriculture operations. Demonstration of compliance with these requirements will be shown on future FSPs. If no active agricultural uses are present, setbacks shall conform to those approved in the Preliminary Site Plan.

8. Minimum Lot Width.
Analysis: As shown on the PSP, the proposed minimum lot width is 40 feet. Surrounding subdivisions such as Mill Creek contain 100-foot-wide lots, Eastlyn with 45-foot-wide lots, Coddington with 50-foot-wide lots and Del Tierra with 60-foot-wide lots.

9. Building Height.
Analysis: Section 4 (LDC Section 402.6.M) page 16 of this staff report provides the building height requirements for the proposed development.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the UF-3 (Urban Fringe - 3) Future Land Use Category; the project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.
Analysis: The subject property is located near public facilities and services. See Utilities under Section 3 of this staff report. The applicant will be required to pay their proportionate share for any improvements to public infrastructure due to the impact of the proposed development of the site.

Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB.
Analysis: The proposed development is consistent with this Policy as the subject property is located west of the FDAB.

Policy 2.1.2.3. Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.
Analysis: The proposed development is a contiguous expansion of existing surrounding residential development.

Policy 2.1.2.4. Limit urban sprawl through consideration of new and redevelopment when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.
Analysis: As previously stated in Policy 2.1.2.3. above, the proposed development is a contiguous expansion of existing residential developments and can be found compatible with the surrounding single-family residential developments. Subdivisions which are approximately 1.5 miles from the project site like Eastlyn, Coddington and Del

Tierra have smaller minimum lot widths, with Eastlyn at 45 feet, Coddington at 50 feet and Del Tierra at 60 feet. The proposed development includes 40-foot-wide lots, which appear consistent with these neighboring communities. The proposed residential development can be found to be compatible with surrounding existing developments and zoning of nearby properties.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:
- **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 Objectives 2.6.1—2.6.3).**

Analysis: The subject project area consists of eight parcels surrounded by residential to the south and west. The proposed development is consistent with the development pattern of the area, is similar in land use, and has adequate roadways, public facilities and other necessary infrastructure and services. The timing of the proposed development appears to be appropriate as the property is no longer being used for agricultural purposes. As previously stated, the surrounding areas are single-family residential, and this project can be found as appropriate infill for future development.

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.

Analysis: The proposed development is for a rezone with an associated PSP. Per 400.8, Planned Development (PD) Zoning Districts are allowed within all Comprehensive Plan Future Land Use Map Categories, provided the rezone meets the requirements of LDC 342.4, is consistent with UF-3 FLUC, and the proposed residential uses are consistent with the range of permitted potential uses.

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.
Maximum floor area ratio:
0.35.
0.5 at activity nodes (see Policy 2.2.1.11.4).
Maximum Square Footage for Neighborhood Commercial Uses:
Medium (One hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.13.4).
Large (300,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).
Analysis: The proposed development consists of 131 single-family detached dwelling units with one existing single-family detached dwelling unit located on the 51.54-acre site. The PSP submitted by the applicant shows 0.47 acres of wetland impacts. The sites net developable area is 51.44 acres (reduced slightly from 51.67 acres due to a 0.24-acre impact credit reduction). Based on a density of 3 dwelling units per acre, the project yields a maximum development potential of approximately 154 dwelling units. However, the Applicant is proposing a maximum density of 2.54 DU/GA which can be found consistent with the maximum permitted density within the UF-3 Future Land Use Category.

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.
Analysis: Not applicable. The proposed development is not proposing non-residential uses.

Policy 2.2.1.11.5. Reserved.

SECTION 6

POSITIVE ASPECTS

- The UF-3 FLUC anticipates and encourages low density clustered residential uses as shown within this application. (Planning)
- The proposed residential development is surrounded by existing residential developments to the south and west. (Planning)
- The subject property is west of the FDAB. (Planning)
- The proposed project includes a 10-foot-wide multi-use trail that begins at Rye Road and extends throughout the development. (Planning)
- Site design provides 63.15% Open Space, exceeding the required 25% Open Space for the project. (Environmental)
- Applicants are providing an average of 30-foot wetland buffers. (Environmental)
- No State or Federally listed species were observed on site. (Environmental)
- The applicant will coordinate to construct transportation improvements located at the intersection of Rye Road and Waterline Road during the first phase of development pursuant to the agreements between the Developer and Manatee County. (Transportation)

NEGATIVE ASPECTS

- 0.47 acres of wetland impacts are proposed. (Environmental)

MITIGATING FACTORS

- UMAM Mitigation will be required through the Southwest Florida Water Management District (SWFWMD). Per the Environmental Narrative provided by Kimley Horn (September 2025) the applicant is proposing to mitigate through purchase credits from Tampa Bay Mitigation Bank. Mitigation will be approved by SWFWMD through the Environmental Resource Permit (ERP) process. (Environmental)

SECTION 7

SPECIFIC APPROVAL REQUEST

Not applicable. No specific approvals are requested with this application.

SECTION 8

CONDITIONS OF APPROVAL

A. DESIGN AND LAND USE

1. All other applicable local, state, or federal permits shall be obtained prior to commencement of construction.

2. Any new or temporary use proposed at this property, other than those approved with this application, shall be required to apply for a new preliminary site plan permit through Development Services-Planning & Zoning, as required by the Land Development Code.

3. Any significant or archeological resources discovered during development activities shall be immediately reported to Florida Department of State's Division of Historical Resources. Treatment of such resources shall be determined in cooperation with Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with Florida Department of State's Division of Historical Resources and the County. The appropriate treatment of such resources (potentially including exaction of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offenses Concerning Dead Bodies and Graves) shall be followed.

4. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffers (recreational use to single family), structure height, signage, etc. Recreation area structure(s) shall have a minimum setback of 20 feet from property lines.

5. At the time of Final Site Plan (FSP) review, the project shall demonstrate that no active agricultural uses exist adjacent to the project boundary. If active agricultural operations are confirmed, residential lot(s) contiguous to such operations shall provide a 35-foot rear yard setback. Further, a screening buffer will be required where lots are adjacent to active agriculture operations. Demonstration of compliance with these requirements will be shown on future FSPs. If no active agricultural uses are present, setbacks shall conform to those approved in the Preliminary Site Plan.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.

2. There are only 0.47 acres of impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.

3. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the Preliminary Site Plan, the project's maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.

4. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

5. Pursuant to the September 2024 Environmental Narrative prepared by Kimley Horn, ninety (90) days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.

6. 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.

7. If wells are encountered, 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); and,
    - The final disposition of the well - used, capped, or plugged.

8. 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.

C. TRAFFIC ENGINEERING

1. With the first phase of development, the Developer shall construct transportation improvements to the intersection of Rye Road and Waterline Road pursuant to agreements between the Developer and Manatee County.

D. DEVELOPMENT REVIEW

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable 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.

2. The project will need to be built to the Manatee County Utility, Stormwater, and Highway & Traffic Standards that are current at the time of construction.

E. STORMWATER ENGINEERING

~~1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) 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 County FEMA 1% annual chance flood hazard area delineation pursuant to the Mill Creek Watershed Management Plan, and post-development discharge of runoff.~~

~~2.~~1. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, 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 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:

NOAA Atlas 14 rainfall data shall be used for stormwater modeling ~~(This applies to PDR/PDC projects)~~.

Storm Frequency:	Cumulative Rainfall:	Rainfall Distribution:
2.33-year/24-hour	~~24-hour~~4.5 inches	~~4.5 inches~~ FLMOD
10-year/24-hour	~~24-hour~~ NOAA Atlas 14	~~NOAA Atlas 14~~ FLMOD
25-year/24-hour	~~24-hour~~ NOAA Atlas 14	~~NOAA Atlas 14~~ FLMOD
50-year/24-hour	~~24-hour~~ NOAA Atlas 14	~~NOAA Atlas 14~~ FLMOD
100-year/24-hour	~~24-hour~~ NOAA Atlas 14	~~NOAA Atlas 14~~ FLMOD
100-year/72-hour	~~72-hour~~18 inches	~~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 Mill Creek Watershed Management Plan) shall be submitted to demonstrate compliance prior to commencement of construction.

~~3.~~2. Any fill within the FEMA 1% annual chance flood hazard area (or as otherwise known as 100-year floodplain) as delineated by the Mill Creek Watershed Management Plan (WMP) shall be compensated by

the creation of an equal or greater storage volume above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). ~~Alternatively, the applicant can submit drainage modeling utilizing the Mill Creek Watershed Management Plan (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition.~~

~~4.~~3. 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 Mill Creek Watershed. Modeling shall be used to determine pre- and post- development flows.

~~5. The project shall be required to provide 150% water quality treatment for Evers Reservoir.~~

~~6. Any fill within the FEMA 1% annual chance flood hazard area derived from the FEMA FIRM shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. The FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts to a no-rise condition.~~

4. A Public Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan for the existing ditch along the southern property line (designation “E210”) and the existing drainage ditch in the northeast corner of the project boundaries. In addition, a Public Drainage-Maintenance Access Easement shall be provided along the top-of-bank of these systems. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

ATTACHMENTS

1. Staff Report Maps and Aerials
2. Preliminary Site Plan
3. Transportation Impact Analysis
4. Concurrency Reservation Application
5. Environmental Narrative
6. School Report
7. Zoning Disclosure Affidavit
8. Neighborhood Workshop Summary
9. Affidavit of Publishing
10. Public Comment

Amount and Frequency of Recurring Costs
N/A

Planning Commission: 6/11/2026

PDR-25-06(Z)(P) – IVY RUN – 16TH DRIVE ASSOCIATES LLC; CRAIG WALTER PURCELL; JAMES C DRAO AND HEATHER D DRAO (OWNERS) – PLN2503-0127

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, generally located approximately 1,600 feet east of Rye Road and south of Waterline Road, Bradenton (Manatee County), providing for a rezone of eight parcels, approximately 51.67 acres from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; generally located approximately 1,600 feet east of Rye Road and South of Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline Road in Bradenton (Manatee County); approving a Preliminary Site Plan for up to 131 single-family detached residential units; subject to voluntarily proffered conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: **5/14/2026 & 6/11/2026**

Board of County Commissioners: **6/4/2026**

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 in compliance with the applicable review standards in the Manatee County Land Development Code, I move to recommend ADOPTION of Manatee County Zoning Ordinance Number PDR-25-06(Z)(P); and APPROVAL of the Preliminary Site Plan with Conditions A.1-A.5, B.1-B.8, C.1, D.1-D.2, and E.1-E.6.

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 not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to recommend DENIAL of Manatee County Zoning Ordinance Number PDR-25-06(Z)(P); and DENIAL of the Preliminary Site Plan.

PLANNING COMMISSION ACTION:

On May 14, 2026, by a vote of 6-0, the Planning Commission voted to continue to June 11, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Administration Building, 1112 Manatee Avenue West, 1st Floor, Patricia M. Glass Chambers with Chairman DeLesline absent.

PUBLIC COMMENT AND CORRESPONDENCE:

May 14, 2026– Planning Commission

Mark VanDeRee requested the item be continued to after June 11, 2026, to allow more time to research the project.

A request of continuance, revised cover sheet to add request for continuance and revised motions in strikethrough/underline format and moved to presentations upon request was entered into the record

Section	
1	Project Summary
2	Maps & Discussion
3	Project Details
4	LDC Analysis
5	Compliance with Comprehensive Plan
6	Positive/Negative Aspects/Mitigating Measures
7	Specific Approval Requests
8	Conditions

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDR-25-06(Z)(P) / PLN2503-0127
PROJECT NAME	Ivy Run
SECTION / TOWNSHIP / RANGE(S)	27 / 34S / 19E
PARCEL ID / ADDRESS	562900100; No Address Assigned 16th Drive E; 562901058; 14857 16th Dr E; 562901108; 14957 16th Dr E; 562901157; 1500716th Dr E; 562901256; 15057 16th Dr E; 563110204; 15108 Waterline Rd 563105006; 15026 Waterline Rd 563105105; 15016 Waterline Rd
GENERAL LOCATION	Located approximately 1,600 feet east of Rye Road and south of Waterline Road
ACREAGE	51.67 acres
OWNER(S) / APPLICANT(S) / AGENT	**Owner:** 16th Drive Associates LLC; Craig Walter Purcell; James C Drao and Heather D Drao **Applicant:** KB Home Tampa LLC **Agent:** Kimley-Horn and Associates Inc.
FUTURE LAND USE CATEGORY	Urban Fringe – 3 (UF-3)
ZONING	**Existing:** General Agriculture (A) **Proposed:** Planned Development Residential (PDR)
PROPOSED USE(S)	Single-Family Residential Subdivision (detached)

DENSITY *dwelling units per gross acre (DU/GA)*	**Gross Density** **Maximum Permitted:** 3 DU/GA (155 dwelling units) **Proposed:** 2.54 DU/GA (131 dwelling units) **Net Density** **Maximum Permitted:** 9 DU/GA **Proposed:** 2.69 DU/GA
OVERLAYS/SPECIAL AREAS	Not Applicable
SPECIFIC APPROVAL REQUEST(S)	Not Applicable
NEIGHBORHOOD WORKSHOP	Yes; See review criteria analysis for Land Development Code (LDC) Section 312.6 in Section 4 of this Staff Report
CASE MANAGER	Lindsey Craig, Planner I

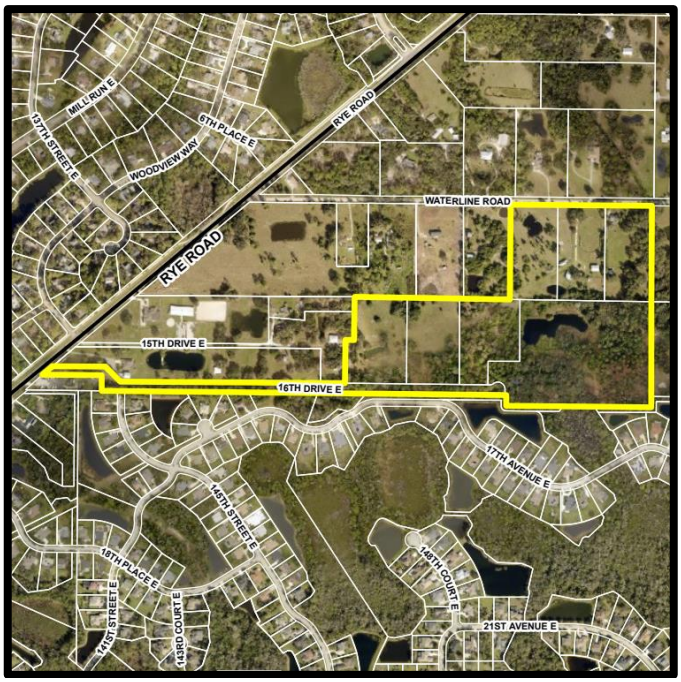
SECTION 2

MAPS & DISCUSSION

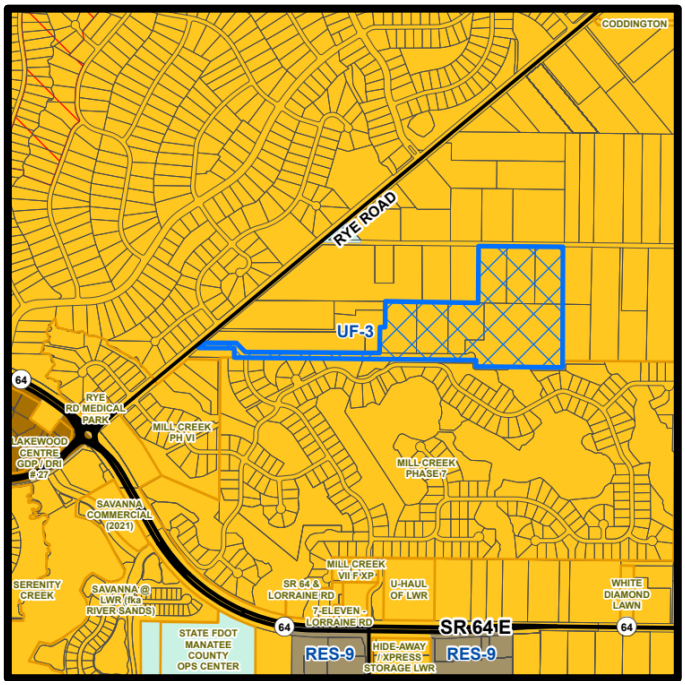
History

The subject property consists of eight parcels, approximately 51.67 acres. Since the adoption of the Land Development Code (LDC) in 1990, the Zoning Map shows the property was zoned as A (General Agriculture). Since the adoption of the Manatee County Comprehensive Plan in 1989, the subject project area was assigned the UF-3 (Urban Fringe – 3) Future Land Use Category (FLUC). The subject property is not located within any Overlay Districts and Special Areas. According to the Property Appraiser's Office website, the properties are vacant with two single family homes as well as various structures and vegetation. Parcels 562901256, 562901058, 563110204, and 563105006 currently contain existing single-family homes and associated structures. The remaining parcels 562900100, 562901108, 562901157, and 563105105 are currently vacant with vegetation.

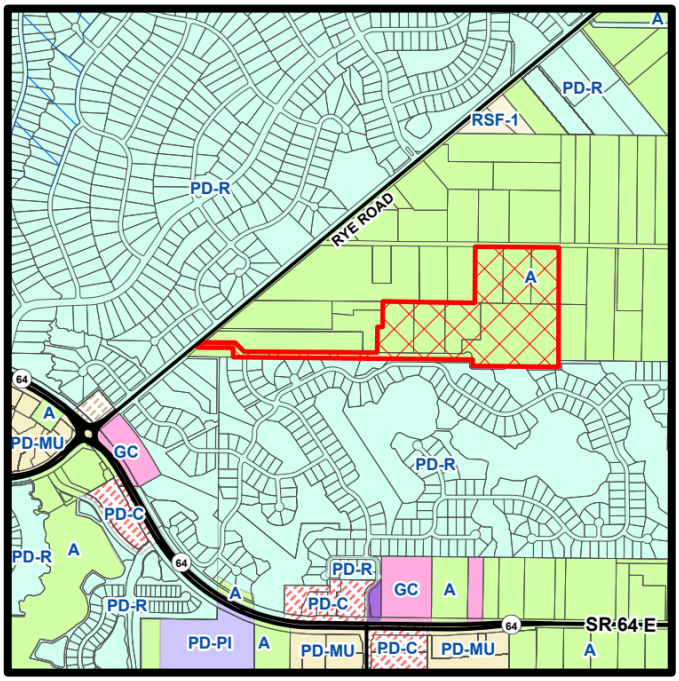
Aerial Map



Aerial Map (Magnified)



Future Land Use Map



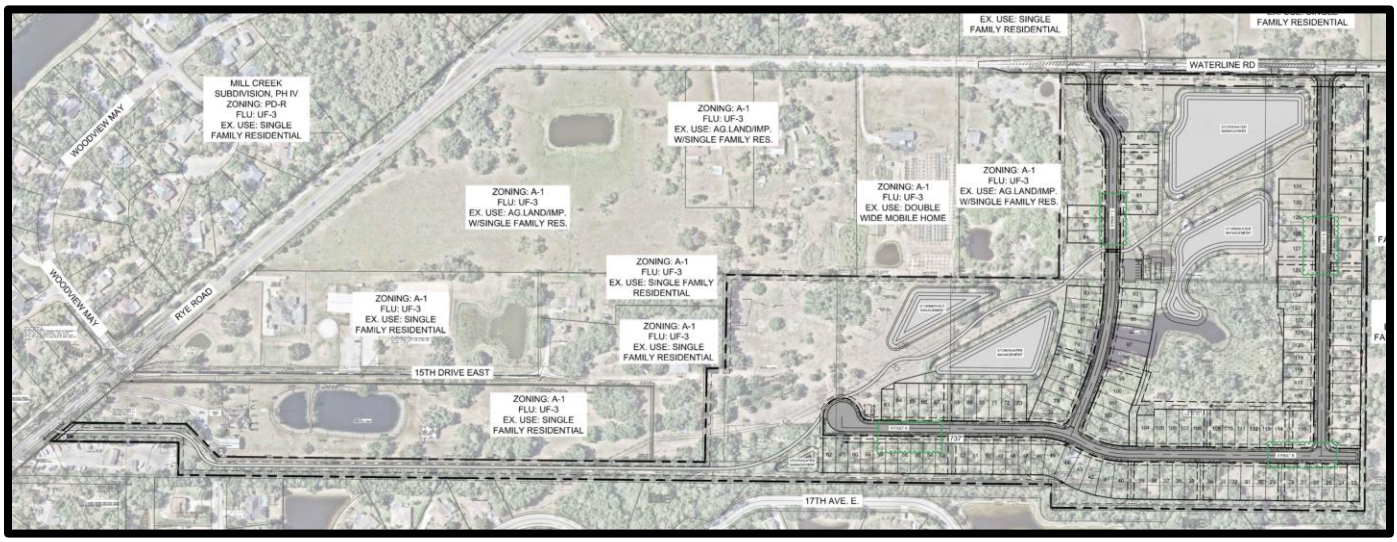
Zoning Map

Request

The applicant is requesting a rezone from A (General Agriculture) Zoning District to PDR (Planned Development Residential) Zoning District with a Preliminary Site Plan (PSP) for 131 single-family detached dwelling units.

ZONING AND SURROUNDING USES	
NORTH	A (General Agriculture) / Single Family Residential
SOUTH	PDR (Planned Development Residential) / Single Family Development
EAST	A (General Agriculture) / Single Family Residential
WEST	PDR (Planned Development Residential) / Single Family Development A (General Agricultural) / Single Family Residential

SECTION 3
SITE DESIGN DETAILS



- Up to 131 single-family dwelling units in total
- Two access points on Waterline Road
- A 10-foot-wide proposed multi-use trail is located throughout the development
- One Amenity center
- The development will not be gated
- Five stormwater facilities located within the development

SETBACKS REQUIRED	**Required / Proposed:** Front: 20 feet/23 feet fronting garage Rear: 10 feet Side: 5 feet Wetland: 15 feet
MINIMUM LOT AREA	**Required / Proposed:** 4,000 square feet (40 feet by 100 feet)
MINIMUM LOT WIDTH	**Required / Proposed:** 40 feet
MAXIMUM HEIGHT ALLOWED	Maximum 2-stories or 35 feet - Subject to LDC 401.5- Building Height Compatibility
OPEN SPACE	**Required:** 25% (12.92 acres) **Provided:** 65.15% (32.63 acres)

ACCESS	Two access points from Waterline Road
FLOOD ZONE(S)	Site lies in Zones X and A per FIRM Panel 12081C0332E, 12115C0075F, effective 3/17/2014
AREA OF KNOWN FLOODING	**Project located in Flood Prone Area:** Yes **Type of Flooding (i.e. rainfall, riverine, storm surge, etc.):** Rainfall **Project subject to flow reduction:** Yes, a 50% reduction in pre-developed runoff rate is required for Mill Creek Watershed. **Project subject to OFW:** No (If yes, 150% stormwater quality treatment required) **Watershed/Basin:** Mill Creek Watershed **Project located within Floodplain and/or Foodway:** The project area is outside of FEMA 1% annual chance flood hazard area delineation pursuant to the FEMA 2021 and 2014 effective FIRM (Zone “X”).
UTILITIES	**Potable Water Infrastructure** • Existing County 30-inch WM on the west side of Rye Rd. R/W • Existing County 8-inch WM on the west side of 145th St. East R/W • Existing County 36-inch WM on the south side of Waterline Road **Wastewater Infrastructure** • Existing County 12-inch forcemain on the west side of Rye Rd. R/W • Existing county 8-inch forcemain on the east side of Rye Rd. R/W • Existing County 8-inch gravity and manhole within 145th St. East R/W • Existing county 10-inch forcemain on the north side of waterline rd. R/w (as of the time of this preapp this fm does not have capacity **Reclaimed Water Infrastructure** • Existing County 30 inch reclaim on the west side of Rye Rd. R/W • Existing County 4 inch reclaim main on the east side of 145th St. East R/W

TRANSPORTATION

Major Transportation Facilities
The site is located south of Waterline Road and east of Rye Road, at the end of 16th Drive East. The project will impact on the following roadways, adjacent to and near the project site:

Rye Road is an existing two-lane road with a 45-mph posted speed. It is designated as a four-lane arterial roadway with a planned right-of-way width of 120-feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Waterline Road is an existing two-lane road with a 45-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.

16th Drive East is a private roadway that is currently utilized as a dirt road for access to Parcels 562901256, 562901157, 562901108, and 562901058. This private driveway contains its own Parcel ID 562900100 with no address assigned and is not a Manatee County contained roadway.

Transportation Link Capacity Analysis
The application includes a Rezone and Preliminary Site Plan (PSP). The Applicant prepared a Traffic Study for the development of 131 single family detached dwelling units to determine the impacts to the segment of Waterline Road adjacent to the project site. The results of the traffic study, which were reviewed and accepted by the Transportation Planning Division, indicated that the impacted roadway segment is expected to operate at or above the level of service (LOS) performance standards.

NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (W/PROJECT)
Waterline Road	6120	D	C	C

Access
As the County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Trip Reservation Report (TRR) and Operational Analysis (OA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: Yes

OTHER CONCURRENCY COMPONENTS

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.

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements
Required Open Space: 25% (12.92 acres) (LDC Section 402.7)
Provided Open Space: 63.15% (32.63 acres)

Wetlands:

ENVIRONMENTAL INFORMATION					
Overall Wetland Acreage:				**2.95**	
Proposed Impact Acreage:				**0.47**	
Wetland I.D.	Wetland Acreage	Acres Impacted	Classification	Quality (Preliminary UMAM Score)	Justification for Impact
WL1	0.066	0	Freshwater Marsh (FLUCFCS 641)		
WL2	0.294	0	Wetland Forested Mixed (FLUCCS 641)		
WL3	2.254	0.44	Freshwater Marshes (FLUCCS 641)	0.5	Lots
WL4	0.049	0	Freshwater Marshes (FLUCCS 641)		
WL5	0.040	0	Freshwater Marshes (FLUCCS 641)	N/A	
WL6	0.192	0.02	Freshwater Marshes (FLUCCS 641)	0.43	Infrastructure
WL7	0.052	0.1	Freshwater Marshes (FLUCCS 641)	0.5	Infrastructure
TOTAL	2.95	0.47			

Wetland Mitigation: UMAM Mitigation will be required through the Southwest Florida Water Management District (SWFWMD). Per the Environmental Narrative provided by Kimley Horn (March 2025 and revised September 2025) the applicant is proposing to mitigate through purchase credits from Tampa Bay Mitigation Bank. Mitigation will be approved by SWFWMD through the Environmental Resource Permit (ERP) process.

Wetland Buffers: Wetland Buffers are provided in accordance with SWFWMD ERP A.H. Volume 1 10.2.7. The Preliminary Site Plan proposes a variable-width buffer with an average 30foot width wetland buffer, which is above the state's requirement of 15 foot minimum and 25-foot average.

Uplands
Per the Environmental Narrative provided by Kimley Horn (September 2025) the subject site is comprised of Open Lands (FLUCFCS 190; 12.32 acres), Horse Farm (FLUCFCS 251; 2.89 acres), Gas Easement (FLUCFCS 817; 3.43 acres), Brazilian Pepper (FLUCFCS 422; 1.95 acres) and Mixed Hardwood (FLUCFCS 438; 22.09 acres). There are no native upland habitats on site.

Preservation of Existing Plant Communities
Per LDC Section 402.6.T.3.b., when existing 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. The applicant is required to preserve 2.21 acres of native plant communities which are provided as 2.48 acres of wetland and 0 acres of upland.

Endangered Species
Per the Environmental Narrative provided by Kimley-Horn (September 2025) an on-site assessment was conducted in October 2024 for listed floral and faunal species. This review included field survey and research of available databases for documented listed species presence relative to the proposed project. Kimley-Horn also conducted a gopher tortoise survey utilizing pedestrian transects, found no potentially active burrows on-site. Kimley-Horn recommends a 100% survey of suitable habitat be conducted 90 days prior to construction.

Trees and Landscaping
Tree Removal, Tree Removal Replacement and Landscaping will be reviewed with FSP, in accordance with LDC Sections 700 and 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (Rye Road & Waterline)	20 feet	20 feet	LDC Section 701.4
Greenbelt Buffer (Perimeter of project)	15 feet	25 feet	LDC Section 701.4

LOCATION MAP

SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

LDC SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

LDC SECTION 402.7 – PDR - PLANNED DEVELOPMENT RESIDENTIAL

The following represents an analysis of the application under the applicable review standards of the Manatee County Land Development Code.

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

Required Documents	First Neighborhood Workshop
Date and Time of Workshop	April 22, 2025; 6:00pm September 25, 2025, 5:30pm
Workshop Format	Virtual (both)
Workshop Summary	Written summary provided
Workshop Requirement	• Application pre-dated July 2025 • Neighborhood workshop strongly encouraged during pre-application meeting (PLN2412-0089)
Sign-In Sheet	Not Provided
Issues, Suggestions, and Concerns	Traffic, buffering, preservation of the existing trees
Mail Notice	Provided (September 25, 2025, 5:30pm)
Workshop Signage	Coordinated with Development Services

Refer to the Neighborhood Workshop Summary Attachment 8.

LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

A. Previous Approvals.

Analysis: Not Applicable; the 1981 Zoning Map shows the property was zoned as A (General Agriculture). With the adoption of the LDC in 1990, the Zoning District has remained unchanged. With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project area was assigned the UF-3 (Urban Fringe – 3) Future Land Use Category (FLUC). Since this 1981 approval, no other approvals have taken place.

B. Comprehensive Plan.

Analysis: The proposed project lies within the FLUC of UF-3 (Urban Fringe – 3). Please refer to Section 5 of this report for a detailed discussion on consistency with the Comprehensive Plan.

C. Land Development Code.
Analysis: The project has numerous LDC sections to meet, including, but not limited to, Sections 342.4, 402.6, and 402.7. Further analysis for each of the above-mentioned LDC criteria will be provided later in the staff report below.

D. Use and District Requirements.
Analysis: The proposed residential subdivision is permitted in the PDR (Planned Development Residential) Zoning District. The project also demonstrates compliance with the Planned Development criteria as well as the PDR Zoning District criteria, of which the analyses are provided within Section 4.

E. Environment.
Analysis: There are 0.47 acres of impacted wetlands. Please see the analysis provided in the Environmental Information Section 3 of the staff report.

F. Circulation.
Analysis: As depicted on the PSP, there is one cul-de-sac located on the site; however, it complies with the maximum length of 800 feet per LDC Section 1001.4.D.1. These standards are also demonstrated by the project under Sections 402.6 and 402.7 in the staff report.

G. Concurrency.
Analysis: The applicant has applied for concurrency with the proposed PSP. Per the Manatee County Comprehensive Plan Policy 2.4.1.2, concurrency for potable water and sanitary sewer may only be applied for at the time of FSP or Construction Drawings. There will be additional review by Concurrency at the time of FSP. Additional on-site and/or off-site improvements may be required as the property is developed.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

A. General Review Criteria. In deciding whether to recommend adoption of, or to adopt, a proposed amendment, the Department Director, Planning Commission, or the Board, as the case may be, shall consider whether the proposed amendment is consistent with this Code and the Comprehensive Plan. In determining such consistency, the following factors shall be addressed and considered:

1. Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.
Analysis: Per LDC Chapter Definitions ‘‘Compatibility shall mean a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition”. The surrounding properties are zoned General Agriculture (A), and Planned Development Residential (PDR). The residential areas to the south and west consist primarily of single-family developments, such as Mill Creek, which features 100-foot-wide lots. However, nearby communities like Eastlyn and Coddington have smaller minimum lot widths, with Eastlyn at 45 feet and Coddington at 50 feet. The proposed development includes 40-foot-wide lots, which appear consistent with these neighboring communities. Overall, the proposed residential development appears to be compatible with the character and zoning of the surrounding properties.

2. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.
Analysis: The subject property was historically used for both agricultural and residential purposes. The subject site currently remains mostly vacant, including vegetation, two dwelling units and various structures on site. The surrounding area to the north, east, and west has trended towards low-density residential development which contains large tracts which are zoned Agriculture (A). However, to the south, the development is bordered by low density planned residential development.

3. Consistency with the Current Comprehensive Plan.
Analysis: The FLUC has been UF-3 since the adoption of the Manatee County Comprehensive Plan (1989). The proposed rezone can be found consistent with the applicable policies of the Comprehensive Plan. Please see Section 5 of this staff report for further analysis.

4. Conflicts with Existing or Planned Public Improvements.

Analysis: There are no anticipated conflicts between this proposed development and any existing or planned public improvements. The applicant will be required to enter into a written agreement to either construct the improvement itself or pay their proportionate share contribution for any improvements to public infrastructure due to the impact of any future development of the site.

5. Available Public Facilities.

a. Impact on the Traffic Characteristics – Specifically Trip Generation Potential.

Analysis: The proposed development is not anticipated to create adverse transportation impacts on throughfare roadways analyzed in the Traffic Study. The affected link of Waterline Road (Link 6120) is projected to operate at an accepted LOS relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of FSP.

b. Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.

Analysis: The proposed residential development is not anticipated to have a major impact on sewers, streets, recreation areas and facilities, and other public facilities.

c. Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity.

Analysis: The proposed development is not anticipated to have a major impact on public facilities. The applicant will be required to enter into a written agreement to either construct the improvement itself or pay their proportionate share contribution for any improvements to public infrastructure due to the impact of the proposed development of the site. At the time of FSP submittal there will be a detailed analysis of the public facilities required.

6. Health, Safety or Welfare of the Neighborhood and County.

Analysis: Negative adverse impacts are not anticipated to affect the health, safety, or welfare of the surrounding neighborhood and Manatee County resulting from this proposed development.

7. Conformance with All Applicable Requirements of this Code.

Analysis: The proposed development shall be required to be designed in conformance with all applicable requirements of the LDC. See the analysis for compliance with the LDC throughout Section 4 of this staff report.

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

Analysis:

The surrounding area to the north, east, and west has trended towards low-density residential development which contains large tracts which are zoned Agriculture (A). However, to the south, the development is bordered by low density planned residential development. The proposed PDR Zoning District may be considered a reasonable expansion of the adjacent PDR Zoning District to the south. The residential areas to the south and west consist primarily of single-family developments, such as Mill Creek, which features 100-foot-wide lots. Subdivisions which are approximately 1.5 miles from the project site like Eastlyn, Coddington and Del Tierra have smaller minimum lot widths, with Eastlyn at 45 feet, Coddington at 50 feet and Del Tierra at 60 feet. The proposed development includes 40-foot-wide lots, which appear consistent with these neighboring communities. Overall, the proposed residential development appears to be compatible with the character and zoning of the surrounding properties.

9. Logical Expansion of Adjacent Zoning Districts.

Analysis: The surrounding properties are zoned General Agriculture (A) and Planned Development Residential (PDR). Adjacent single-family developments to the south and west include the Mill Creek subdivision, while other nearby communities—such as Eastlyn, Coddington, and Del Tierra—are located approximately 1.5 miles from the project site. The proposed PDR zoning district represents an expansion of the existing PDR zoning to the south and west and serves as a logical extension of the area's residential development pattern.

10. Impact on Historic Resources.
Analysis: There are no known historic features within the subject project area. Any significant historical or archeological resources discovered during development activities shall be immediately reported to Florida Department of State's Division of Historical Resources. Treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County.

11. Environmental Impacts.
Analysis: Based on the Environmental Narrative prepared by Kimley Horn (September 2025), there are onsite wetlands (totaling 2.95 acres), however 0.47 acres will be impacted. Condition B.3 has been added which states that the proposed project density may be subject to a reduction at the time of FSP based on the SWFWMD's Formal Determination of Wetlands and Other Surface Waters, in accordance with the Comprehensive Plan and Land Development Code. The applicant proposes 32.63 acres of open space, exceeding the Code requirement. The Environmental Narrative also indicates that the site contains natural vegetative communities or natural habitat. The applicant is required to preserve 2.21 acres of native plant communities which are provided as 2.48 acres of wetland and 0 acres of upland, and no state or federally listed species were observed. For more details, see the Environmental Narrative above.

12. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.
Analysis: The applicant proposes a residential development in an area surrounded by low density residential areas located to the south and west of the subject site. The applicant proposes 20-foot roadway buffers and 15-foot greenbelt buffers around the property, meeting the LDC buffering requirement. An 8-foot fence is proposed along the southern property line, adjacent to the Mill Creek subdivision. The residential uses proposed for the site shall be required to comply with all applicable standards of the LDC to provide adequate buffering, screening, and setbacks.

13. Relocation of Mobile Homeowners.
Analysis: Not applicable for the proposed development. There are no mobile homes currently occupying the project area.

14. Consistency with the Planned Development District Standards.
Analysis: The proposed development can be found to be consistent with the planned development district standards. See analysis of LDC Section 402.6 and 402.7.D below.

15. Any Other Matters Which May Be Appropriate.
Analysis: The applicant has coordinated with the Public Works Department to improve the intersection of Rye Road and Waterline Road. This project involves realigning the intersection and installing a signalized control. These improvements, to be completed prior to the issuance of the Certificate of Completion, will improve safety at the intersection and enhance traffic flow along Rye Road and Waterline Road. The applicant will be required to enter into a written agreement to either construct the improvement itself or pay their proportionate share contribution for any improvements to public infrastructure due to the impact of the proposed development of the site.

16. Transportation Impact Review
Analysis: The proposed development is not anticipated to create adverse transportation impacts on throughfare roadways analyzed in the Traffic Study Waiver. The affected link of Waterline Road (Link 6120) is projected to operate at an accepted LOS relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of FSP.

LDC SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.
Analysis: The subject project area was historically used for both agricultural and residential purposes. The subject site currently remains mostly vacant, including vegetation, two dwelling units and various structures on site. The surrounding area has trended toward low density residential and agricultural lands. The proposed PDR Zoning District may be considered a reasonable expansion of the adjacent PDR Zoning District to the south.

B. Relation to Public Utilities, Facilities and Services.
Analysis: The subject project area is located near potable water and sewer facilities. See Utilities under Section 3 of this staff report. Additional review will be conducted by staff at the time of FSP.

C. Relation to Major Transportation Facilities.
Analysis: The proposed development has two access to Waterline Road, an Urban Collector. The proposed development is not anticipated to create adverse transportation impacts on thoroughfare roadways analyzed in the Traffic Impact Statement. The affected link of Waterline Road (Link 6120) is projected to operate at an acceptable LOS relative to the minimum adopted LOS standards for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of FSP.

D. Compatibility.
Analysis: Per LDC Chapter Definitions ‘‘Compatibility shall mean a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition”. The surrounding properties are zoned General Agriculture (A), and Planned Development Residential (PDR). The proposed PDR Zoning District is a logical expansion for residential development and is consistent with the development pattern in this area. The residential areas to the south and west consist primarily of single-family developments, such as Mill Creek, which features 100-foot-wide lots. Subdivisions which are approximately 1.5 miles from the project site like Eastlyn, Coddington and Del Tierra have smaller minimum lot widths, with Eastlyn at 45 feet, Coddington at 50 feet and Del Tierra at 60 feet. The proposed development includes 40-foot-wide lots, which appear consistent with these neighboring communities. The proposed residential development can be found to be compatible with surrounding existing developments and zoning of nearby properties.

E. Transitions.
Analysis: The surrounding area to the north, east, and west has trended towards low-density residential development which contains large tracts which are zoned Agriculture (A). However, to the south, the development is bordered by low density planned residential development. The proposed PDR Zoning District may be considered a reasonable expansion of the adjacent PDR Zoning District to the south.

F. Design Quality. (Section 402.7.D.1; Section 402.7.D.4; Section 402.7.5)
Analysis: As shown on the PSP, the project provides 65.15% open space, exceeding the 25% requirement. The plan also includes five stormwater ponds, an amenity center, and two access points on Waterline Road, along with internal circulation. Additionally, a 10-foot-wide multi-use trail is proposed, connecting to Rye Road and extending throughout the development. The project adheres to and conforms with all applicable requirements of the LDC. Details of this request are provided further in Section 3 of this staff report.

G. Relationship to Adjacent Property.
Analysis: See discussion on Sections 342.4.A.1 - Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties; 342.4.A.8 - Consistency with the Development Patterns in the Area; 342.4.A.9 - Logical Expansion of Adjacent Zoning Districts; 402.6.D Compatibility; and 402.6.E Transitions.

H. Access. (Section 402.7.D.6)
Analysis: The proposed development has two access locations on Waterline Road, an Urban Collector. The proposed development is not anticipated to create adverse transportation impacts on throughfare roadways analyzed in the Traffic Study. The affected link of Waterline Road (Link 6120) is projected to operate at an accepted LOS relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of FSP.

I. Streets, Drives, Parking and Service Areas. (Section 402.7.D.3; 402.7.D.6)
Analysis: All access points, drive-aisles, public ROW, pedestrian paths, and utilities within the project will be required to be designed per Manatee County standards. The project’s internal vehicle use area provides safe and convenient access to proposed buildings, via a 50-foot-wide roadway, private drainage easement, and public utility easement. The project does not contain commercial or office uses and will not require non-

residential deliveries, servicing, or maintenance areas, nor will it require loading zones. Additional details will be evaluated for compliance during the FSP/Construction Plan review process.

J. Pedestrian Systems.
Analysis: The site plan proposes sidewalks along both sides of the interior roadways. Pedestrian access to Waterline Road is also proposed within the project, however there are no existing sidewalks located along Waterline Road. The Applicant is proposing 10-foot-wide multiuse trail connecting the proposed development to Rye Road.

K. Natural and Historic Features, Conservation and Preservation Areas.
Analysis: There are no known historic features within the subject project area. Any significant historical or archeological resources discovered during development activities shall be immediately reported to Florida Department of State's Division of Historical Resources. Treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County.

L. Density/Intensity.
Analysis: The UF-3 FLUC allows for 3 DU/GA. The Applicant is proposing 131 single-family detached dwelling units located on the 51.67-acre site. The maximum density of the proposed development will be 2.54 DU/GA which can be found consistent with the maximum permitted density within the UF-3 Future Land Use Category.

The PSP submitted by the applicant shows 0.47 acres of wetland impacts. Per LDC Section 706.9, there is a limitation on credit for altered or relocated jurisdictional wetland to 50% of the maximum density permitted within the FLUC. After accounting for environmental impacts and applicable credits, the site's net developable area is 51.44 acres (reduced slightly from 51.67 acres due to a 0.24-acre credit reduction). Based on a density of 3 DU/GA, the project yields a maximum development potential of approximately 154 dwelling units.

M. Height. (Section 402.7.D.9)
Analysis: The proposed maximum height is 2-story (or 35 feet) and is subject to Section 401.5 Building Height Compatibility.

N. Fences and Screening.
Analysis: Twenty-foot roadway buffers are proposed along Waterline Road, and a 15-foot greenbelt buffer is proposed along the east, south, and west property boundary. An 8-foot fence is proposed along the southern property line, adjacent to the Mill Creek subdivision. The proposed residential development shall provide fencing and screening as required by LDC.

O. Yards and Setbacks. (Section 402.7.D.7)
Analysis: Section 3 of this staff report, Site Design Details, provides the setback details for the proposed development. LDC Section 401.3.E.8 requires a 35-foot greater separation than required by the Code. There are agricultural uses adjacent to the project to the northwest. At the time of FSP review, the project shall demonstrate that no active agricultural uses exist adjacent to the project boundary. If active agricultural operations are confirmed, residential lot(s) contiguous to such operations shall provide a 35-foot rear yard setback. Further, a screening buffer will be required where lots are adjacent to active agriculture operations. Demonstration of compliance with these requirements will be shown on future FSPs. If no active agricultural uses are present, setbacks shall conform to those approved in the Preliminary Site Plan.

P. Trash and Utility Plant Screens.
Analysis: All trash and utility areas will be screened as required by County regulations.

Q. Signs.
Analysis: All signs within the project must meet the requirements of Chapter 6 of the LDC and proposed locations should be reviewed at the time of the FSP review.

R. Landscaping (Section 402.7.D.2; 402.7.D.5)
Analysis: Detailed landscaping plans will be provided with the FSP. All landscaping will meet or exceed the standards in LDC Section 701.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.
Analysis: Not applicable as this development does not propose mixed-use plan designation, nor is it located within an entranceway.

T. Environmental Factors.

1. *Water Conservation.*
   Analysis: There are no anticipated impacts to the conservation of water resources. The lowest water quality source shall be utilized for irrigation systems. Potable water is not allowed. See the Environmental Narrative provided by Kimley Horn (February 2025) as well as the Environmental Information in Section 3 of this staff report for analysis by the Environmental Planning Section staff.
2. *Minimum Open Space Requirements.* (Section 402.7.D.2, 403.8.D.8)
   Analysis: The minimum open pace required for PDR developments is 25%. The applicant is proposing 63.15% (32.63 acres) of open space, fulfilling the minimum requirement. See Environmental Information and Open Space in Section 3 of this staff report.
3. *Preservation of Existing Plant Communities.*
   Analysis: The applicant is required to preserve 2.21 acres of native plant communities which are provided as 2.48 acres of wetland and 0 acres of upland.

U. Rights-of-Way and Utility Standards.
Analysis: The subject project area is located along Waterline Road. Potable water, wastewater, and reclaimed water infrastructure are available in the public ROW of Waterline Road. All ROW and utility improvements shall adhere to the requirements of the County's Administrative Procedures for all public and private ROW construction.

V. Stormwater Management.
Analysis: The applicant proposes five stormwater ponds located within the project boundary. Stormwater management facilities shall adhere to the requirements with LDC Section 801 and the Manatee County Public Works Standards, Part 2 Stormwater Design Standard – Adopted June 2015. Staff will conduct additional reviews for compliance at the time of FSP.

W. Consistency with Comprehensive Plan.
Analysis: The project is consistent with the Comprehensive Plan, as discussed in Section 5.

X. Other Factors.
Analysis: Not Applicable. The Project is not requesting any Specific Approvals.

LDC SECTION 402.7.D – PDR – PLANNED DEVELOPMENT RESIDENTIAL STANDARDS

1. Site Planning.
Analysis: Please see Section 4 (LDC Section 402.6.F) of this Staff Report.

2. Landscaped Open Space and Pervious Area Requirements.
Analysis: Section 4 (LDC Section 402.6.R and LDC Section 402.6.T.2) of this staff report provides the landscaped open space and pervious area requirements for the proposed development.

3. Frontage and Accessibility.
Analysis: Section 4 (LDC Section 402.6.I) of this staff report provides the frontage and accessibility for the proposed development.

4. Neighborhoods.
Analysis: Section 4 (LDC Section 402.6.F) of this staff report provides the neighborhood requirements for the proposed development. Adjacent single-family developments to the south and west include the Mill Creek subdivision, while other nearby communities—such as Eastlyn, Coddington, and Del Tierra—are located approximately 1.5 miles northeast from the project site.

5. Greenbelts.
Analysis: Section 4 (LDC Section 402.6.F, LDC Section 402.6.N, and LDC Section 402.6.R) of this staff report provides the greenbelt requirements for the proposed development.

6. Traffic Circulation.
Analysis: Section 4 (LDC Section 402.6.H and LDC Section 402.6.I) of this staff report provides the traffic circulation requirements for the proposed development.

7. Yards and Setbacks.
Analysis: Section 4 (LDC Section 402.6.O) of this staff report provides the yards and setback requirements for the proposed development. LDC Section 401.3.E.8 requires a 35-foot greater separation than required by the Code. There are agricultural uses adjacent to the project to the northwest. At the time of FSP review, the project shall demonstrate that no active agricultural uses exist adjacent to the project boundary. If active agricultural operations are confirmed, residential lot(s) contiguous to such operations shall provide a 35-foot rear yard setback. Further, a screening buffer will be required where lots are adjacent to active agriculture operations. Demonstration of compliance with these requirements will be shown on future FSPs. If no active agricultural uses are present, setbacks shall conform to those approved in the Preliminary Site Plan.

8. Minimum Lot Width.
Analysis: As shown on the PSP, the proposed minimum lot width is 40 feet. Surrounding subdivisions such as Mill Creek contain 100-foot-wide lots, Eastlyn with 45-foot-wide lots, Coddington with 50-foot-wide lots and Del Tierra with 60-foot-wide lots.

9. Building Height.
Analysis: Section 4 (LDC Section 402.6.M) page 16 of this staff report provides the building height requirements for the proposed development.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the UF-3 (Urban Fringe - 3) Future Land Use Category; the project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.
Analysis: The subject property is located near public facilities and services. See Utilities under Section 3 of this staff report. The applicant will be required to pay their proportionate share for any improvements to public infrastructure due to the impact of the proposed development of the site.

Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB.
Analysis: The proposed development is consistent with this Policy as the subject property is located west of the FDAB.

Policy 2.1.2.3. Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.
Analysis: The proposed development is a contiguous expansion of existing surrounding residential development.

Policy 2.1.2.4. Limit urban sprawl through consideration of new and redevelopment when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.
Analysis: As previously stated in Policy 2.1.2.3. above, the proposed development is a contiguous expansion of existing residential developments and can be found compatible with the surrounding single-family residential developments. Subdivisions which are approximately 1.5 miles from the project site like Eastlyn, Coddington and Del

Tierra have smaller minimum lot widths, with Eastlyn at 45 feet, Coddington at 50 feet and Del Tierra at 60 feet. The proposed development includes 40-foot-wide lots, which appear consistent with these neighboring communities. The proposed residential development can be found to be compatible with surrounding existing developments and zoning of nearby properties.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:
- **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 Objectives 2.6.1—2.6.3).**

Analysis: The subject project area consists of eight parcels surrounded by residential to the south and west. The proposed development is consistent with the development pattern of the area, is similar in land use, and has adequate roadways, public facilities and other necessary infrastructure and services. The timing of the proposed development appears to be appropriate as the property is no longer being used for agricultural purposes. As previously stated, the surrounding areas are single-family residential, and this project can be found as appropriate infill for future development.

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.

Analysis: The proposed development is for a rezone with an associated PSP. Per 400.8, Planned Development (PD) Zoning Districts are allowed within all Comprehensive Plan Future Land Use Map Categories, provided the rezone meets the requirements of LDC 342.4, is consistent with UF-3 FLUC, and the proposed residential uses are consistent with the range of permitted potential uses.

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.
Maximum floor area ratio:
0.35.
0.5 at activity nodes (see Policy 2.2.1.11.4).
Maximum Square Footage for Neighborhood Commercial Uses:
Medium (One hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.13.4).
Large (300,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).
Analysis: The proposed development consists of 131 single-family detached dwelling units with one existing single-family detached dwelling unit located on the 51.54-acre site. The PSP submitted by the applicant shows 0.47 acres of wetland impacts. The sites net developable area is 51.44 acres (reduced slightly from 51.67 acres due to a 0.24-acre impact credit reduction). Based on a density of 3 dwelling units per acre, the project yields a maximum development potential of approximately 154 dwelling units. However, the Applicant is proposing a maximum density of 2.54 DU/GA which can be found consistent with the maximum permitted density within the UF-3 Future Land Use Category.

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.
Analysis: Not applicable. The proposed development is not proposing non-residential uses.

Policy 2.2.1.11.5. Reserved.

SECTION 6

POSITIVE ASPECTS

- The UF-3 FLUC anticipates and encourages low density clustered residential uses as shown within this application. (Planning)
- The proposed residential development is surrounded by existing residential developments to the south and west. (Planning)
- The subject property is west of the FDAB. (Planning)
- The proposed project includes a 10-foot-wide multi-use trail that begins at Rye Road and extends throughout the development. (Planning)
- Site design provides 63.15% Open Space, exceeding the required 25% Open Space for the project. (Environmental)
- Applicants are providing an average of 30-foot wetland buffers. (Environmental)
- No State or Federally listed species were observed on site. (Environmental)
- The applicant will coordinate to construct transportation improvements located at the intersection of Rye Road and Waterline Road during the first phase of development pursuant to the agreements between the Developer and Manatee County. (Transportation)

NEGATIVE ASPECTS

- 0.47 acres of wetland impacts are proposed. (Environmental)

MITIGATING FACTORS

- UMAM Mitigation will be required through the Southwest Florida Water Management District (SWFWMD). Per the Environmental Narrative provided by Kimley Horn (September 2025) the applicant is proposing to mitigate through purchase credits from Tampa Bay Mitigation Bank. Mitigation will be approved by SWFWMD through the Environmental Resource Permit (ERP) process. (Environmental)

SECTION 7

SPECIFIC APPROVAL REQUEST

Not applicable. No specific approvals are requested with this application.

SECTION 8

CONDITIONS OF APPROVAL

A. DESIGN AND LAND USE

1. All other applicable local, state, or federal permits shall be obtained prior to commencement of construction.

2. Any new or temporary use proposed at this property, other than those approved with this application, shall be required to apply for a new preliminary site plan permit through Development Services-Planning & Zoning, as required by the Land Development Code.

3. Any significant or archeological resources discovered during development activities shall be immediately reported to Florida Department of State's Division of Historical Resources. Treatment of such resources shall be determined in cooperation with Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with Florida Department of State's Division of Historical Resources and the County. The appropriate treatment of such resources (potentially including exaction of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offenses Concerning Dead Bodies and Graves) shall be followed.

4. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffers (recreational use to single family), structure height, signage, etc. Recreation area structure(s) shall have a minimum setback of 20 feet from property lines.

5. At the time of Final Site Plan (FSP) review, the project shall demonstrate that no active agricultural uses exist adjacent to the project boundary. If active agricultural operations are confirmed, residential lot(s) contiguous to such operations shall provide a 35-foot rear yard setback. Further, a screening buffer will be required where lots are adjacent to active agriculture operations. Demonstration of compliance with these requirements will be shown on future FSPs. If no active agricultural uses are present, setbacks shall conform to those approved in the Preliminary Site Plan.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.

2. There are only 0.47 acres of impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.

3. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the Preliminary Site Plan, the project's maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.

4. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

5. Pursuant to the September 2024 Environmental Narrative prepared by Kimley Horn, ninety (90) days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.

6. 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.

7. If wells are encountered, 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); and,
    - The final disposition of the well - used, capped, or plugged.

8. 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.

C. TRAFFIC ENGINEERING

1. With the first phase of development, the Developer shall construct transportation improvements to the intersection of Rye Road and Waterline Road pursuant to agreements between the Developer and Manatee County.

D. DEVELOPMENT REVIEW

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable 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.

2. The project will need to be built to the Manatee County Utility, Stormwater, and Highway & Traffic Standards that are current at the time of construction.

E. STORMWATER ENGINEERING

1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR}, Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) 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 County FEMA 1% annual chance flood hazard area delineation pursuant to the Mill Creek Watershed Management Plan, and post-development discharge of runoff.

2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, 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 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:

   NOAA Atlas 14 rainfall data shall be used for stormwater modeling (This applies to PDR/PDC projects).

Storm Frequency:	Cumulative Rainfall:	Rainfall Distribution:
2.33-year	24-hour	4.5 inches FLMOD
10-year	24-hour	NOAA Atlas 14 FLMOD
25-year	24-hour	NOAA Atlas 14 FLMOD
50-year	24-hour	NOAA Atlas 14 FLMOD
100-year	24-hour	NOAA Atlas 14 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 Mill Creek Watershed Management Plan) shall be submitted to demonstrate compliance prior to commencement of construction.

3. Any fill within the FEMA 1% annual chance flood hazard area as delineated by the Mill Creek Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume

above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can submit drainage modeling utilizing the Mill Creek Watershed Management Plan (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition.

4. 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 Mill Creek Watershed. Modeling shall be used to determine pre- and post- development flows.

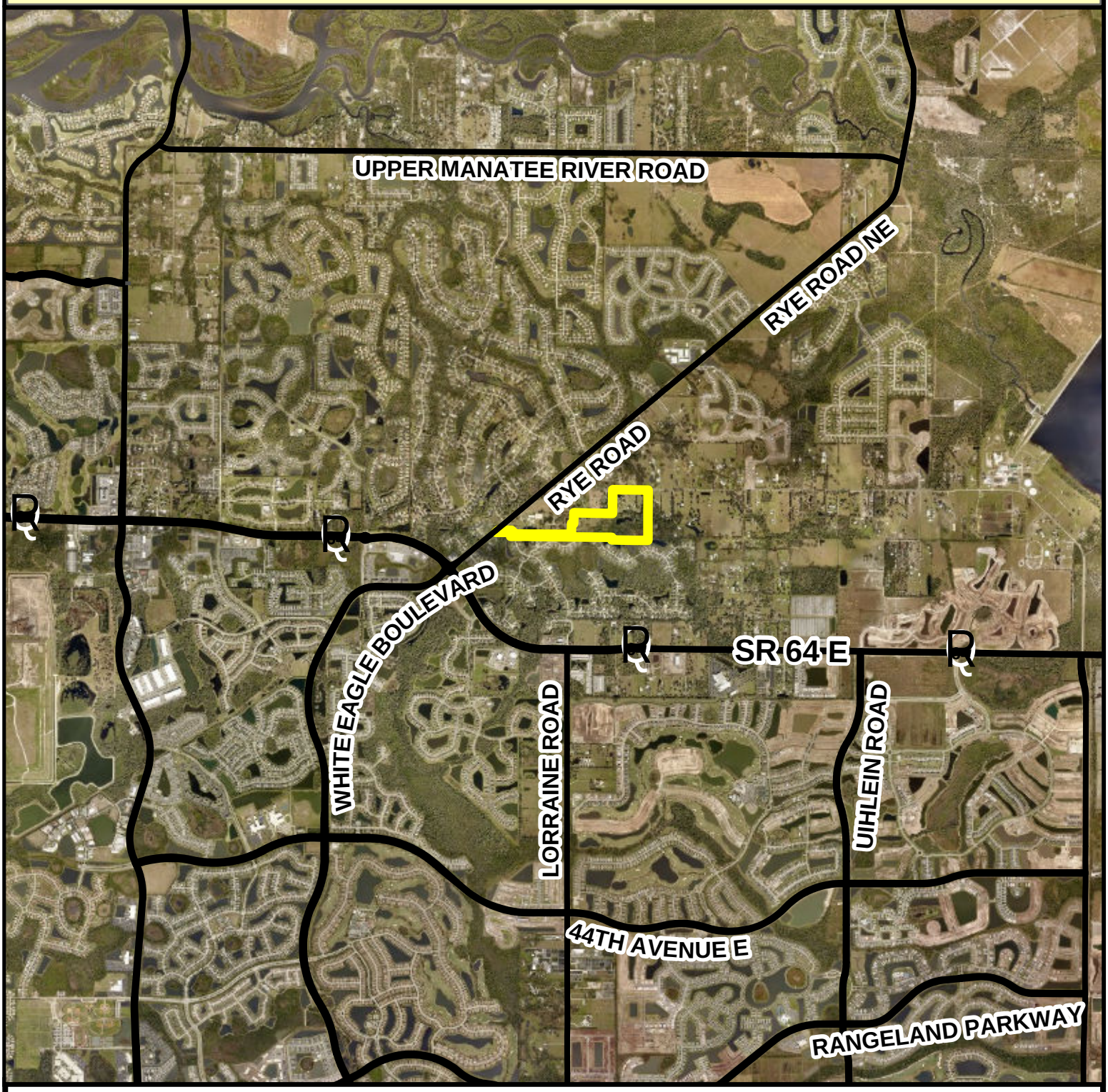
5. The project shall be required to provide 150% water quality treatment for Evers Reservoir.

6. Any fill within the FEMA 1% annual chance flood hazard area derived from the FEMA FIRM shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. The FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts to a no-rise condition.

ATTACHMENTS

1. Staff Report Maps and Aerials
2. Preliminary Site Plan
3. Transportation Impact Analysis
4. Concurrency Reservation Application
5. Environmental Narrative
6. School Report
7. Zoning Disclosure Affidavit
8. Neighborhood Workshop Summary
9. Affidavit of Publishing
10. Public Comment

AERIAL



Parcel ID #(s) Multiple

Project Name: Ivy Run
Project #: PDR-25-06 (Z)(P)
Accela #: PLN2503-0127

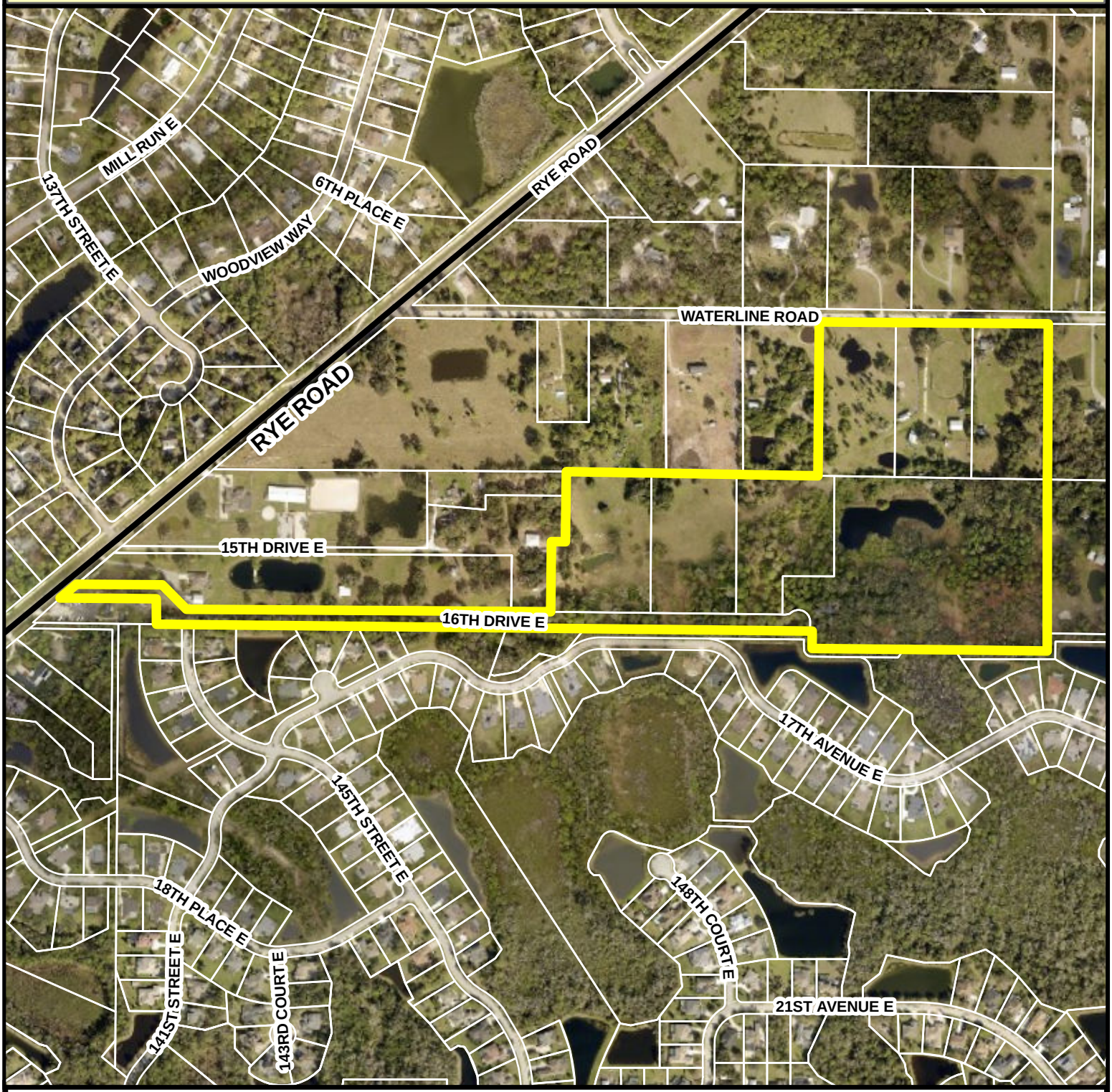
S/T/R: 33 34S 18E
Acreage: 51.67
Existing Zoning: A
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MILL CREEK
Commissioner: Vacant

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 2,100 4,200

AERIAL



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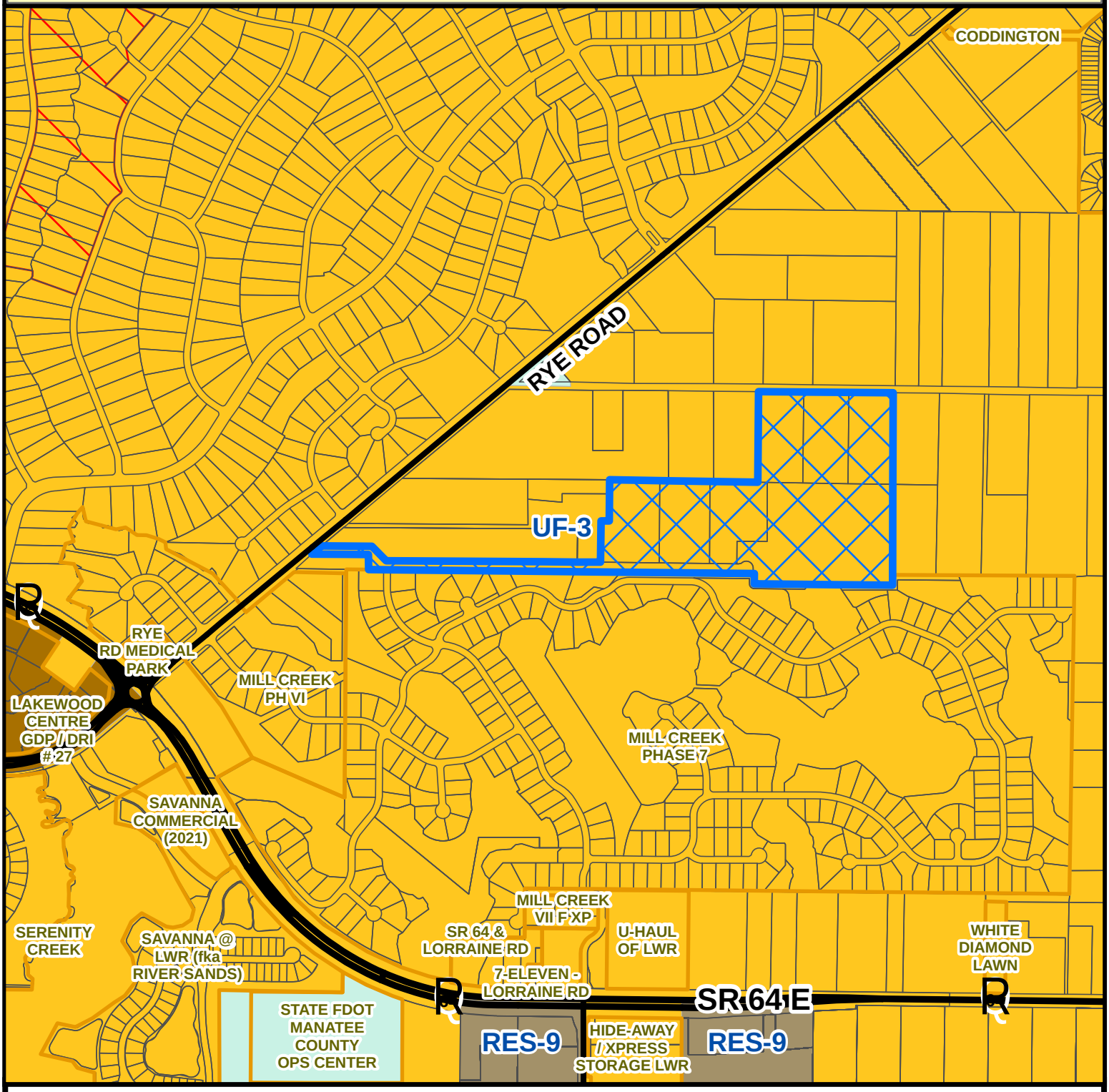
Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 340 680

FUTURE LAND USE



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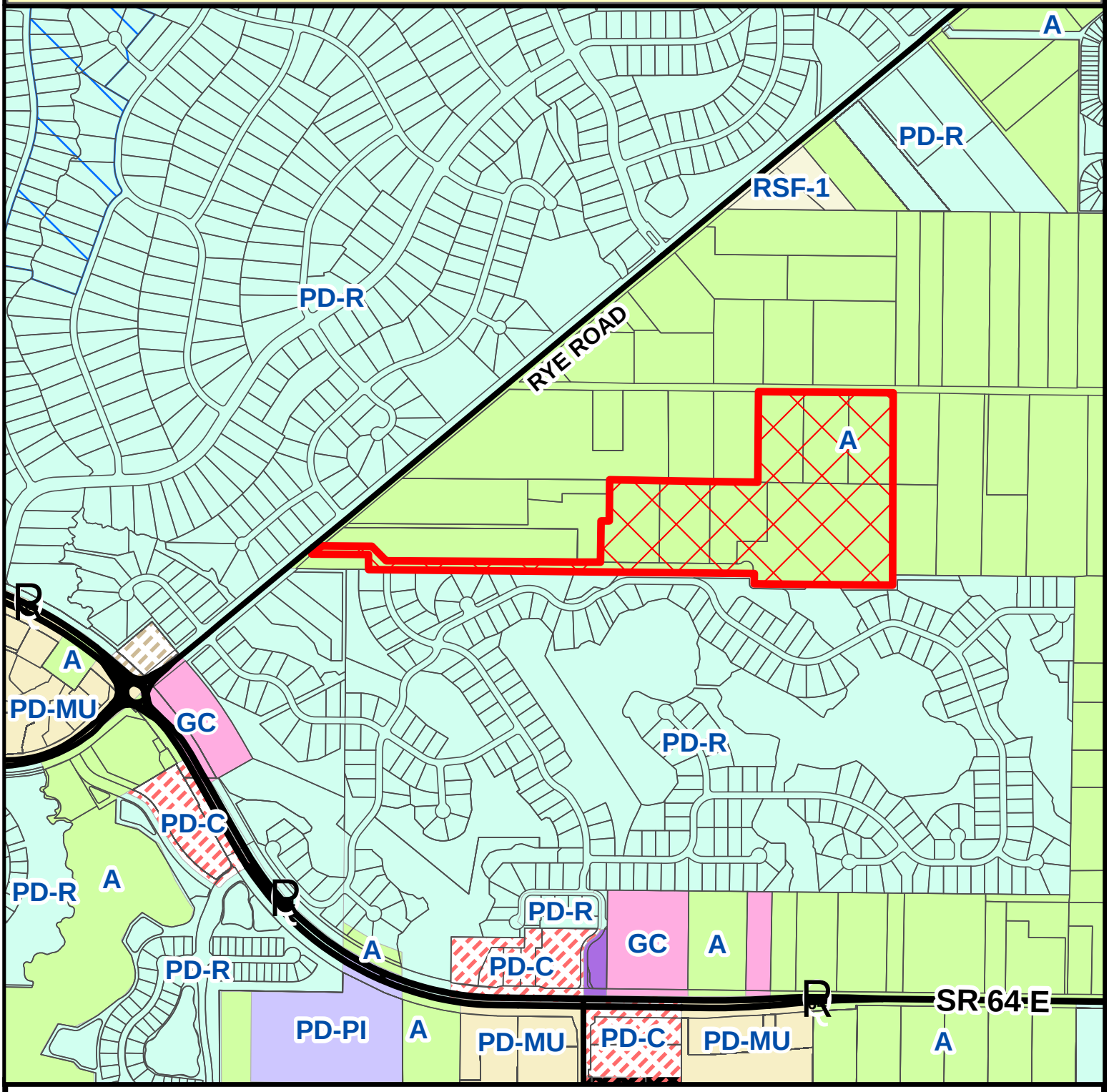
Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 570 1,140

ZONING



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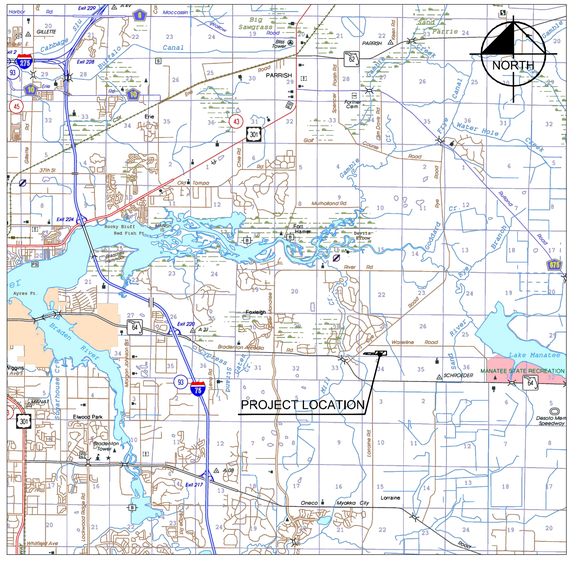
Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 570 1,140

REZONE TO PLANNED DEVELOPMENT WITH PRELIMINARY SITE PLAN FOR IVY RUN SUBDIVISION

DECEMBER 2025

LOCATED IN SECTIONS 27, 28 & 34, TOWNSHIP 34S, RANGE 19E
MANATEE COUNTY, FLORIDA


NORTH
PROJECT LOCATION
Ellenton
Parrish
Gillette
Palmetto
Bradenton
Oneco
Myakka City
Lorraine
Lake Manatee
Manatee State Recreation
Desoto Motor Speedway
Waterline Road
Moccasin Wallow Road
Big Sangaree Road
Buckeye Road
Erie Road
Gore Tomoo
Mulholland Rd
Rye Road
Rye Wilderness Park
Red Fish Pt.
Eagle Point
Bayou Pt.
Myers Pt.
Bradenton Country Club
Bradenton Country Club Estates
Bradenton Woods
Bradenton Woods Estates
Ellenton Park
Ellenton Gateway
Ellenton Outlet Mall
Ellenton Premium Outlets
Ellenton Commerce Park
Ellenton Industrial Park
Ellenton Manufactured Housing Park
Ellenton Trailer Park
Ellenton Trailer Park Estates
Ellenton Woods
Ellenton Woods Estates
Ellenton Woods Mobile Home Park
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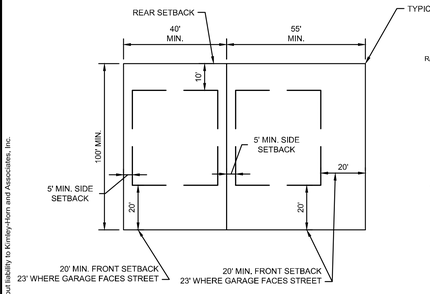
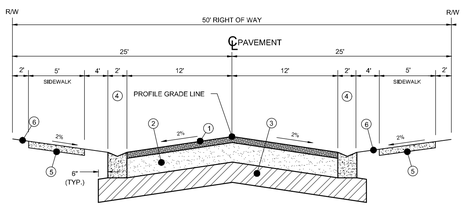


TYPICAL LOT DETAIL

N.T.S.

*ENCROACHMENT TO WITHIN 5' OF REAR LOT LINE PERMITTED WITH ACCESSORY STRUCTURES (POOL ENCLOSURES) EXCEPT WHERE LOT IS WITHIN 15' OF WETLAND BUFFER.

MINIMUM 15' SEPARATION TO BE PROVIDED FROM UPLAND EDGE OF WETLAND BUFFER TO STRUCTURES.



TYPICAL LOCAL STREET SECTION

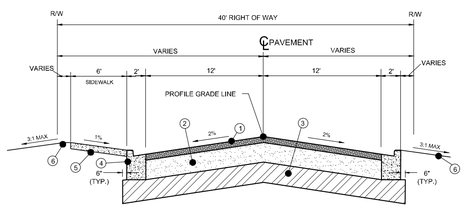
N.T.S.

SPECIFICATIONS :

1. ASPHALTIC CONCRETE SURFACE (2 LIFTS)
2. BASE COURSE
3. STABILIZED SUBGRADE
4. 2' TYPE "M" CURB
5. CONCRETE SIDEWALK
6. GRASS, BY SOD OR SEED/MULCH.

NOTES:

1. ALL PRIVATE LOCAL STREET RIGHTS OF WAY TO BE INGRESS/EGRESS, UTILITY & DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS.
2. ROADWAY CONSTRUCTION SHALL BE IN CONFORMANCE WITH MANATEE COUNTY STANDARDS.



TYPICAL ENTRY STREET SECTION

N.T.S.

SPECIFICATIONS :

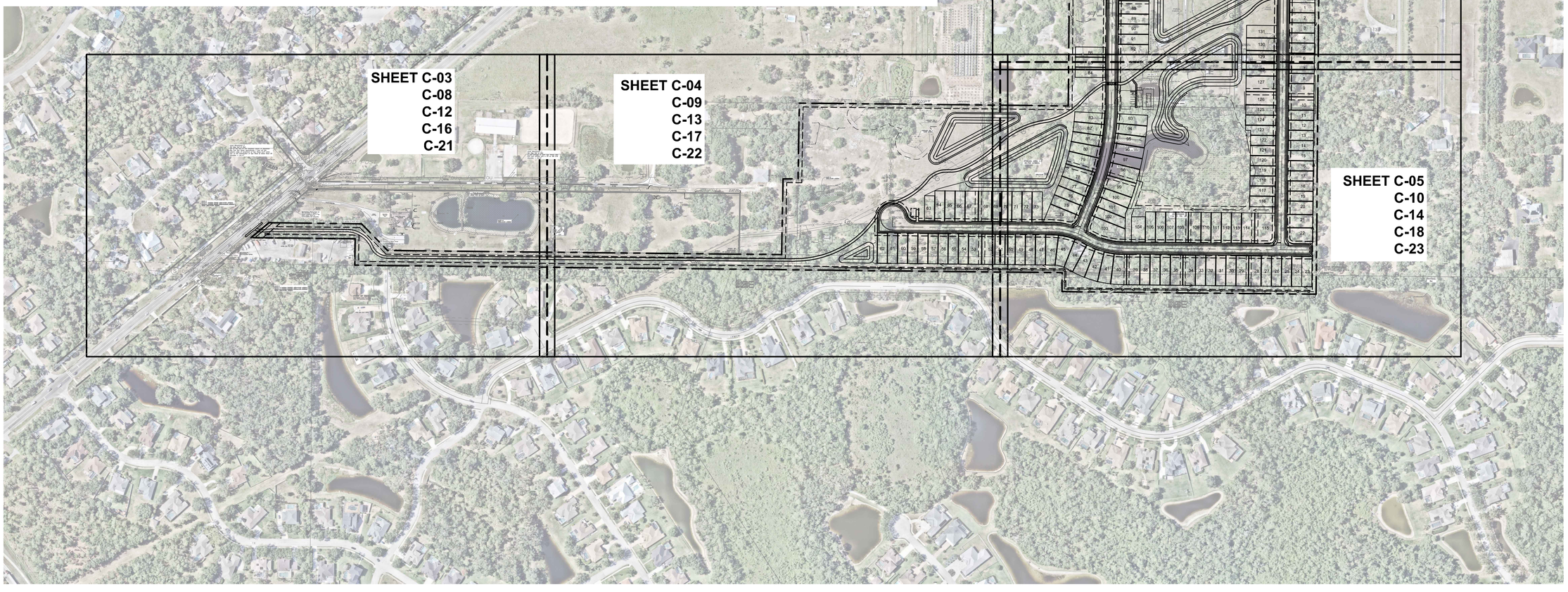
1. ASPHALTIC CONCRETE SURFACE (2 LIFTS)
2. BASE COURSE
3. STABILIZED SUBGRADE
4. 2' FOOT TYPE "F" CURB
5. CONCRETE SIDEWALK
6. GRASS, BY SOD OR SEED/MULCH.

NOTES:

1. ALL PRIVATE LOCAL STREET RIGHTS OF WAY TO BE INGRESS/EGRESS, UTILITY & DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS.
2. ROADWAY CONSTRUCTION SHALL BE IN CONFORMANCE WITH MANATEE COUNTY STANDARDS.

NOTES:

1. THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY & TRAFFIC STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
2. ALL OUTDOOR LIGHTING SHALL COMPLY WITH LCD SECTION 806 - OUTDOOR LIGHTING
3. ALL SIGNS SHALL COMPLY WITH LDC CHAPTER 6 - SIGNS



NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1800 SECOND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
TRENTON T. STRACKBEIN, P.E.
STATE LICENSE NUMBER
86562
DATE:

KHA PROJECT
048447005
DATE
DECEMBER 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

SHEET INDEX PLAN

IVY RUN SUBDIVISION

PREPARED FOR
KB HOME

MANATEE COUNTY FLORIDA

SHEET NUMBER
C-02

Plotted By:Lundy, Josh Sheet Set:Kha Layout:C-02 SHEET INDEX PLAN December 03, 2025 01:58:52pm K:\SAR_Civil\048447005 - KB Ivy Run\CAD\PSP\Plan Sheets\C-02 SHEET INDEX PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SURVEYOR'S NOTES:

1. Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from First American Title Insurance Company Commitments for Title Insurance, File Numbers: 110611267 with an effective date of January 22, 2025, at 8:00 a.m.; 110577120 with an effective date of November 27, 2024, at 8:00 a.m.; 110497236 with an effective date of September 20,2024, at 8:00 a.m.; 110461906 with an effective date of September 06, 2024, at 8:00 a.m.
2. This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
3. Bearings shown hereon are based on the South boundary of Section 27, Township 34 South, Range 19 East, Manatee County, Florida, having a Grid bearing of N.89°23'38"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
4. This survey is intended to be displayed at 1" = 150' or smaller.
5. All dimensions, unless otherwise noted, are survey dimensions.
6. Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
7. The subject parcel lies in Flood Zone "A" and "X", according to Flood Insurance Rate Map, Map No. 12081C0332E for Manatee County, Community No. 120153, Manatee County, Florida, dated March 17, 2014 and issued by the Federal Emergency Management Agency. Lines shown, if any, have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (https://msc.fema.gov).
8. Elevations shown hereon are based on the National Geodetic Survey Benchmark "DO2541", having a published elevation of 21.58 feet, relative to the North American Vertical Datum of 1988 (NAVD 88).
9. The wetland flags, as shown hereon, were set by ARDURRA, on October 21, 2021 & were set by Kimley-Horn, on January 13, 2025.
10. Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
11. There appears to be an overlap per descriptions between the private road described on the Official Record 2065 Page 5124 and the parcel described on the Official Record 1440 Page 6302, located on the westerly side of the subject property. Documents provided by our client outlining the sales history of these parcels suggests the private road existed prior to the transaction in Official Record 1440 Page 6302 and therefor the grantor in Official Record 1440 Page 6302 may not have had title rights to the area in question.

LEGEND

(S)	Survey Dimension
(D)	Deed Dimension
O.R.	Official Records Book
Pg(s).	Page(s)
FIP	Found Iron Pipe
FIR	Found Iron Rod
FCM	Found Concrete Monument
Inv	Invert Elevation
Elev	Elevation
MES	Mitered End Section
Conc.	Concrete
	Light Pole
	Sign
MB	Mail Box
	Service Power Pole
	Utility Pole
A	Abandoned Utility Pole
	Guy Anchor
	Cable Pedestal
FJB	Fiber Optic Junction Box
	Water Meter
C_A	Buried Cable Warning Marker
G_A	Buried Gas Warning Marker
RV	Reclaim Water Gate Valve
	Overhead Utility Lines
AB	Auger Boring
WP	Wood Post
(10' E.)	Denotes 10' Drainage & Utility Easement
(5' E.)	Denotes 5' Drainage & Utility Easement
WF	Wetland Flag
TOB	Top of Bank
	Location of reading
24.8	Spot Elevation

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

O.S.W-1
(O.S.W-1 PARTIAL (WEST) AREA=0.025 ACRES±)
(O.S.W-1 PARTIAL (EAST) AREA=0.00086 ACRES±)
TOTAL AREA=0.025 ACRES±

MATCH LINE - SEE SHEET C-04

Local Benchmark 2
Set Mag Nail & Disk
"at the end of the Southern return of Woodcrew Way into Rye Road, approximate 1 foot off the western edge of pavement of Rye Road, 0.37 miles N.E. at the intersection of Rye Road & State Road 64
Elevation = 24.14'

Local Benchmark 1
Set Mag Nail & Disk
"I" was "brought in "from "R
GPS and verified with a CR
Elevation = 24.44'

POINT OF COMMENCEMENT OF NGUYEN PARCEL, PRIVATE ROAD & ALSO DESCRIBED AS Southwest corner of Section 27, Township 34 South, Range 19 East

POINT OF BEGINNING
Southeasterly corner of Lot 4
Circle "C" Subdivision, (P.B. 27, Pg. 10-12)

145TH ST. E.

16th Drive East
60' Private Right-of-Way

15TH DRIVE EAST

RIVER ROAD EAST

RIGHT-OF-WAY

WOOD POST

Top Elev=23.58'

Top Elev=24.08'

Flood Zone Line

Flood Zone "A"
Base Flood Elevation = 24.0' (NAVD 88)

Flood Zone "X"
Outside 0.2% Annual Chance Floodplain

Southeasterly (Southeasterly per Title Description of Nguyen Parcel) maintained R/W of "Rye Bridge Road", based on monumentation and occupation

Described Overlap of Nguyen Parcel (Private Road) per Surveyor's note number 11

N boundary of Private Road

S boundary of Nguyen Parcel

Approximate Limits of Replacement Asphalt Pavement (Total Area = 1,792 SF)

Single Story Building FFE=27.38'

Pool Elev=28.82' MEL @ 2'-0"

Pond Elev=26.91' MEL @ 2'-0"

Wooden Deck

Wooden Bridge

Pond

Edge of Water (11/06/2021)

Top of Bank (11/06/2021)

Approximate Limits of Asphalt Pavement (Total Area = 1,792 SF)

Gravel Road

Private Road Parcel (Total 1,792 SF

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Elev	Elevation
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Conc.	Concrete
	Light Pole
	Sign
MB	Mail Box
	Service Power Pole
	Utility Pole
A	Abandoned Utility Pole
	Guy Anchor
	Cable Pedestal
FJB	Fiber Optic Junction Box
	Water Meter
C_A	Buried Cable Warning Marker
G_A	Buried Gas Warning Marker
RV	Reclaim Water Gate Valve
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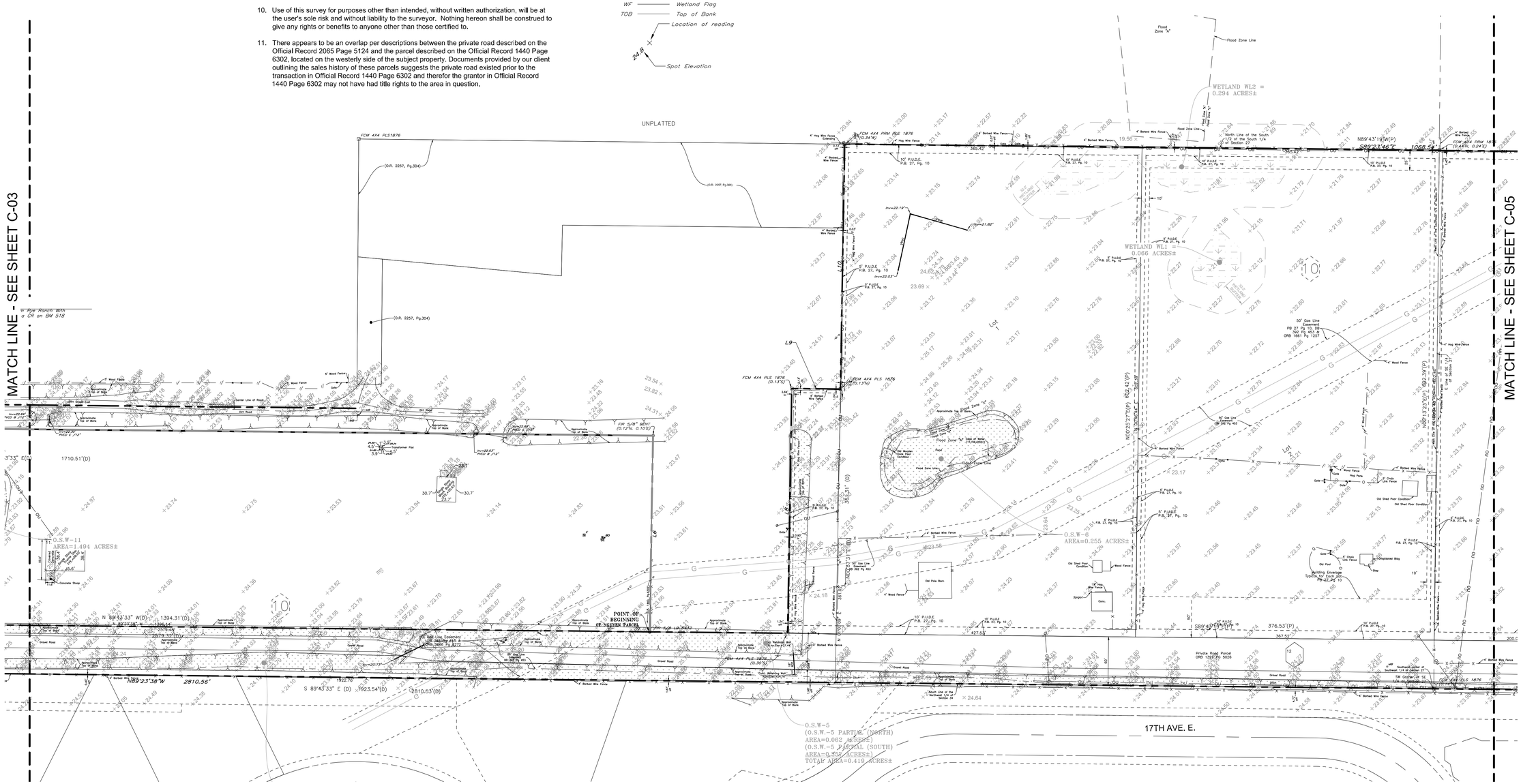
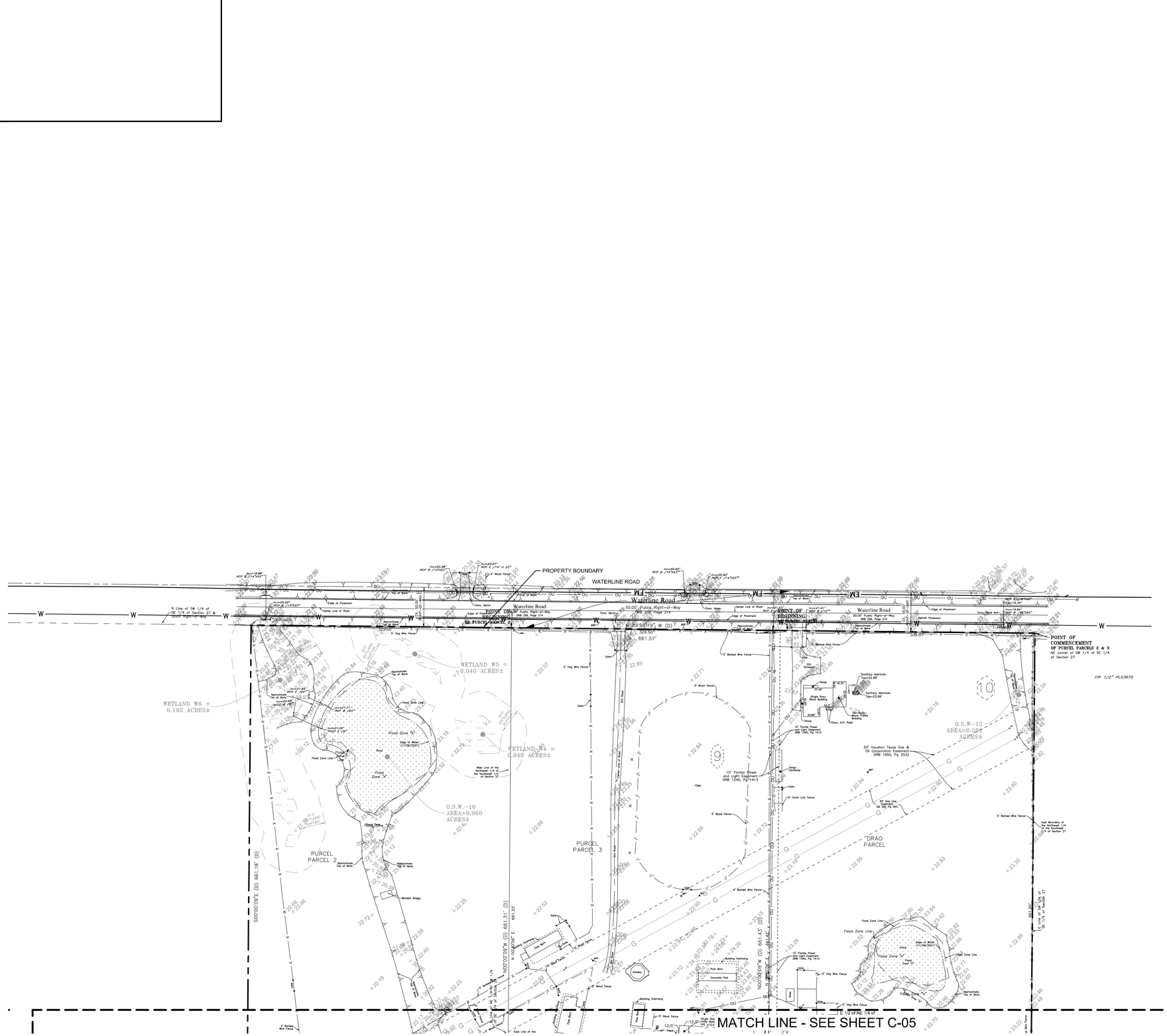
GRAPHIC SCALE IN FEET
0 30 60 120


MATCH LINE - SEE SHEET C-03
MATCH LINE - SEE SHEET C-05
UNPLATTED
FCM 4X4 PLS1876
(O.R. 2257, Pg.304)
In Pye Ranch With a CR on BM 518
N 89°43'33" W(D)
1394.31'(D)
1710.51'(D)
2810.56'
N89°23'38"W
1922.16'
S 89°43'33" E (D)
1923.54'(D)
2810.53'(D)
POINT OF BEGINNING OF NORTH PARCEL
O.S.W-11
AREA=1.494 ACRES±
O.S.W-6
AREA=0.255 ACRES±
O.S.W-5
(O.S.W.-5 PARTIAL (NORTH)
AREA=0.062 ACRES±)
(O.S.W.-5 PARCEL (SOUTH)
AREA=0.356 ACRES±)
TOTAL AREA=0.418 ACRES±
WETLAND WL1 =
0.066 ACRES±
WETLAND WL2 =
0.294 ACRES±
Flood Zone "A"
Flood Zone Line
Flood Zone "X"
Flood Zone "A" Edge of Water (1.0%Annual)
Flood Zone "A" Limit of Wetland
Flood Zone "A" Flood Zone Line
Flood Zone "X" Flood Zone Line
Ingress/Egress Easement per ORB 1868 Pg 5273
10' Gas Line Easement per ORB 392 Pg 453 & ORB 1661 Pg 1257
50' Gas Line Easement per ORB 392 Pg 453
Private Road Parcel ORB 1868 Pg 5026
17TH AVE. E.
Old Pole Barn
Old Shed Poor Condition
Old Wood Fence
Old Wood Shed
Old Wood Barn
Old Wood Shed Poor Condition
Old Shed
Old Poor Condition
Old Pool
Old Wood Fence Poor Condition
Old Wood Fence Typical
Old Wood Fence Typical Poor Condition
Old Wood Fence Poor Condition
Old Wood Fence Typical Poor Condition
Old Wood Fence Typical

MATCH LINE - SEE SHEET C-06
MATCH LINE - SEE SHEET C-04
UNPLATTED
OVERALL AREA = 60.759 ACRES±
O.S.W-1 AREA=1.441 ACRES±
O.S.W-2 AREA=0.082 ACRES±
O.S.W-7 AREA=0.145 ACRES±
Upland AREA=0.078 ACRES±
WETLAND W3 = 0.225 ACRES±
WETLAND W17 = 0.052 ACRES±
O.S.W-9 (O.S.W.-9 PARTIAL (NORTH) AREA=0.186 ACRES±) (O.S.W.-9 PARTIAL (SOUTH) AREA=0.001 ACRES±) TOTAL AREA=0.187 ACRES±
CIRCLE "C" SUBDIVISION P.B. 27, PG. 10
PROPERTY BOUNDARY
POINT OF BEGINNING
Southeasterly corner of Lot 4 Circle "C" Subdivision, (P.B. 27, Pg. 10-12)
Southwesterly corner of Lot 4
Section 34
S89°43'33"E(P) 220.30'(P)
S89°43'33"E(D) 1010.00'(P)(D)
N 89°23'38" W 1010.28'
N 89°23'38" W 329.50'
S 89°23'38" E 329.50'
419.84'(P)
419.60'
200.00'
319.51'(P)
662.31'(D)
FIR 1/2" S 89°43'33"E 81.91'
Old Pine
Old Conc. Foundation
Dilapidated Building
Steps
Gravel Road
Flood Zone "A"
Flood Zone Line
Wetland Line
Wetland Area (See Surveyor's Note 9)
Edge of Water (11/06/2021)
Approximate Top of Bank
Conservation Easement A PB 27 Pg 10 DB 1393 Pg 6286
Conservation Easement B PB 27 Pg 10 DB 1393 Pg 6286
Gate
Gate Line Fence
Chain Link Fence
4' Barbed Wire Fence
4' Wood Fence
5' Wood Fence
4' Hog Wire Fence
Ditch
Top of Bank
Toe of Slope
Drop Inlet Opening ITE #18.0"
Pipe Inlet
Pipe Outlet
Flow Arrow
Fence Post
Fence Corner
Fence Line
Fence Gate
Utility Pole
Guy Anchor
Power Pole
Light Pole
Sign
Mail Box
Water Meter
Cable Pedestal
Fiber Optic Junction Box
Buried Cable Warning Marker
Buried Gas Warning Marker
Reclaim Water Gate Valve
Overhead Utility Lines
Wood Post
Concrete
Asphalt
Gravel
Brick Paver
Concrete Curb
Concrete Curb & Gutter
Concrete Flume
Concrete Sidewalk
Concrete Valley Gutter
Concrete Ramp
Concrete Slope Paving
Concrete Driveway
Concrete Apron
Concrete Pad
Concrete Pavement
Concrete Walkway
Concrete Wheel Stop
Concrete Retaining Wall
Concrete Footer
Concrete Column
Concrete Pier
Concrete Pile
Concrete Pile Cap
Concrete Pile Footer
Concrete Pile Wall
Concrete Pile Beam
Concrete Pile Slab
Concrete Pile Foundation
Concrete Pile Retaining Wall
Concrete Pile Footer
Concrete Pile Column
Concrete Pile Pier



GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

LEGEND

(S)	Survey Dimension
(D)	Deed Dimension
O.R.	Official Records Book
Pg(s).	Page(s)
FIP	Found Iron Pipe
FIR	Found Iron Rod
FCM	Found Concrete Monument
Inv	Invert Elevation
Elev	Elevation
MES	Mitered End Section
Conc.	Concrete
	Light Pole
	Sign
MB	Mail Box
	Service Power Pole
	Utility Pole
	Abandoned Utility Pole
	Guy Anchor
C	Cable Pedestal
FJB	Fiber Optic Junction Box
M	Water Meter
	Burried Cable Warning Marker
G	Buried Gas Warning Marker
RV	Reclaim Water Gate Valve
	Overhead Utility Lines
AB	Auger Boring
WP	Wood Post
(10' E.)	Denotes 10' Drainage & Utility Easement
(5' E.)	Denotes 5' Drainage & Utility Easement
WF	Wetland Flag
TOB	Top of Bank

Location of reading
24.8
Spot Elevation

SURVEYOR'S NOTES:

1. Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from First American Title Insurance Company Commitments for Title Insurance, File Numbers: 110611267 with an effective date of January 22, 2025, at 8:00 a.m.; 110577120 with an effective date of November 27, 2024, at 8:00 a.m.; 110497236 with an effective date of September 20,2024, at 8:00 a.m.; 110461906 with an effective date of September 06, 2024, at 8:00 a.m.
2. This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
3. Bearings shown hereon are based on the South boundary of Section 27, Township 34 South, Range 19 East, Manatee County, Florida, having a Grid bearing of N.89°23'38"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
4. This survey is intended to be displayed at 1" = 150' or smaller.
5. All dimensions, unless otherwise noted, are survey dimensions.
6. Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
7. The subject parcel lies in Flood Zone "A" and "X", according to Flood Insurance Rate Map, Map No. 12081C0332E for Manatee County, Community No. 120153, Manatee County, Florida, dated March 17, 2014 and issued by the Federal Emergency Management Agency. Lines shown, if any, have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (https://msc.fema.gov).
8. Elevations shown hereon are based on the National Geodetic Survey Benchmark "DO2541", having a published elevation of 21.58 feet, relative to the North American Vertical Datum of 1988 (NAVD 88).
9. The wetland flags, as shown hereon, were set by ARDURRA, on October 21, 2021 & were set by Kimley-Horn, on January 13, 2025.
10. Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
11. There appears to be an overlap per descriptions between the private road described on the Official Record 2065 Page 5124 and the parcel described on the Official Record 1440 Page 6302, located on the westerly side of the subject property. Documents provided by our client outlining the sales history of these parcels suggests the private road existed prior to the transaction in Official Record 1440 Page 6302 and therefor the grantor in Official Record 1440 Page 6302 may not have had title rights to the area in question.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1800 SECOND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
TRENTON T. STRACKBEIN, P.E.
STATE LICENSE NUMBER 86562
DATE: ——

KHA PROJECT	048447005
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

EXISTING CONDITIONS

IVY RUN SUBDIVISION
PREPARED FOR
KB HOME
MANATEE COUNTY FLORIDA

SHEET NUMBER
C-06

Plotted By:Lundy, Josh Sheet Set:Kha_LayoutC-06 EXISTING CONDITIONS December 03, 2025 01:59:41pm K:\SAR_Civil\048447005 - KB Ivy Run\CAD\PSP\Plan Sheets\C-03 EXISTING CONDITIONS.dwg
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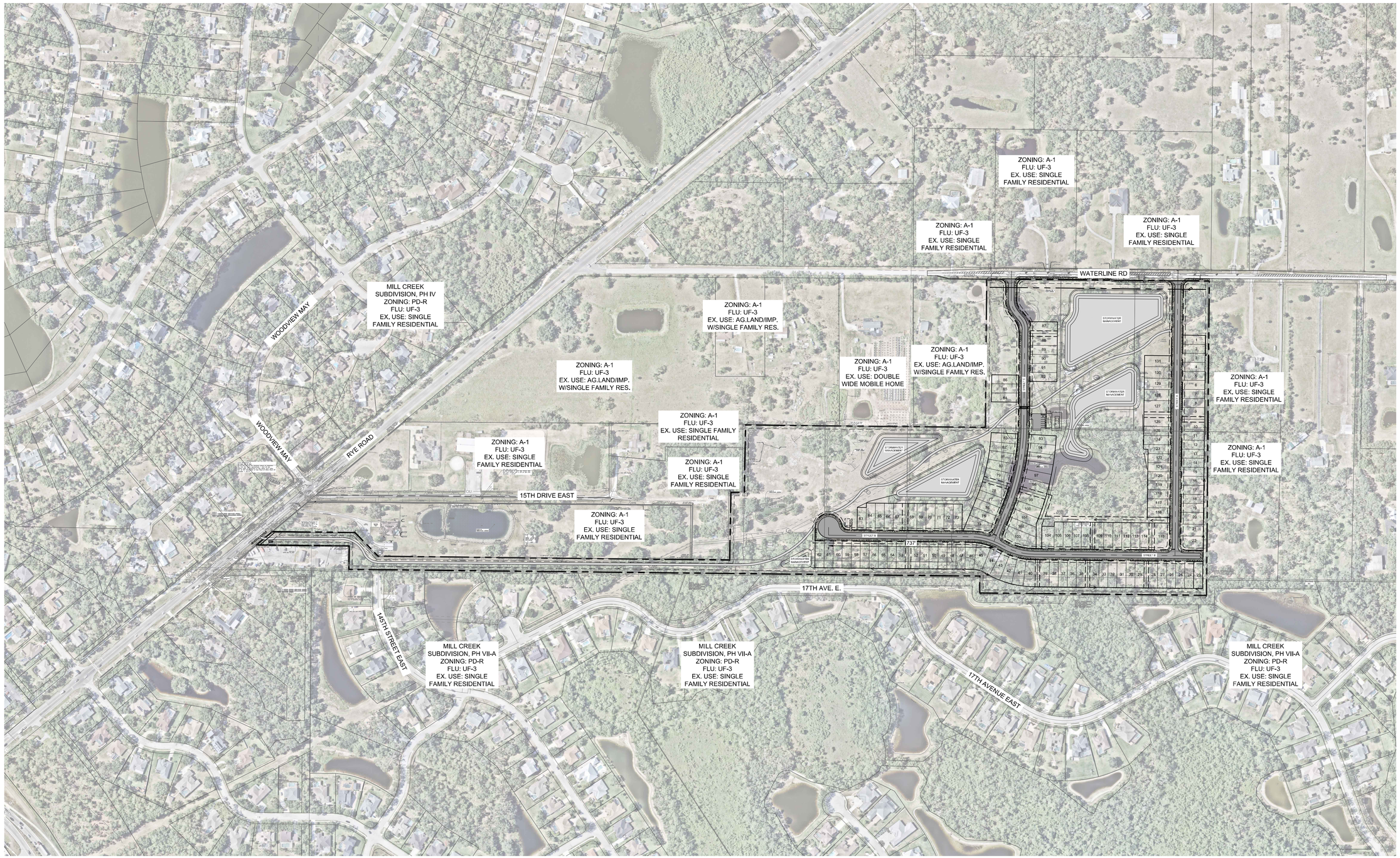
NORTH

GRAPHIC SCALE IN FEET
0 100 200 400



No.	REVISIONS	DATE	BY

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DATE: —

KHA PROJECT	048447005
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

AERIAL LOCATION MAP

IVY RUN SUBDIVISION

PREPARED FOR
KB HOME

MANATEE COUNTY FLORIDA

SHEET NUMBER
C-07

Plotted By:Lundy, Josh Sheet Set:Kha Layout:C-07 AERIAL LOCATION MAP December 03, 2025 01:59:38pm K:\SAR_Civil\048447005 - KB by Run\CAD\PSP\Plan Sheets\C-07 AERIAL LOCATION MAP.dwg
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Plotted By:Lundy, Josh Sheet Set:Kha Layout:C-08 PRELIMINARY SITE PLAN December 03, 2025 02:09:25pm K:\SAR_Civil\048447005 - KB Ivy Run\CAD\PSP\Plan Sheets\C-08 PRELIMINARY SITE PLAN.dwg
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LEGEND

- ASPHALT PAVEMENT
- CONCRETE SURFACE
- SURFACE WATER

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

NOTES:

1. REQUIRED IMPROVEMENTS ARE NOT PERMITTED WITHIN RESERVATION SETBACK AREAS.
2. ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS FY 2025-26 AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
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FLOOD ZONE A

FLOOD ZONE AE

O.S.W-1
(O.S.W-1 PARTIAL (WEST) AREA=0.025 ACRES±)
(O.S.W-1 PARTIAL (EAST) AREA=0.00086 ACRES±)
TOTAL AREA=0.025 ACRES±

RYE ROAD

60' EX. HALF R/W

110' EX. R/W

50' EX. HALF R/W

60' FUTURE R/W

120' FUTURE R/W

80' FUTURE R/W

10' FUTURE R/W SETBACK

12' SETBACK

R50'

20' ROADWAY BUFFER PER LDC 701.4.B.2

EXISTING R/W

ENTRY AND TRAILHEAD SIGNAGE

PROPERTY BOUNDARY

15' GREENBELT LANDSCAPE BUFFER PER LDC 402.7.D.5

10' MULTI-USE TRAIL

R114'

R65'

O.S.W-3
(O.S.W.-3 PARTIAL (NORTH) AREA=0.046 ACRES±)
(O.S.W.-3 PARTIAL (SOUTH) AREA=0.475 ACRES±)
TOTAL AREA=0.521 ACRES±

MATCH LINE - SEE SHEET C-09

No.	REVISIONS	DATE	BY

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1800 SECOND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
TRENTON T. STRACKBEIN, P.E.
STATE LICENSE NUMBER
86562
DATE:

KHA PROJECT 048447005
DATE DECEMBER 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

PRELIMINARY SITE PLAN

IVY RUN SUBDIVISION

PREPARED FOR
KB HOME

MANATEE COUNTY FLORIDA

SHEET NUMBER
C-08

NOTES:

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LEGEND

- ASPHALT PAVEMENT
- CONCRETE SURFACE
- SURFACE WATER

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

MATCH LINE - SEE SHEET C-08

MATCH LINE - SEE SHEET C-10

PROPERTY BOUNDARY

15' GREENBELT LANDSCAPE BUFFER PER LDC 402.7.D.5

10' MUTIL-USE TRAIL

8' PRIVACY FENCE

REAR LOT LINE

25' DRAINAGE EASEMENT

WETLAND JURISDICTIONAL LINE

WETLAND WL2 = 0.394 ACRES±

WETLAND WL1 = 0.066 ACRES±

30' WETLAND BUFFER

15' WETLAND BUFFER SETBACK

FLOOD ZONE A

STORMWATER MANAGEMENT

TOP OF 5' BERM

TOB

CWL

BREAK

BOTTOM

LIFT STATION

STREET B

50' R/W

EX. 50' GAS EASEMENT

O.S.W-11
AREA=1.494 ACRES±

O.S.W-4
AREA=0.963 ACRES±

O.S.W-5
(O.S.W.-5 PARTIAL (NORTH)
AREA=0.062 ACRES±)
(O.S.W.-5 PARTIAL (SOUTH)
AREA=0.357 ACRES±)
TOTAL AREA=0.419 ACRES±

(O.R. 2257, Pg.304)

63 64 65 66 67 68 69 62 61 60 59 58 57 56 55 54 53 52 51

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No.	REVISIONS	DATE	BY

LICENSED PROFESSIONAL
TRENTON T. STRACKBEIN, P.E.
STATE LICENSE NUMBER 86562
DATE: ——

KHA PROJECT 048447005			
DATE	DECEMBER 2025	DESIGNED BY	KHA
SCALE	AS SHOWN	DRAWN BY	KHA
		CHECKED BY	KHA

PRELIMINARY SITE PLAN

IVY RUN SUBDIVISION

PREPARED FOR
KB HOME

MANATEE COUNTY FLORIDA

SHEET NUMBER
C-09

Plotted By:Lundy, Josh Sheet Set:Kha Layout:C-09 PRELIMINARY SITE PLAN December 03, 2025 02:00:40pm K:\SAR_Civil\048447005 - KB Ivy Run\CAD\PSP\Plan Sheets\C-09 PRELIMINARY SITE PLAN.dwg
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MATCH LINE - SEE SHEET C-11

MATCH LINE - SEE SHEET C-09

LEGEND

ASPHALT PAVEMENT

CONCRETE SURFACE

SURFACE WATER

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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LICENSED PROFESSIONAL
TRENTON T. STRACKBEIN, P.E.
STATE LICENSE NUMBER
86562
DATE:

TRENTON T. STRACKBEIN No.86562 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY TRENTON T. STRACKBEIN, P.E. ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRENTON T. STRACKBEIN, P.E. No.: 86562
KIMLEY-HORN AND ASSOCIATES, INC.
REGISTRY No.: 35106
1800 2ND STREET, SUITE 900
SARASOTA, FLORIDA 34236

KHA PROJECT	048447005
DATE	FEBRUARY 2026
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

PRELIMINARY SITE PLAN

IVY RUN SUBDIVISION

PREPARED FOR
KB HOME

MANATEE COUNTY FLORIDA

SHEET NUMBER
C-10

Plotted By: Rosengard, Ryan Sheet Set:Kha Layout:C-10 PRELIMINARY SITE PLAN February 10, 2026 08:10:16pm K:\SAR_Civil\048447005 - KB Ivy Run\CAD\PSP\Plan Sheets\C-08 PRELIMINARY SITE PLAN.dwg
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LEGEND

- ASPHALT PAVEMENT
- CONCRETE SURFACE
- SURFACE WATER

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

NOTES:

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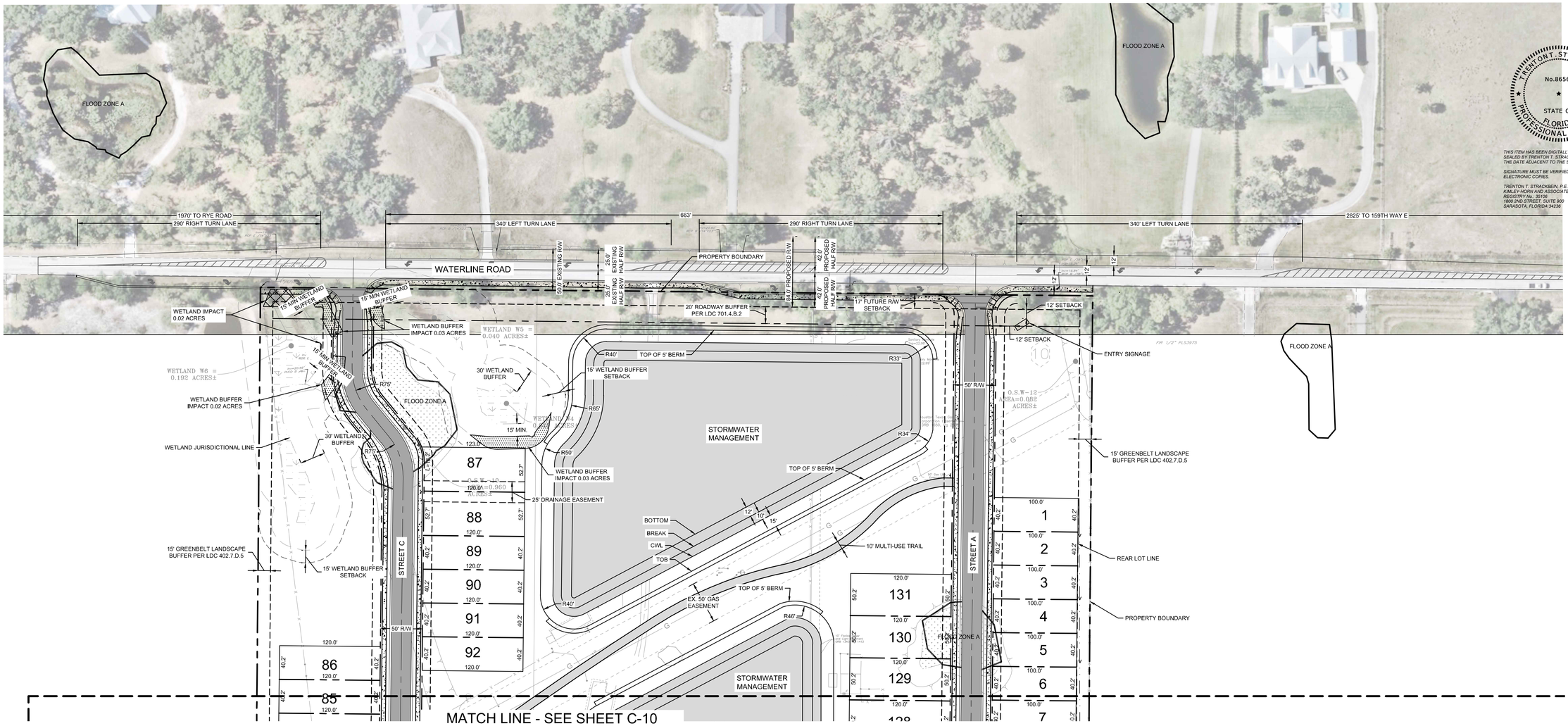

No.86562
TRENTON T. STRACKBEIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSED PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY TRENTON T. STRACKBEIN, P.E. ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRENTON T. STRACKBEIN, P.E. No.: 86562
KIMLEY-HORN AND ASSOCIATES, INC.
REGISTRY No.: 35106
1800 2ND STREET, SUITE 900
SARASOTA, FLORIDA 34236

No.	REVISIONS	DATE	BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

TRENTON T. STRACKBEIN, P.E.
STATE LICENSE NUMBER 86562
DATE:

KHA PROJECT 048447005
DATE FEBRUARY 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

PRELIMINARY SITE PLAN

IVY RUN SUBDIVISION
PREPARED FOR
KB HOME
MANATEE COUNTY FLORIDA

SHEET NUMBER
C-11

Plotted By:Rosengard, Ryan Sheet Set:Kha Layout:C-11 PRELIMINARY SITE PLAN February 10, 2026 - 08:10:30pm K:\SAR_Civil\048447005 - KB Ivy Run\CAD\PSP\Plan Sheets\C-09 PRELIMINARY SITE PLAN.dwg
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NOTES:

1. AREAS IDENTIFIED AS STORMWATER MANAGEMENT MAY CONSIST OF DRY OR WET SYSTEMS. IN ADDITION THESE AREAS MAY BE UTILIZED OR DIVIDED BETWEEN TREATMENT/ATTENUATION FACILITIES AND FLOODPLAIN COMPENSATION AS REQUIRED BY THE DESIGN OF THE PROJECT.
2. THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL BE PRIVATELY-OWNED AND MAINTAINED BY THE APPLICANT.
3. ELEVATIONS ARE PER THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE CONVERSION FROM THE NAVD88 DATUM TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) IS +0.95 FEET.
4. THE PROPOSED STORMWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

LEGEND

- MILL CREEK FLOODPLAIN
- FEMA FLOODPLAIN
- RIGHT-OF-WAY LINE
- FLOW DIRECTION ARROW
- STORM PIPE
- STORM INLET

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

KHA PROJECT 048447005	LICENSED PROFESSIONAL		
DATE DECEMBER 2025	TRENTON T. STRACKBEIN, P.E.		
SCALE AS SHOWN	STATE LICENSE NUMBER 86562		
DESIGNED BY KHA			
DRAWN BY KHA			
CHECKED BY KHA	DATE: —		

PRELIMINARY DRAINAGE PLAN

IVY RUN SUBDIVISION

PREPARED FOR
KB HOME

MANATEE COUNTY FLORIDA

SHEET NUMBER
C-12

No.	REVISIONS	DATE	BY

Kimley»Horn
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1800 SECOND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

Plotted By:Lundy, Josh Sheet Set:Kha Layout:C-12 PRELIMINARY DRAINAGE PLAN December 03, 2025 02:01:37pm K:\SAR_Civil\048447005 - KB Ivy Run\CAD\PSP\Plan Sheets\C-12 PRELIMINARY DRAINAGE PLAN.dwg
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Plotted By:Lundy, Josh Sheet Set:Kha Layout:C-13 PRELIMINARY DRAINAGE PLAN December 03, 2025 02:01:47pm K:\SAR_Civil\048447005 - KB Ivy Run\CAD\PSP\Plan Sheets\C-12 PRELIMINARY DRAINAGE PLAN.dwg

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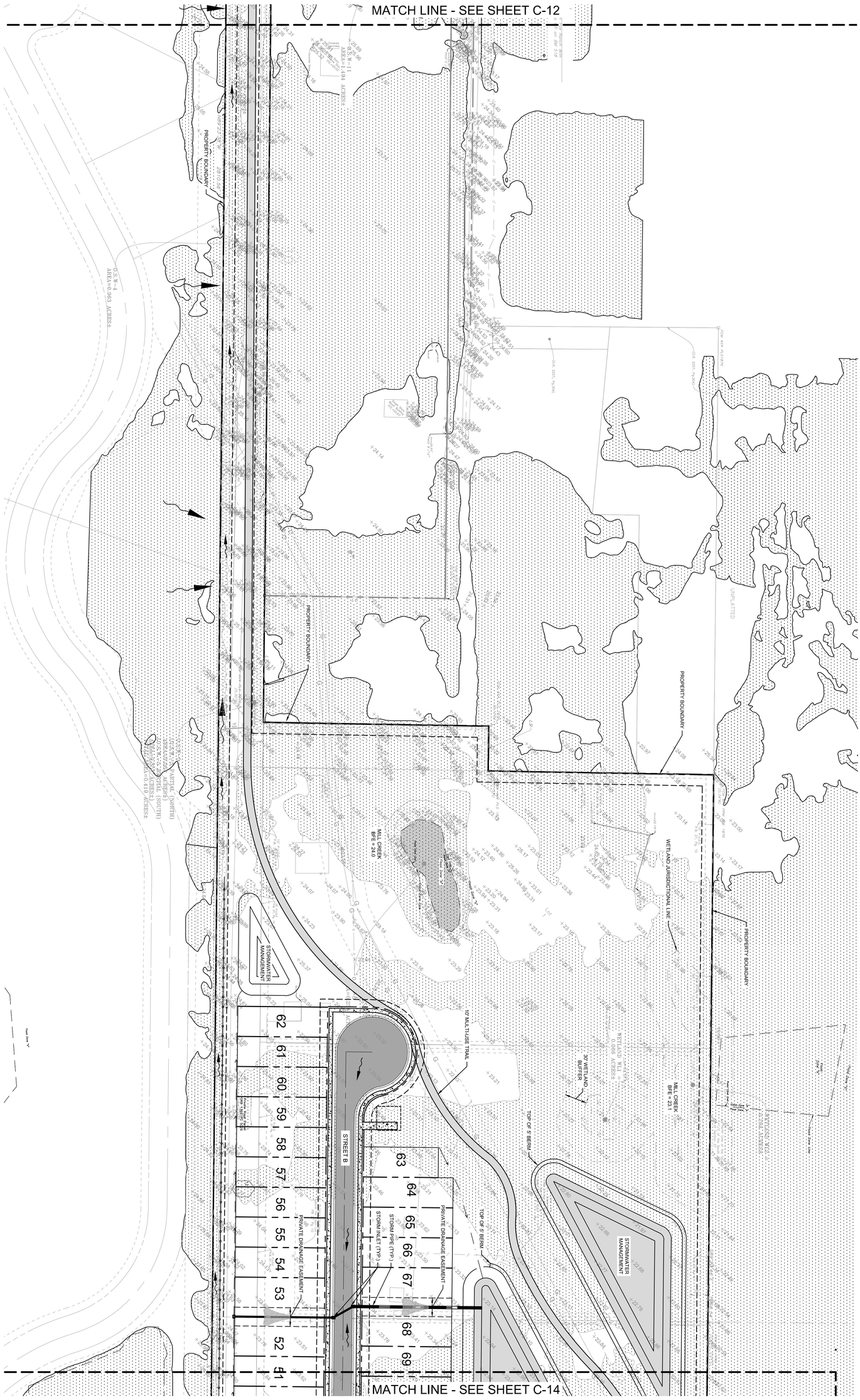

NOTES:

1. AREAS IDENTIFIED AS STORMWATER MANAGEMENT MAY CONSIST OF DRY OR WET SYSTEMS. IN ADDITION THESE AREAS MAY BE UTILIZED OR DIVIDED BETWEEN RECLAIMED WATER STORAGE FACILITIES AND FLOODPLAIN COMPENSATION AS REQUIRED BY THE DESIGN OF THE PROJECT.
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4. THE PROPOSED STORMWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND MAY BE MODIFIED BY THE DESIGN ENGINEER IN ORDER TO COMPLY WITH THE REQUIREMENTS OF SECTION 6.04.01 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2. THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

LEGEND
- MILL CREEK FLOODPLAIN
- FEMA FLOODPLAIN
- RIGHT-OF-WAY LINE
- FLOW DIRECTION ARROW
- STORM PIPE
- STORM INLET

SHEET NUMBER C-13

IVY RUN SUBDIVISION

PREPARED FOR
KB HOME

MANATEE COUNTY FLORIDA

PRELIMINARY DRAINAGE PLAN

KHA PROJECT	048447005
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

LICENSED PROFESSIONAL
TRENTON T. STRACKBEIN, P.E.
STATE LICENSE NUMBER
86562
DATE: ____

Kimley»Horn

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PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY

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LEGEND
- MILL CREEK FLOODPLAIN
- FEMA FLOODPLAIN
- RIGHT-OF-WAY LINE
- FLOW DIRECTION ARROW
- STORM PIPE
- STORM INLET

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

MATCH LINE - SEE SHEET C-15

MATCH LINE - SEE SHEET C-13

PROPERTY BOUNDARY

STORMWATER MANAGEMENT

AMENITY

POOL

30' WETLAND BUFFER

TOP OF 5' BERM

MILL CREEK BFE = 23.7

MILL CREEK BFE = 24.0

MILL CREEK BFE = 25.0

STREET A

STREET B

STREET C

STORM INLET (TYP.)

STORM PIPE (TYP.)

PRIVATE DRAINAGE EASEMENT

WETLAND JURISDICTIONAL LINE

WETLAND WL7 0.052 ACRES±

SUBDIVISION P.B. 59 PG. 14

Flood Zone "A"

Flood Zone "X"

Flood Zone "VE"

Flood Zone Line

Section 34

Section 33

Plotted By:Lundy, Josh Sheet Set:Khs Layout:C-14 PRELIMINARY DRAINAGE PLAN Dec

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LICENSED PROFESSIONAL
TRENTON T. STRACKBEIN, P.E.
STATE LICENSE NUMBER 86562
DATE: —

KHA PROJECT 048447005
DATE DECEMBER 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

PRELIMINARY DRAINAGE PLAN

IVY RUN SUBDIVISION
PREPARED FOR
KB HOME
MANATEE COUNTY FLORIDA

SHEET NUMBER
C-14

NOTES:

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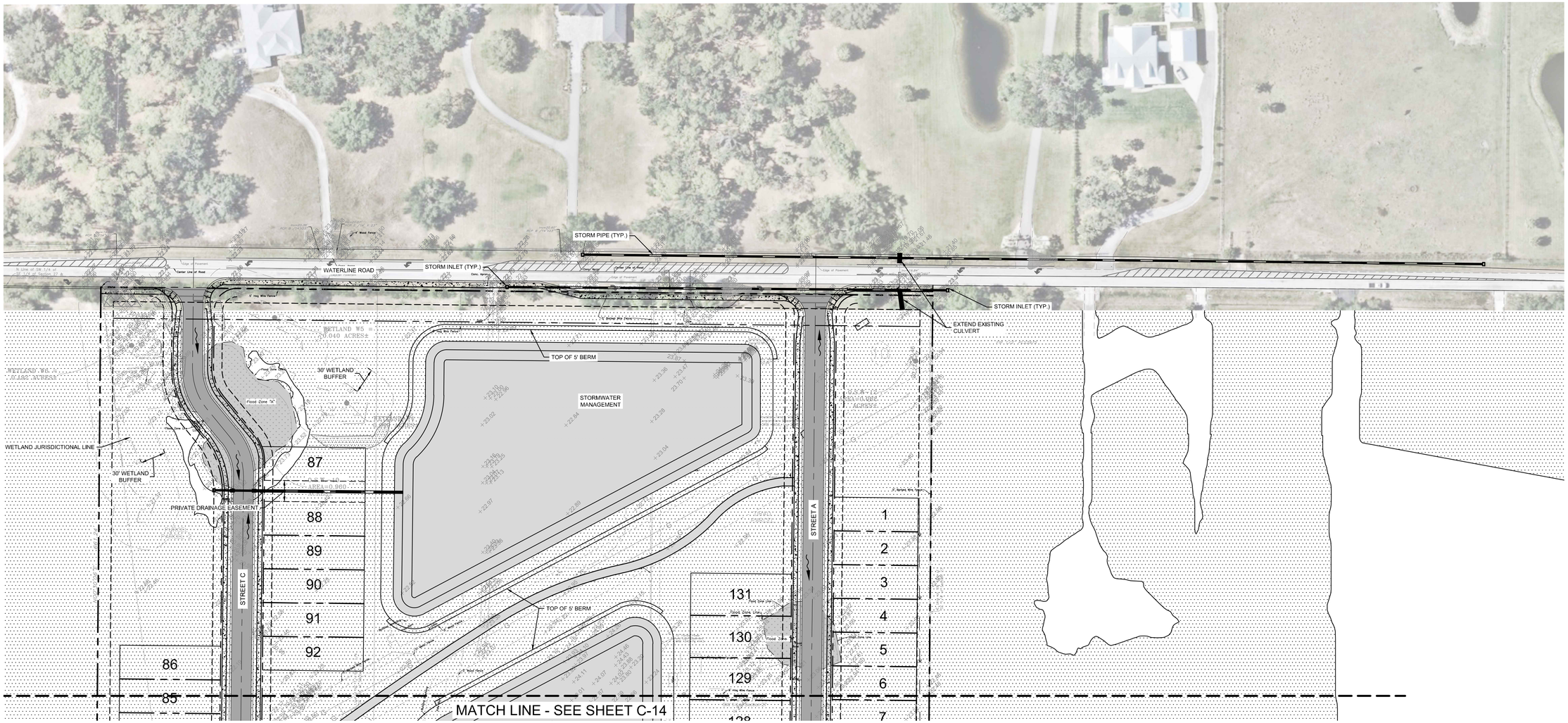
LEGEND

- MILL CREEK FLOODPLAIN
- FEMA FLOODPLAIN
- RIGHT-OF-WAY LINE
- FLOW DIRECTION ARROW
- STORM PIPE
- STORM INLET

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120



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TRENTON T. STRACKBEIN, P.E.

STATE LICENSE NUMBER 86562

DATE: —

KHA PROJECT 048447005	
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

PRELIMINARY DRAINAGE PLAN

IVY RUN SUBDIVISION

PREPARED FOR
KB HOME

MANATEE COUNTY FLORIDA

SHEET NUMBER
C-15

Plotted By: Lundy, Josh Sheet Set: Kha Layout: C-15 PRELIMINARY DRAINAGE PLAN December 03, 2025 02:02:08pm K:\SAR_Civil\048447005 - KB Ivy Run\CAD\PSP\Plan Sheets\C-12 PRELIMINARY DRAINAGE PLAN.dwg
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LEGEND

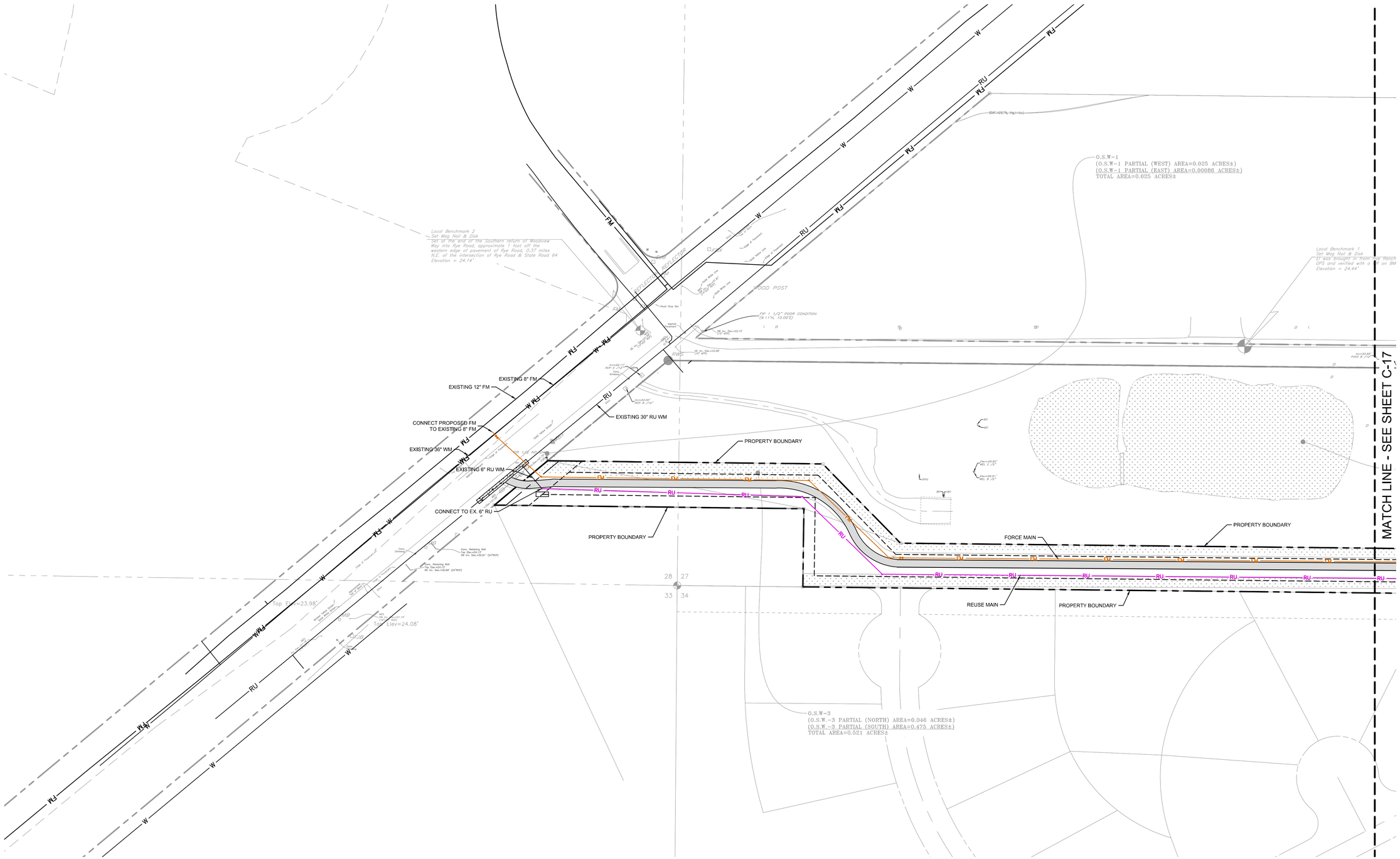
PROPOSED FIRE HYDRANT ASSEMBLY (COST OF TEE NOT INCLUDED)	DIRECTION OF FLOW
PROPOSED GATE VALVE	
PROPOSED TEE	WM WATER MAIN FM FORCE MAIN MH MAIN HOLE SS SANITARY SEWER RU RECLAIMED WATER MAIN
PROPOSED LOCATION OF VERTICAL BENDS (SEE PROFILE FOR SIZE & DEG.)	
W W — PROPOSED POTABLE WATER MAIN	
RU RU — PROPOSED RECLAIMED WATER MAIN	
F F — PROPOSED SANITARY FORCE MAIN	
S S — PROPOSED SANITARY GRAVITY SEWER	

NOTES:

1. 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.
2. 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.
3. ANY EXISTING SERVICES NOT BEING USED WILL BE CUT AND PLUGGED AT MAIN.
4. THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120



KHA PROJECT	048447005
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

LICENSED PROFESSIONAL
TRENTON T. STRACKBEIN, P.E.
STATE LICENSE NUMBER
86562
DATE: ——

IVY RUN SUBDIVISION
PREPARED FOR
KB HOME
MANATEE COUNTY FLORIDA

PRELIMINARY UTILITY PLAN

SHEET NUMBER
C-16

Kimley»Horn
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PHONE: 941-379-7600
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No.	REVISIONS	DATE	BY

Plotted By:Lundy, Josh Sheet Set:Kha Layout:C-16 PRELIMINARY UTILITY PLAN December 03, 2025 02:02:32pm K:\SAR_Civil\048447005 - KB Ivy Run\CAD\PSP\Plan Sheets\C-16 PRELIMINARY UTILITY PLAN.dwg
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LEGEND

PROPOSED FIRE HYDRANT ASSEMBLY (COST OF TEE NOT INCLUDED)	DIRECTION OF FLOW
PROPOSED GATE VALVE	
PROPOSED TEE	WM WATER MAIN FM FORCE MAIN MH MAN HOLE SS SANITARY SEWER RU RECLAIMED WATER MAIN
PROPOSED LOCATION OF VERTICAL BENDS (SEE PROFILE FOR SIZE & DEG.)	
W — W	PROPOSED POTABLE WATER MAIN
RU — RU	PROPOSED RECLAIMED WATER MAIN
F — F	PROPOSED SANITARY FORCE MAIN
S — S	PROPOSED SANITARY GRAVITY SEWER

NOTES:

1. 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.
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3. ANY EXISTING SERVICES NOT BEING USED WILL BE CUT AND PLUGGED AT MAIN.
4. THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

MATCH LINE - SEE SHEET C-16

MATCH LINE - SEE SHEET C-18

PROPERTY BOUNDARY

WETLAND WL2 = 0.294 ACRES±

WETLAND WL1 = 0.066 ACRES±

STORMWATER MANAGEMENT

UTILITY EASEMENT

LIFT STATION

FIRE HYDRANT ASSEMBLEY

SSWR

REUSE MAIN

WATER MAIN

FORCE MAIN

O.S.W-11
AREA=1.494 ACRES±

O.S.W-4
AREA=0.963 ACRES±

O.S.W-5
(O.S.W-5 PARTIAL (NORTH)
AREA=0.062 ACRES±)
(O.S.W-5 PARTIAL (SOUTH)
AREA=0.357 ACRES±)
TOTAL AREA=0.419 ACRES±

(O.R. 2257, Pg.304)

(O.R. 2677, Pg.1154)

(O.R. 2671, Pg.1154)

FIR 5/8" BENT (0.12'N, 0.10'E)

FIR 5/8 LB 5432

63 64 65 66 67 68 69

62 61 60 59 58 57 56 55 54 53 52 51

Plotted By:Lundy, Josh Sheet Set:Kha Layout:C-17 PRELIMINARY UTILITY PLAN December 03, 2025 02:02:41 pm K:\SAR_Civil\048447005 - KB Ivy Run\CAD\PSP\Plan Sheets\C-16 PRELIMINARY UTILITY PLAN.dwg
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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
TRENTON T. STRACKBEIN, P.E.
STATE LICENSE NUMBER 86562
DATE: —

KHA PROJECT	048447005
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

PRELIMINARY UTILITY PLAN

IVY RUN SUBDIVISION

PREPARED FOR
KB HOME

MANATEE COUNTY FLORIDA

SHEET NUMBER
C-17

LEGEND

- PROPOSED FIRE HYDRANT ASSEMBLY (COST OF TEE NOT INCLUDED)
- PROPOSED GATE VALVE
- PROPOSED TEE
- PROPOSED LOCATION OF VERTICAL BENDS (SEE PROFILE FOR SIZE & DEG.)
- DIRECTION OF FLOW

WM	WATER MAIN
FM	FORCE MAIN
MH	MAN HOLE
SS	SANITARY SEWER
RU	RECLAIMED WATER MAIN

- PROPOSED POTABLE WATER MAIN
- PROPOSED RECLAIMED WATER MAIN
- PROPOSED SANITARY FORCE MAIN
- PROPOSED SANITARY GRAVITY SEWER

NOTES:

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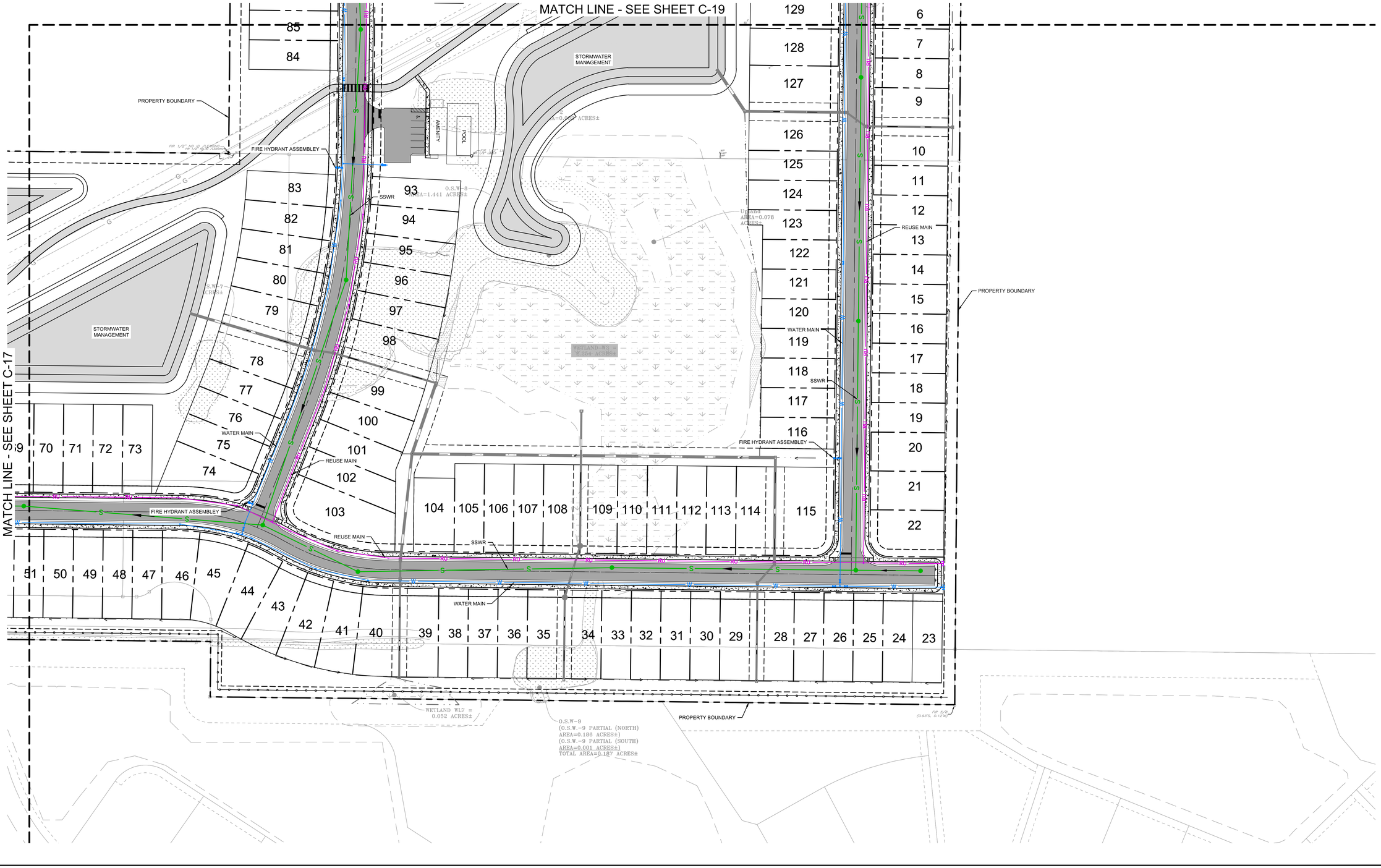
NORTH

GRAPHIC SCALE IN FEET
0 30 60 120



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86562
DATE:

KHA PROJECT	048447005
DATE	DECEMBER 2025
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DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

IVY RUN SUBDIVISION
PREPARED FOR
KB HOME
MANATEE COUNTY FLORIDA

PRELIMINARY UTILITY PLAN

SHEET NUMBER
C-18

Plotted By:Lundy, Josh Sheet Set:Kha Layout:C-18 PRELIMINARY UTILITY PLAN December 03, 2025 02:02:22pm K:\SAR_Civil\048447005 - KB Ivy Run\CAD\PSP\Plan Sheets\C-18 PRELIMINARY UTILITY PLAN.dwg
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LEGEND

PROPOSED FIRE HYDRANT ASSEMBLY (COST OF TEE NOT INCLUDED)	DIRECTION OF FLOW
PROPOSED GATE VALVE	
PROPOSED TEE	WM WATER MAIN FM FORCE MAIN MH MAIN HOLE SS SANITARY SEWER RU RECLAIMED WATER MAIN
PROPOSED LOCATION OF VERTICAL BENDS (SEE PROFILE FOR SIZE & DEG.)	
W W — PROPOSED POTABLE WATER MAIN	
RU RU — PROPOSED RECLAIMED WATER MAIN	
F F — PROPOSED SANITARY FORCE MAIN	
S S — PROPOSED SANITARY GRAVITY SEWER	

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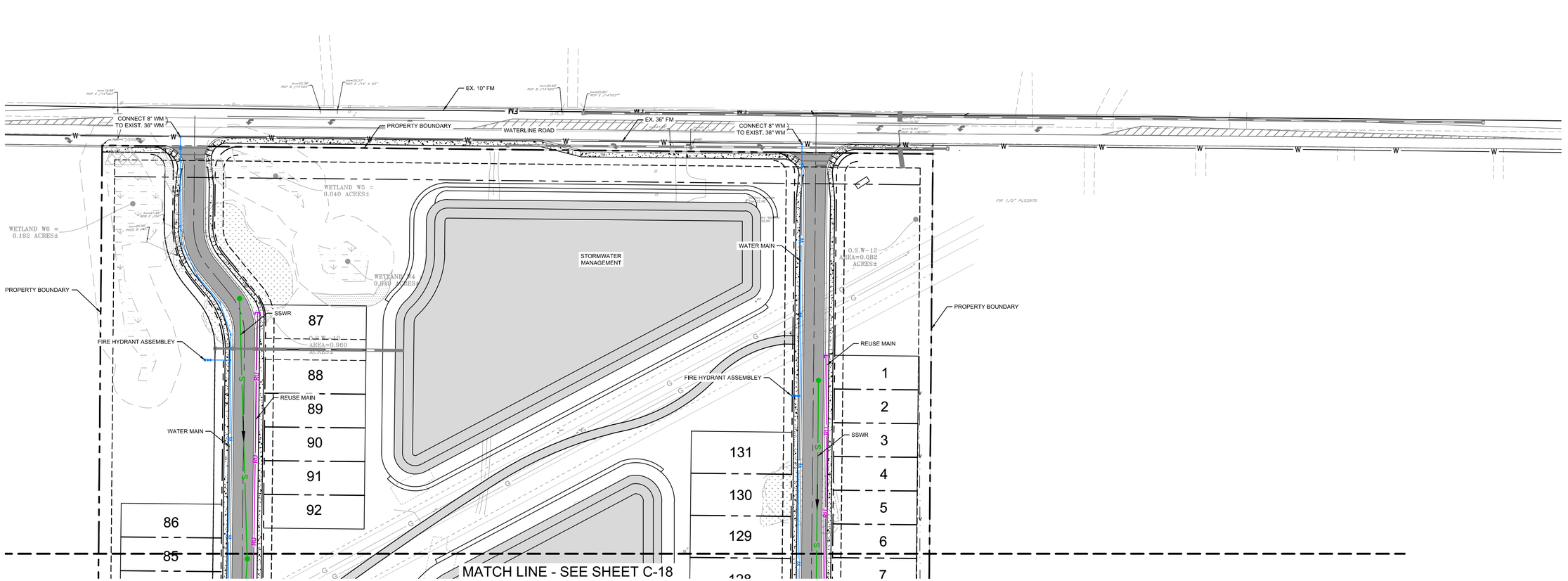
NORTH

GRAPHIC SCALE IN FEET
0 30 60 120



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STATE LICENSE NUMBER 86562
DATE: ——

KHA PROJECT	048447005
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

PRELIMINARY UTILITY PLAN

IVY RUN SUBDIVISION

PREPARED FOR
KB HOME

MANATEE COUNTY FLORIDA

SHEET NUMBER
C-19

Plotted By:Lundy, Josh Sheet Set:Kha Layout:C-19 PRELIMINARY UTILITY PLAN December 03, 2025 02:03:02pm K:\SAR_Civil\048447005 - KB Ivy Run\CAD\PSP\Plan Sheets\C-19 PRELIMINARY UTILITY PLAN.dwg
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Plotted By:Lundy, Josh Sheet Set:Kha Layout:C-20 FIRE TRUCK ROUTING December 03, 2025 02:03:13pm K:\SAR_Civil\048447005 - KB Ivy Run\CAD\PSP\Plan Sheets\C-20 FIRE TRUCK ROUTING.dwg
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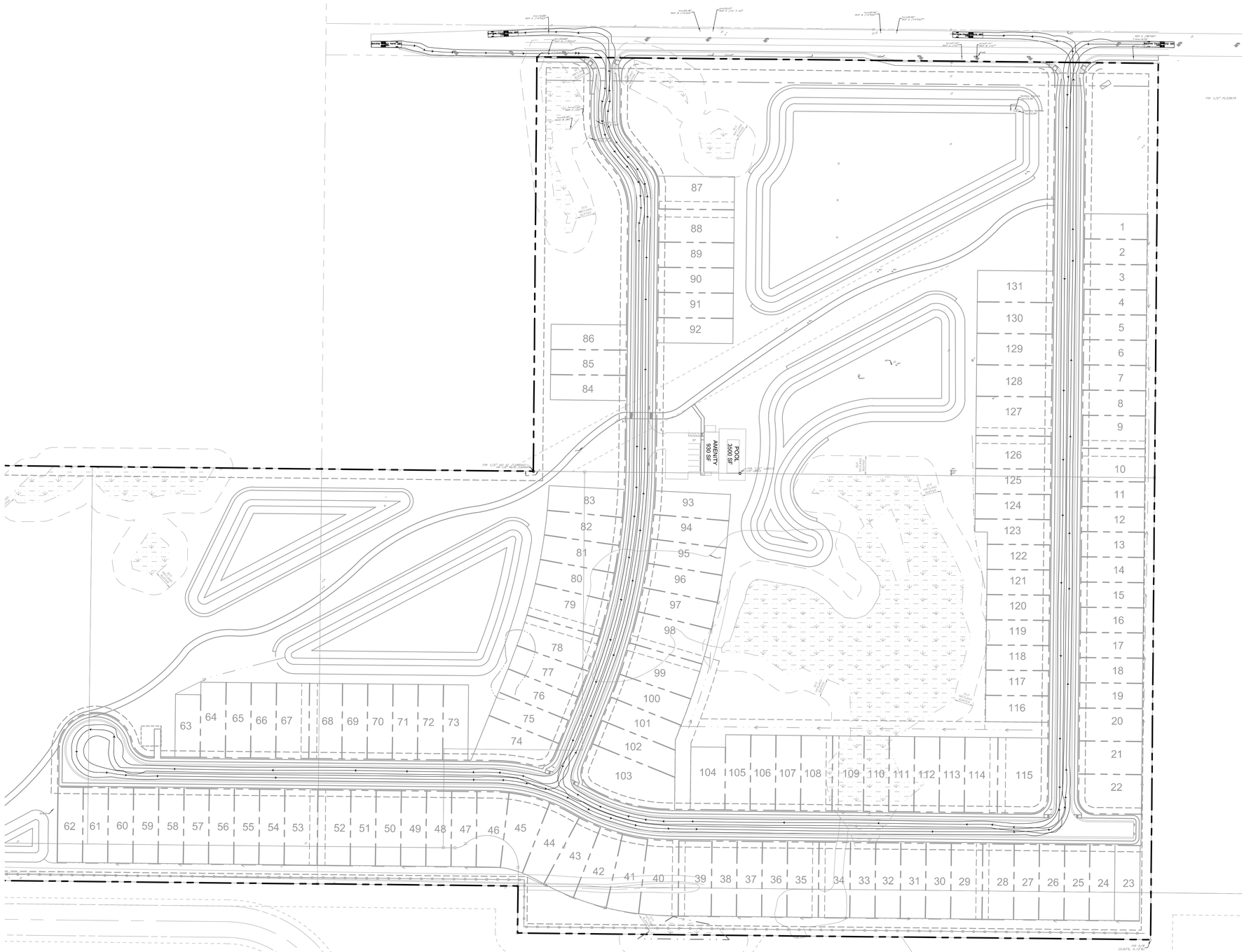
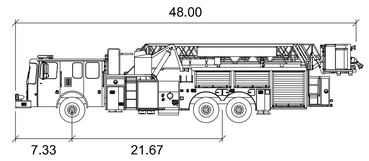
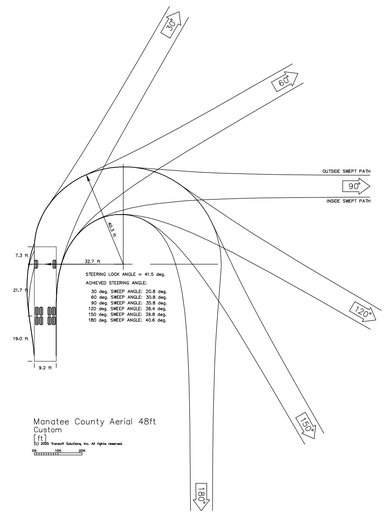




Manatee County Aerial 48ft

	feet
Width	: 9.15
Track	: 9.15
Lock to Lock Time	: 6.0
Steering Angle	: 41.5



Manatee County Aerial 48ft
Custom
1.1.1
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No.	REVISIONS	DATE	BY

Kimley»Horn
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1800 SECOND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

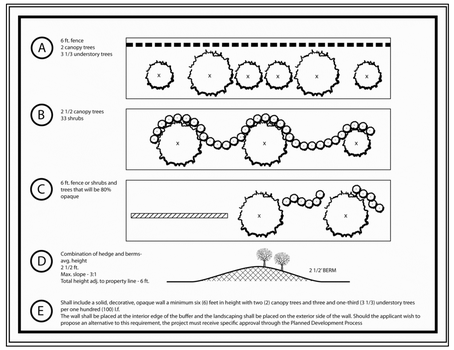
LICENSED PROFESSIONAL
TRENTON T. STRACKBEIN, P.E.
STATE LICENSE NUMBER
86562
DATE: ——

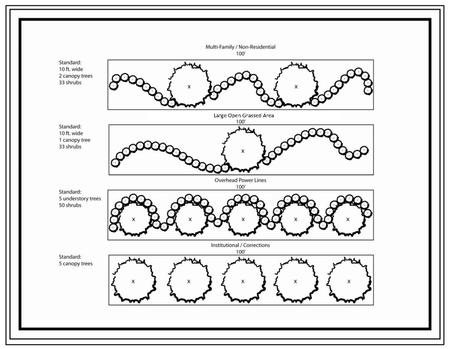
KHA PROJECT	048447005
DATE	DECEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

FIRE TRUCK ROUTING

IVY RUN SUBDIVISION
PREPARED FOR
KB HOME
MANATEE COUNTY FLORIDA

SHEET NUMBER
C-20





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NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

MATCH LINE - SEE SHEET C-22

PROPERTY BOUNDARY
20' ROADWAY BUFFER PER LDC 701.4.B.2
10' FUTURE R/W SETBACK
15' GREENBELT LANDSCAPE BUFFER PER LDC 402.7.D.5

Local Benchmark 2
Set Mag Nail & Disk
Set at the end of the Southern return of Woodview Way into Rye Road, approximate 1 foot off the western edge of pavement of Rye Road, 0.37 miles N.E. of the intersection of Rye Road & State Road 64
Elevation = 24.14'

Local Benchmark 1
Set Mag Nail & Disk
(I) was brought in from VRS GPS and verified with a CR
Elevation = 24.44'

POINT OF COMMENCEMENT
OF NGUYEN PARCEL, PRIVATE ROAD & ALSO DESCRIBED AS
Southwest corner of Section 27, Township 34 South, Range 29 East

POINT OF BEGINNING
Southeasterly corner of Lot 4 Circle "C" Subdivision, (P.B. 27, Pg. 10-12)

145TH ST. E.

16th Drive East
50' Private Right-of-Way

RYE ROAD EAST
RIGHT-OF-WAY

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PRELIMINARY LANDSCAPE PLAN

IVY RUN SUBDIVISION
PREPARED FOR
KB HOME
MANATEE COUNTY FLORIDA

SHEET NUMBER
C-21

Plotted By: Lundy, Josh Sheet Set: Kha Layout: C-21 PRELIMINARY LANDSCAPE PLAN December 03, 2025 02:03:20pm K:\SAR_Civil\048447005 - KB Ivy Run\CAD\PSP\Plan Sheets\C-21 PRELIMINARY LANDSCAPE PLAN.dwg
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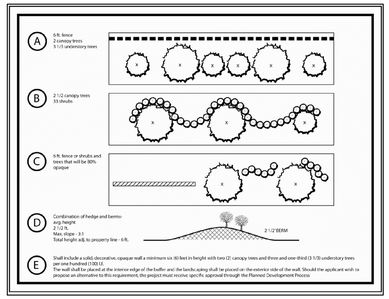

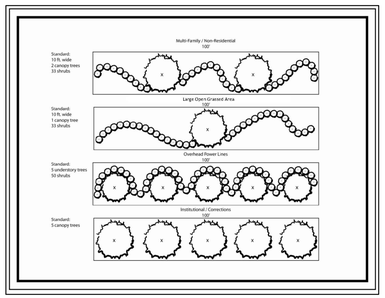

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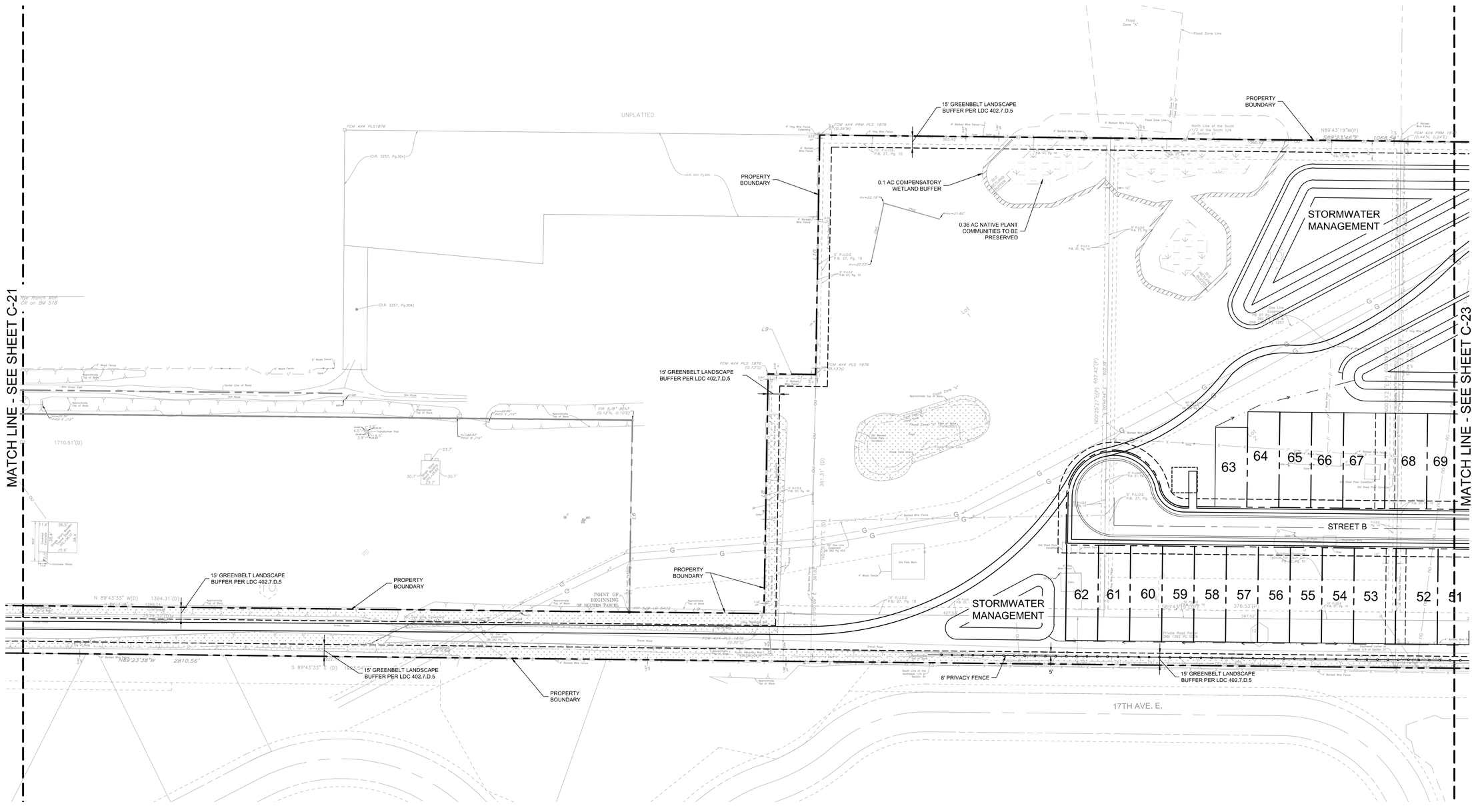
NORTH

GRAPHIC SCALE IN FEET
0 30 60 120


MATCH LINE - SEE SHEET C-21
MATCH LINE - SEE SHEET C-23
UNPLATTED
FCM 4X4 PLS1876
(O.R. 2257, Pg.304)
PROPERTY BOUNDARY
15' GREENBELT LANDSCAPE BUFFER PER LDC 402.7.D.5
0.1 AC COMPENSATORY WETLAND BUFFER
0.36 AC NATIVE PLANT COMMUNITIES TO BE PRESERVED
STORMWATER MANAGEMENT
Flood Zone "A"
Flood Zone Line
North Line of the South 1/2 of the South 1/2 of Section 23
N89°43'19"W(P)
S89°23'46"E
1068.54'
(0.44'N, 0.24'S)
FCM 4X4 PRM PLS 1876
(0.10'S, 0.34'W)
FCM 4X4 PRM PLS 1876
(0.12'N, 0.10'E)
FIR 5/8" BEND
(0.12'N, 0.10'E)
N89°43'33"W(D)
1394.31'(D)
1394.54'(M)
S 89°43'33" E (D)
1394.31'(D)
N89°23'36"W
2810.56'
POINT OF BEGINNING OF NDTEN PARCEL
POINT OF COMMENCEMENT
1710.51'(D)
361.31'(D)
N02°35'27"E(D)
602.42'(P)
N02°35'27"E
602.30'
63
64
65
66
67
68
69
62
61
60
59
58
57
56
55
54
53
52
51
STREET B
6' PRIVACY FENCE
17TH AVE. E.
5' Wood Fence
Center Line of Road
15th Street East
30ft Road
20ft Road
Approximate Top of Bank
Approximate Toe of Bank
Approximate Top of Berm
Approximate Toe of Berm
4' Hog Wire Fence
4' Barbed Wire Fence
Existing Power Pole
Guy Wire
Guy Anchor
Power Pole
Concrete Pad
Concrete Stoop
Gate
Flume
Ditch
Stream
Creek
Wetland Line
Old Shed (Not Counted)
Old Pole Barn
Wood Fence
Flood Zone Line
Flood Zone "X"
Top of Bank Elev. 21.00
Bottom of Bank Elev. 15.00
Top of Berm Elev. 23.00
Bottom of Berm Elev. 13.00
Top of Bank Elev. 20.00
Bottom of Bank Elev. 14.00
Top of Berm Elev. 22.00
Bottom of Berm Elev. 12.00
Top of Bank Elev. 19.00
Bottom of Bank Elev. 13.00
Top of Berm Elev. 21.00
Bottom of Berm Elev. 11.00
Top of Bank Elev. 18.00
Bottom of Bank Elev. 12.00
Top of Berm Elev. 20.00
Bottom of Berm Elev. 10.00
Top of Bank Elev. 17.00
Bottom of Bank Elev. 11.00
Top of Berm Elev. 19.00
Bottom of Berm Elev. 9.00
Top of Bank Elev. 16.00
Bottom of Bank Elev. 10.00
Top of Berm Elev. 18.00
Bottom of Berm Elev. 8.00
Top of Bank Elev. 15.00
Bottom of Bank Elev. 9.00
Top of Berm Elev. 17.00
Bottom of Berm Elev. 7.00
Top of Bank Elev. 14.00
Bottom of Bank Elev. 8.00
Top of Berm Elev. 16.00
Bottom of Berm Elev. 6.00
Top of Bank Elev. 13.00
Bottom of Bank Elev. 7.00
Top of Berm Elev. 15.00
Bottom of Berm Elev. 5.00
Top of Bank Elev. 12.00
Bottom of Bank Elev. 6.00
Top of Berm Elev. 14.00
Bottom of Berm Elev. 4.00
Top of Bank Elev. 11.00
Bottom of Bank Elev. 5.00
Top of Berm Elev. 13.00
Bottom of Berm Elev. 3.00
Top of Bank Elev. 10.00
Bottom of Bank Elev. 4.00
Top of Berm Elev. 12.00
Bottom of Berm Elev. 2.00
Top of Bank Elev. 9.00
Bottom of Bank Elev. 3.00
Top of Berm Elev. 11.00
Bottom of Berm Elev. 1.00
Top of Bank Elev. 8.00
Bottom of Bank Elev. 2.00
Top of Berm Elev. 10.00
Bottom of Berm Elev. 0.00
Top of Bank Elev. 7.00
Bottom of Bank Elev. 1.00
Top of Berm Elev. 9.00
Bottom of Berm Elev. -1.00
Top of Bank Elev. 6.00
Bottom of Bank Elev. 0.00
Top of Berm Elev. 8.00
Bottom of Berm Elev. -2.00
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Top of Berm Elev. 2.00
Bottom of Berm Elev. -8.00
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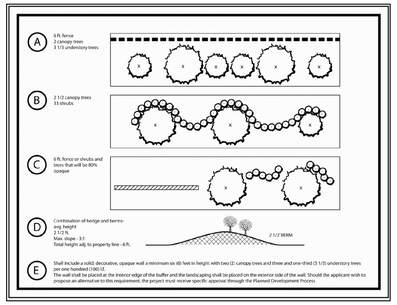
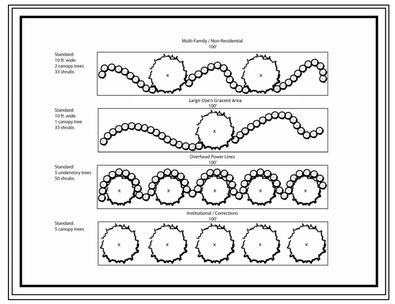
Bottom of Berm Elev.





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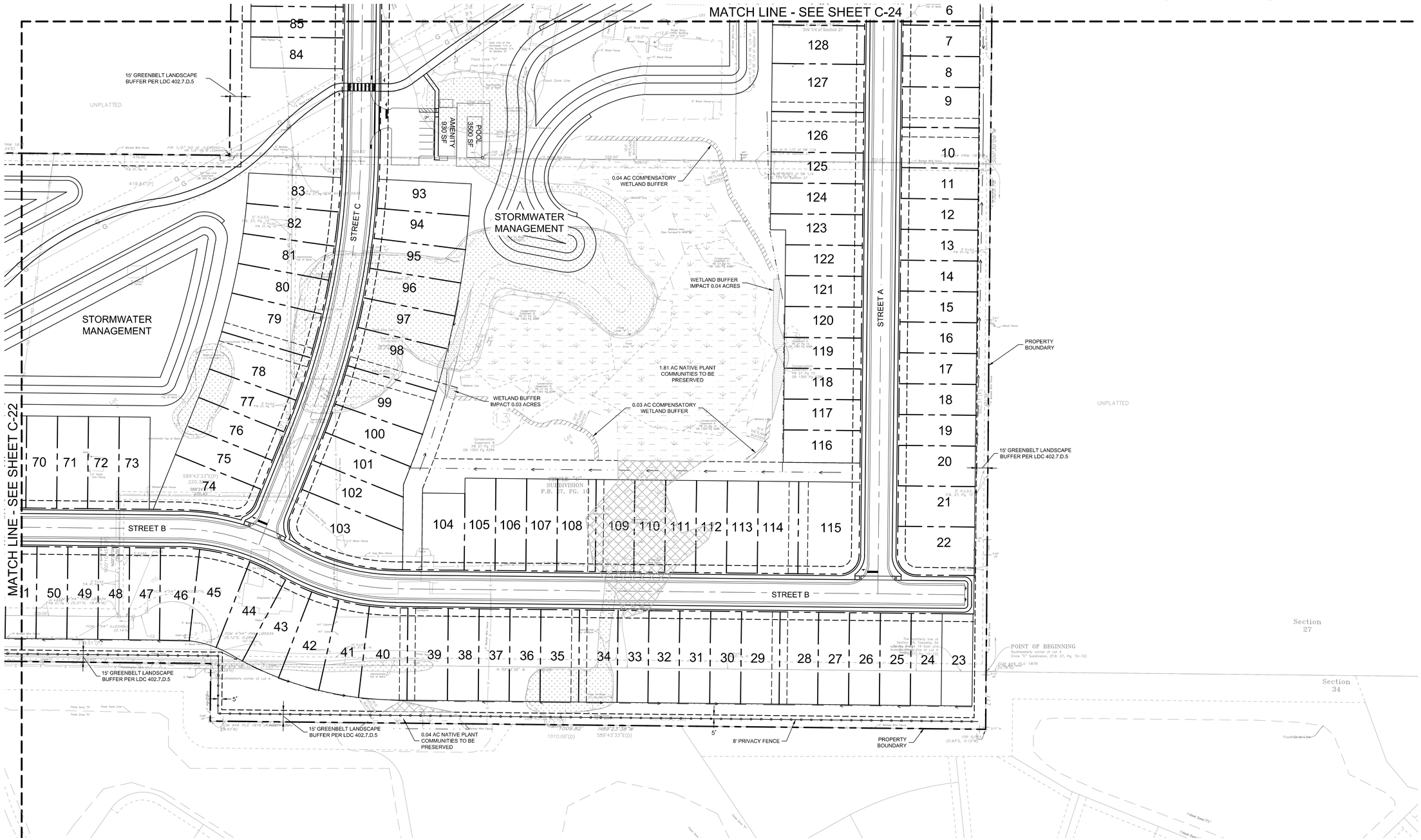
NORTH

GRAPHIC SCALE IN FEET
0 30 60 120



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SHEET NUMBER
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Plotted By:Lundy, Josh Sheet Set:Kha Layout:C-23 PRELIMINARY LANDSCAPE PLAN December 03, 2025 02:03:32pm K:\SAR_Civil\048447005 - KB Ivy Run\CAD\PSP\Plan Sheets\C-21 PRELIMINARY LANDSCAPE PLAN.dwg
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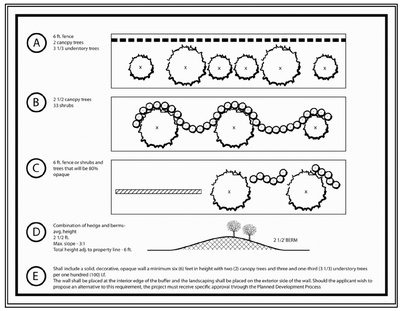

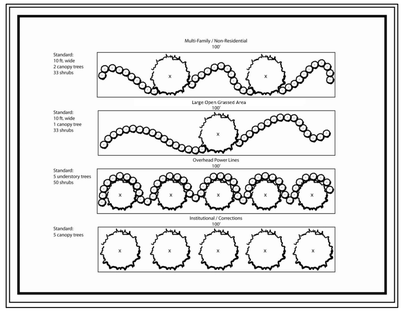

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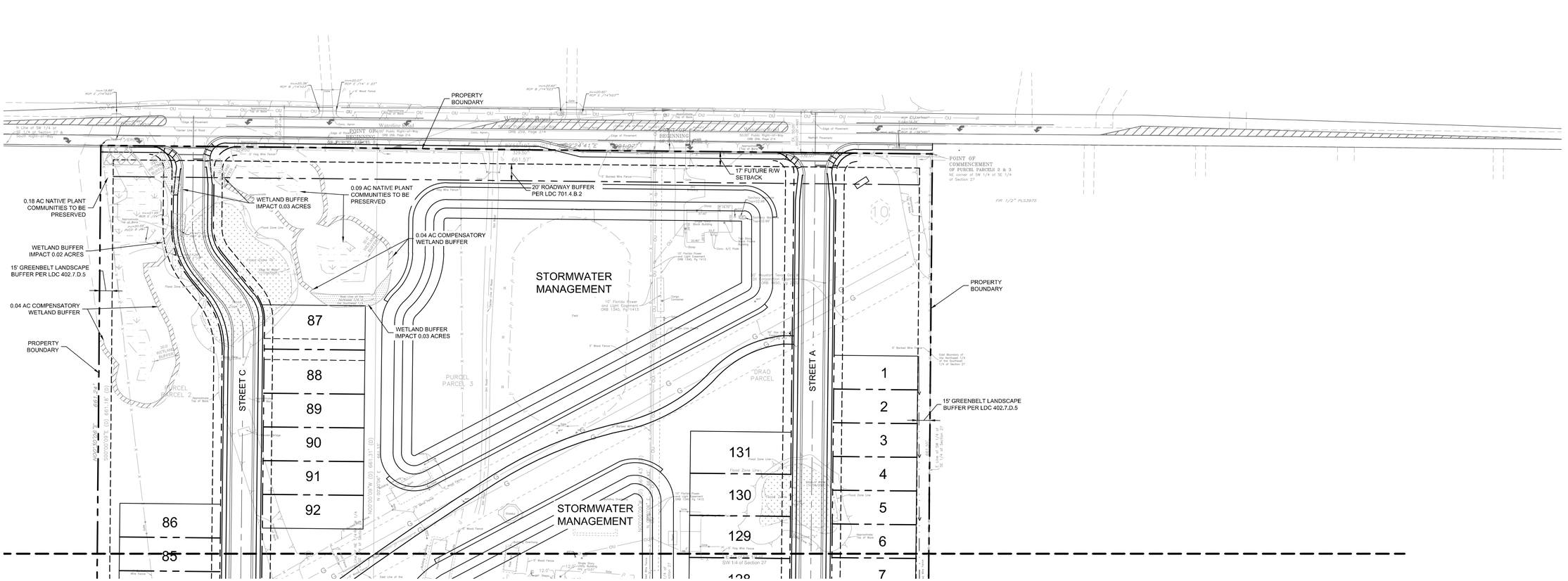

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PREPARED FOR
KB HOME

MANATEE COUNTY FLORIDA

SHEET NUMBER
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TRANSPORTATION IMPACT ANALYSIS/ OPERATIONAL ANALYSIS

Ivy Run

Prepared for:

KB Home

Palm Traffic
Engineering + Planning

Transportation Impact Analysis/ Operational Analysis

Ivy Run

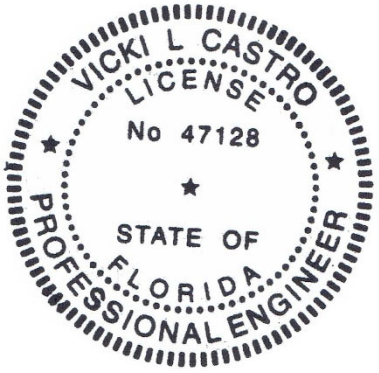
Project #: PDR-25-06(Z)(P)
Record #: PLN2503-0127

Revised February 2026
Revised September 2025
Revised July 2025
March 2025

Prepared for:
KB Home

Prepared by:
Palm Traffic
4006 South MacDill Avenue
Tampa, FL 33611
Ph: (813) 296-2595

Project No. T24086



Vicki L. Castro, P.E.
P.E. No. 47128

This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

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INTRODUCTION

The purpose of this report is to provide the Operational Analysis for the proposed development of the property located south of Waterline Road and east of Rye Road in Manatee County, Florida, as shown in Figure 1.

PROJECT DESCRIPTION

The property is currently occupied by several single-family homes but is mostly vacant. The proposed project will consist of approximately 131 single-family dwelling units.

The accesses for the project are proposed to be as follows:

- Two (2) full accesses to Waterline Road.

A conceptual site plan is included in the Appendix of this report.

ESTIMATED PROJECT TRAFFIC

The trip rates utilized in this report were obtained from the latest computerized version of "OTISS" which utilizes the Institute of Transportation Engineers' (ITE) Trip Generation, 11th Edition, 2021, as its database. Based on these trip rates, it is estimated that the project would generate approximately 1,294 daily trip ends, as shown in Table 1. The project would generate approximately 95 trip ends during the AM peak hour with 24 inbound and 71 outbound, as shown in Table 1. During the PM peak hour, the project would generate approximately 128 trip ends with 81 inbound and 47 outbound, as shown in Table 1.

Figure 1. Project Location

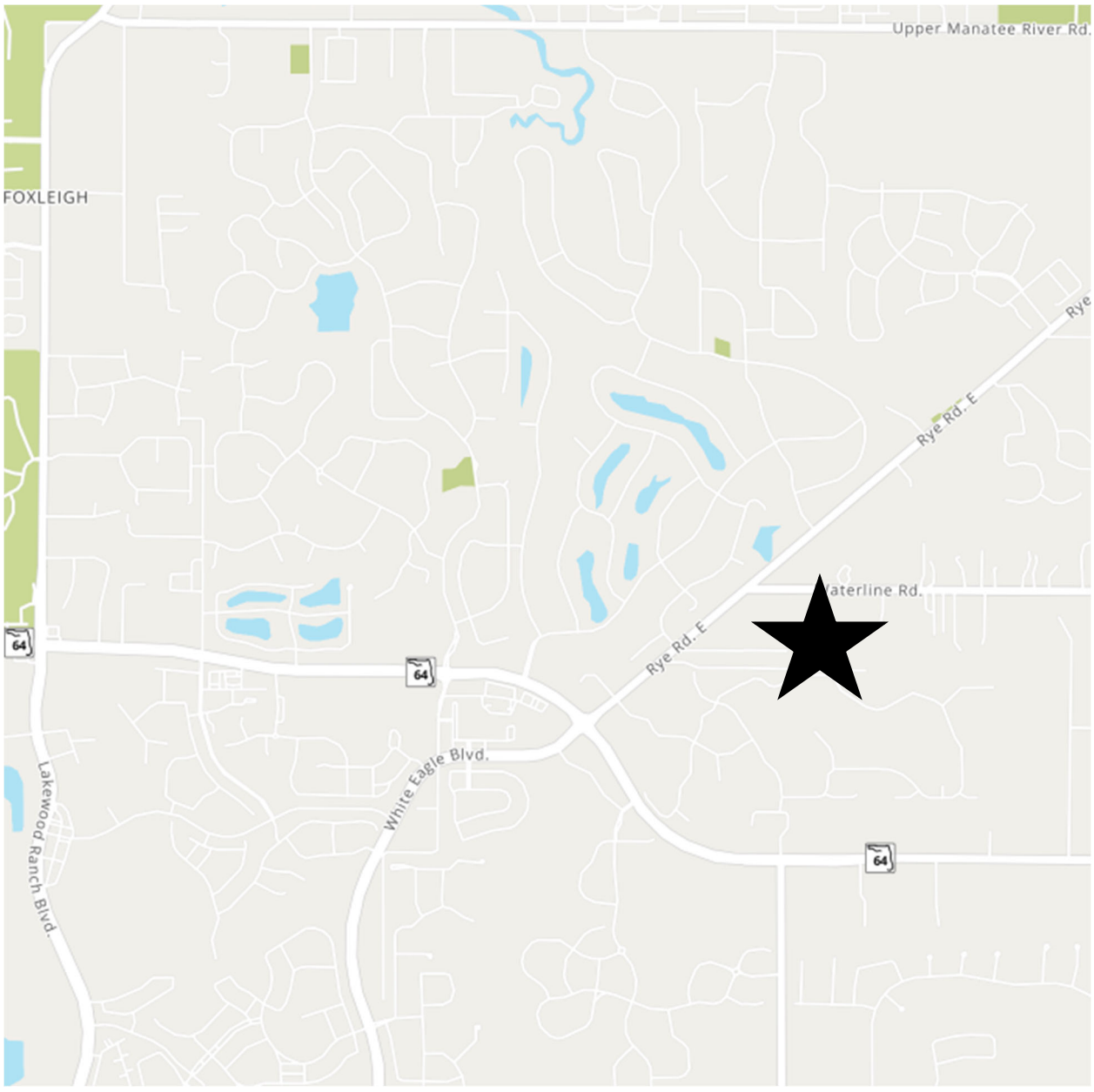


Table 1. Estimated Project Traffic

Land Use	ITE LUC	Size	Daily Trip Ends (1)	AM Peak Hour Trip Ends (1) In	AM Peak Hour Trip Ends (1) Out	AM Peak Hour Trip Ends (1) Total	PM Peak Hour Trip Ends (1) In	PM Peak Hour Trip Ends (1) Out	PM Peak Hour Trip Ends (1) Total
Single Family Detached	210	131 DU's	1,294	24	71	95	81	47	128

(1) Source: ITE Trip Generation, 11th Edition, 2021.

PROJECT TRIP DISTRIBUTION / ASSIGNMENT

Distribution of the project traffic was based on the FDOT D1 Regional Planning Model. The resulting distribution of project trip ends was estimated to be as follows:

- 11.8% to and from the north (via Rye Road)
- 84.3% to and from the south (via Rye Road)
- 3.9% to and from the east (via Waterline Road).

Table 2 shows the distribution of the AM and PM peak hour project trip ends. Figure 2 illustrates the AM and PM peak hour trip ends.

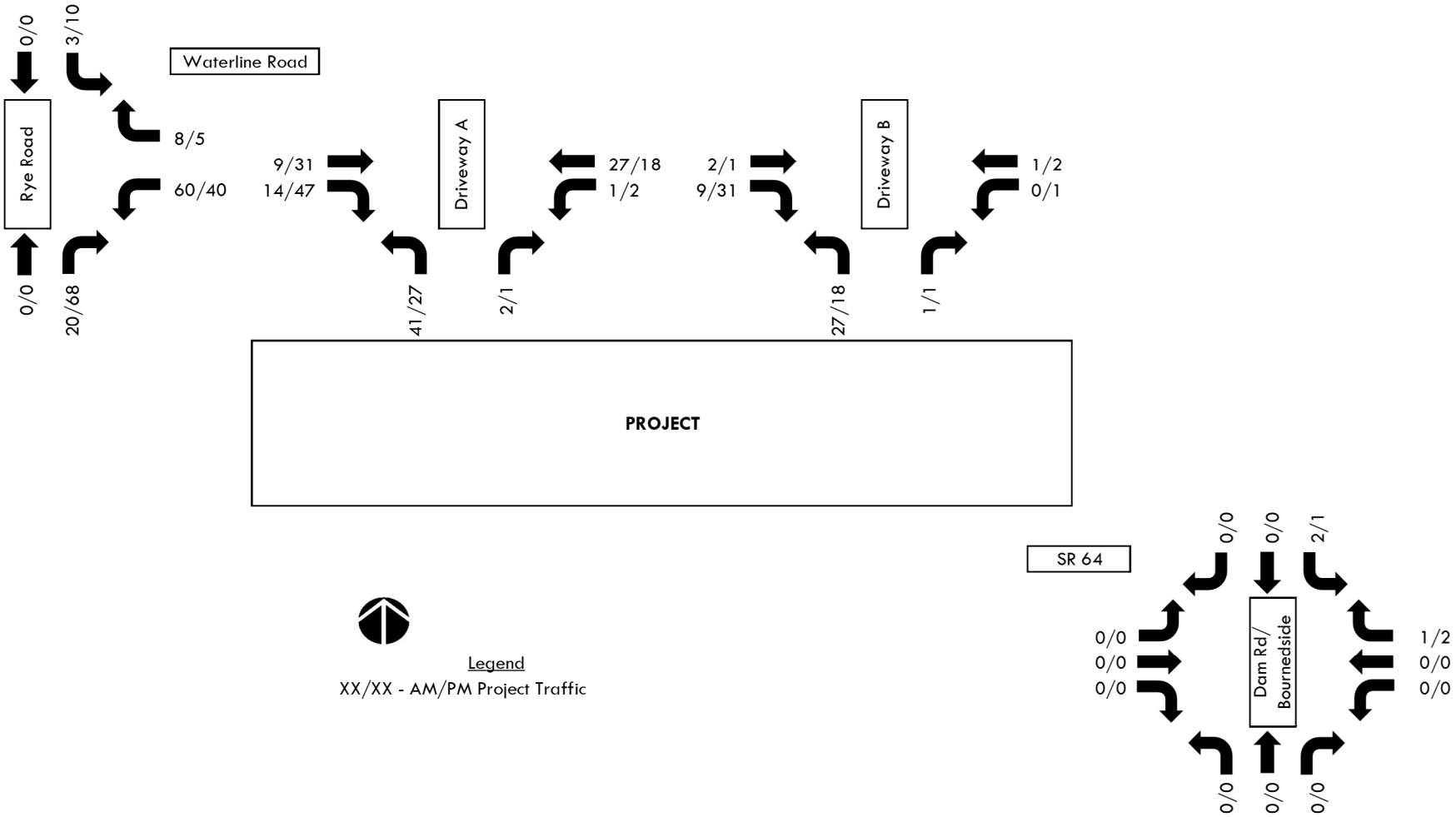
BUDGETED IMPROVEMENTS

As stated previously, the site is located south of Waterline Road and east of Rye Road. According to the Manatee County Capital Improvement Program, there are no capacity adding improvements in the vicinity of the project.

Table 2. Estimated Peak Hour Project Trip Distribution

Time	North (11.8%)		South (84.3%)		East (3.9%)		Total	
Period	In	Out	In	Out	In	Out	In	Out
AM	3	8	20	60	1	3	24	71
PM	10	5	68	40	3	2	81	47

Figure 2. Project Traffic



STUDY AREA

The study area for this analysis was determined to include all major road network facilities in which the peak hour project traffic consumes five percent or more of the adopted level of service capacity of the roadway. Table 3 shows the Study Area Determination for the project. As shown in the table, the project would consume more than five percent of the peak hour capacity on only the adjacent segments. Therefore, the study area included the following first directly accessed segments:

- Waterline Road from Rye Road to SR 64.

The major intersections within the study area in which detailed intersection analysis was conducted are as follows:

- Rye Road and Waterline Road
- SR 64 and Waterline Road (Dam Road).

BUILDOUT

It is anticipated that the project will have a 2028 buildout date.

Table 3. Study Area Determination

Link Number	Roadway	From	To	Lanes	Peak Hour Capacity (1)	Percent Project Traffic	PM Peak Hour Project Traffic	Percent Consumed
2922	Rye Rd	UMRR	Waterline Rd	2U	2,270	11.8%	15	0.7%
2922	Rye Rd	Waterline Rd	SR 64	2U	2,270	84.3%	108	4.8%
6120	Waterline Rd	Rye Rd	SR 64	2U	1,310	100.0%	128	9.8%
2921	Rye Rd	Golf Course Rd	UMRR	2U	2,290	4.6%	6	0.3%
3062	SR 64	Lakewood Ranch	Rye Rd	4D	3,750	44.2%	57	1.5%
3063	SR 64	Rye Rd	Lorraine Rd	4D	3,750	13.2%	17	0.5%
4140	White Eagle	SR 64	Gatewood Dr	4D	3,380	25.6%	33	1.0%

(1) Source: Manatee County Concurrency Transportation Link Sheet, March 2025.

BACKGROUND TRAFFIC

The following methodology was utilized to estimate the existing volumes within the study area:

1. PALM TRAFFIC obtained AM and PM turning movement counts on Thursday, November 14, 2024, at the following intersections:

    - Rye Road and Waterline Road
    - SR 64 and Waterline Road (Dam Road) – This south leg was blocked off during the 2024 count so a count from October 19, 2023, was used to determine the peak season approach volumes).

2. The turning movement counts were collected during the peak season based on the FDOT Peak Season Factors for Manatee County of 0.99. Figure 3 illustrates the peak season traffic.

3. According to historical counts in the vicinity of the project, the annual growth rate over the past 5 years has been 7.2 percent. Therefore, an average annual growth of 7.2 percent was added to the peak season traffic to determine the 2028 background traffic for Rye Road. The vested/reserved traffic from the latest Manatee County Concurrency Reservation List for Waterline Road were added to the AM and PM peak hour peak season traffic to obtain the total background traffic within the study area for the year 2028. Based on a review an aerial dated October 11, 2025, of the completion of two active projects on Waterline Road, Hillwood Preserve and Coddington, it was determined that they have a combined completion of 74.4 percent (432 lots built out of 581 total lots). To be conservative, it was assumed that 30 percent of the reserve trips remained and therefore utilized in this analysis. Figure 4 illustrates the background traffic and Figure 5 illustrates the background traffic plus the project trips for the AM and PM peak hours.

Figure 3. Peak Season Traffic

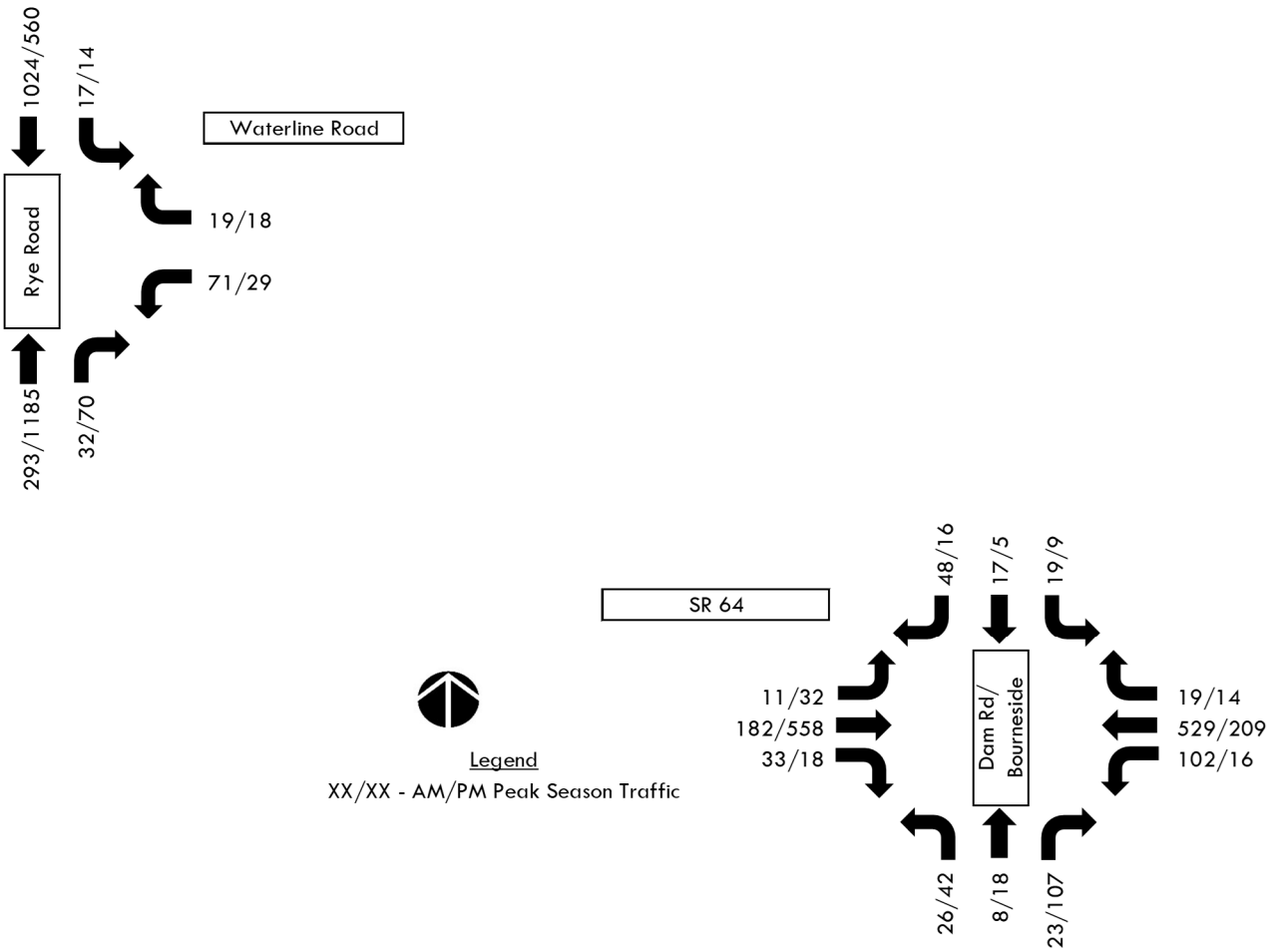


Figure 4. Background Traffic

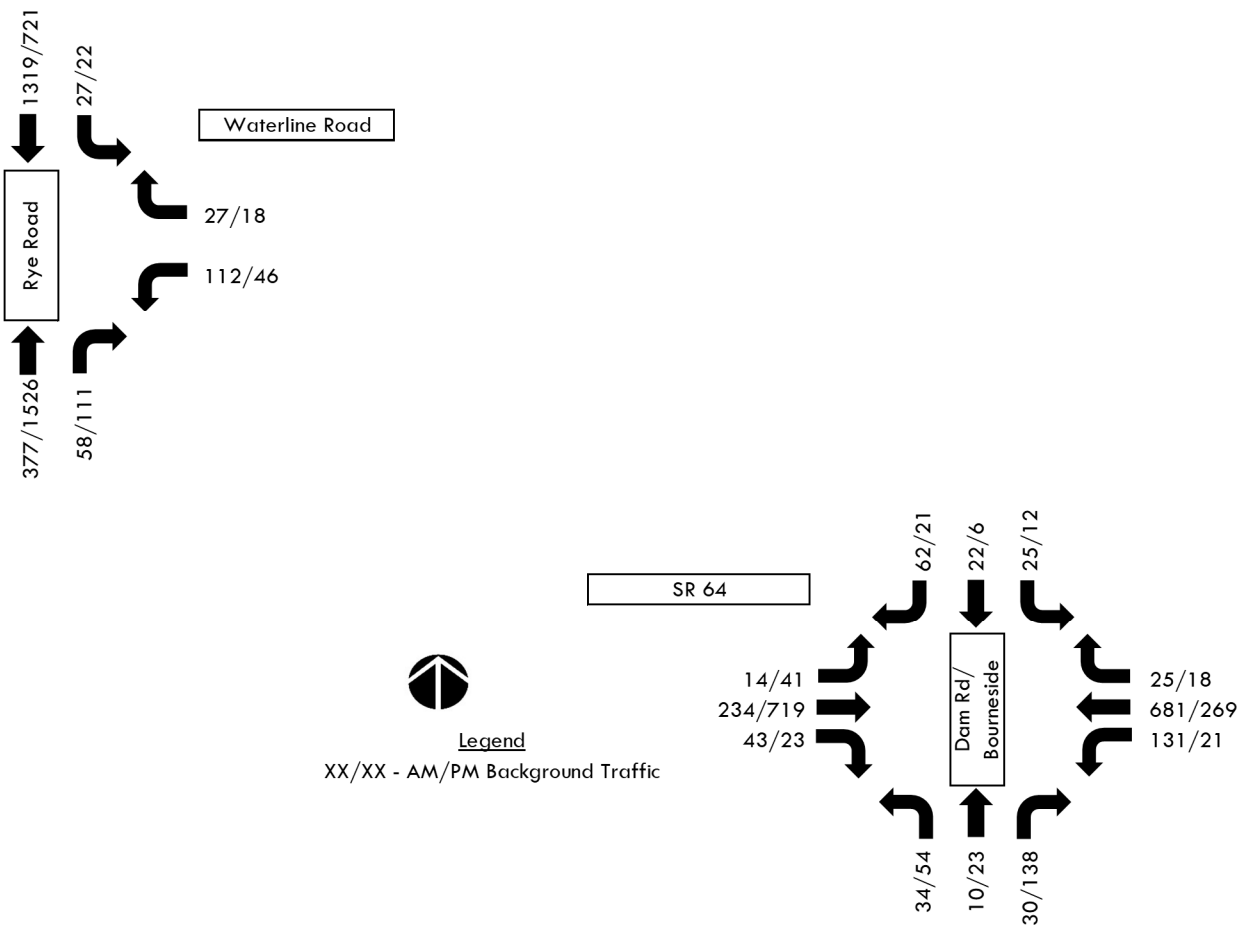
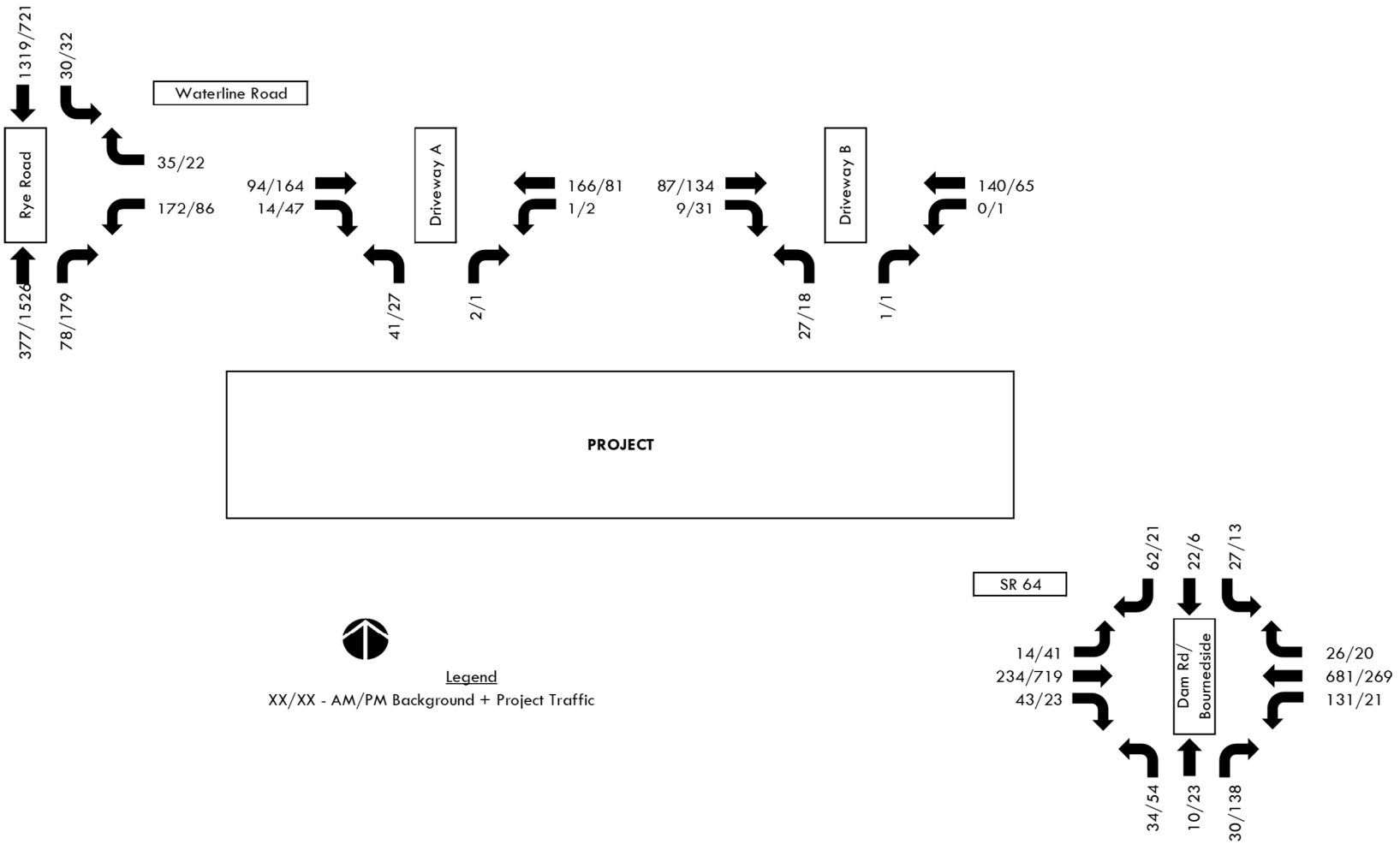


Figure 5. Background Plus Project Traffic



INTERSECTION ANALYSIS

Intersection analysis was conducted for the AM and PM peak hours at the following intersections:

- Rye Road and Waterline Road
- Waterline Road and Driveway A
- Waterline and Driveway B
- SR 64 and Waterline Road (Dam Road).

The analysis was based on SYNCHRO with the proposed project traffic. Table 4 summarizes the analysis for the intersections and are described in detail in the following paragraphs.

Rye Road and Waterline Road

This intersection is unsignalized. Unsignalized intersection analysis indicates that all movements should operate with a volume to capacity ratio less than 1.0 during the AM and PM peak hours with the background plus project traffic.

Waterline Road and Driveway A

This proposed driveway is unsignalized. Unsignalized intersection analysis indicates that all movements should operate with a volume to capacity ratio less than 1.0 during the AM and PM peak hours with the background plus project traffic.

Waterline Road and Driveway B

This proposed driveway is unsignalized. Unsignalized intersection analysis indicates that all movements should operate with a volume to capacity ratio less than 1.0 during the AM and PM peak hours with the background plus project traffic.

SR 64 and Waterline Road (Dam Road)/Bourneside Boulevard

This intersection is unsignalized. Unsignalized intersection analysis indicates that all movements should operate with a volume to capacity ratio less than 1.0 during the AM and PM peak hours with the background plus project traffic.

Table 4. Estimated Volume to Capacity Ratio

Intersection	Movement	AM Peak Hour Background Plus Project Traffic Left	Through	Right	PM Peak Hour Background Plus Project Traffic Left	Through	Right
Rye Road and Waterline Road	WB	0.99	-	0.99	0.84	-	0.84
	NB	-	*	*	-	*	*
	SB	0.03	*	-	0.10	*	-
Waterline Road and Driveway A	EB	-	*	*	-	*	*
	WB	0.00	*	-	0.00	*	-
	NB	0.06	-	0.06	0.04	-	0.04
Waterline Road and Driveway B	EB	-	*	*	-	*	*
	WB	0.00	*	-	0.00	*	-
	NB	0.04	-	0.04	0.03	-	0.03
SR 64 and Dam Road	EB	0.02	*	*	0.04	*	*
	WB	0.14	*	*	0.03	*	*
	NB	0.50	0.08	0.04	0.45	0.17	0.39
	SB	0.67	0.67	0.67	0.28	0.28	0.28

* Free flow movement

ACCESS RECOMMENDATIONS

The recommendations included in this report are based on a field review of the site, the proposed site plan and the Operational Analysis. According to Manatee County Public Works Standard, Part 3.7.2.F.1, throughfares with a posted speed limit 40 mph or greater will have left and right turns for each driveway entrance. The posted speed limit on Waterline Road is 45 mph and therefore will require left and right turn lanes. The access recommendations are summarized in Table 5 and described in the following paragraph:

Waterline Road and Driveway A

The proposed driveway will have full access to Waterline Road. Based on FDOT Design Manual 212-1 and the design speed, the eastbound right turn lane should be 290 feet, and the westbound left turn lane should be 340 feet. Both turn lane lengths include a 50-foot taper

Waterline Road and Driveway B

The proposed driveway will have full access to Waterline Road. Based on FDOT Design Manual 212-1 and the design speed, the eastbound right turn lane should be 290 feet, and the westbound left turn lane should be 340 feet. Both turn lane lengths include a 50-foot taper.

Table 5. Access Recommendations

Intersection	Movement	Peak Hour Volume (1)	Turn Lane Warranted?	Queue Storage (2)	Deceleration Length (3)	Total Length
Waterline Road and Driveway A	EBR	14/47	Y	0'	290'	290'
	WBL	1/2	Y	50'	290'	340'
Waterline Road and Driveway B	EBR	9/31	Y	0'	290'	290'
	WBL	0/1	Y	50'	290'	340'

(1) See Figure 5, from the report.

(2) Based on two minute arrival or a minimum of 50 feet for left turns.
(2 left turns / (3600/120)) x 25 feet = 1.67 feet

(3) Based on FDOT Design Manual 212-1 and the design speed of 50 mph.

GENERALIZED LINK ANALYSIS

A generalized link analysis was conducted for those roadways within the area of influence for the following traffic conditions:

- Peak Season Traffic
- Background Traffic
- Background Plus Project Traffic

Table 6 presents the results of the general link analysis. According to the results shown in the table, there currently is excess capacity along Waterline Road with the peak season traffic and background traffic. With the project traffic added to the background traffic, it is estimated that the roadway segments within the vicinity of the project should operate at an acceptable level of service, as shown in Table 6.

MULTI-MODAL TRANSPORTATION

There are sidewalks on the west side of Rye Road and none on Waterline Road. There are no bicycle lanes on either roadway. There are no bus routes in the vicinity of the project.

Sidewalks will be provided within the development.

Table 6. Generalized Link Analysis

Roadway	From	To	Link No.	LOS Standard	Lanes	Peak Hour Capacity (1)	Peak Season Traffic (1)	Background Traffic (1)	Project Traffic (2)	Background Plus Project Traffic	Available Capacity
Waterline Rd	Rye Rd	SR 64	6120	D	2U	1,310	116	371	128	499	811

(1) Source: Manatee County Concurrency Transportation Link Sheet, March 2025.

(2) See Figure 2, Peak Hour Project Traffic, of this report.

APPENDIX

APPENDIX

CONCEPTUAL SITE PLAN

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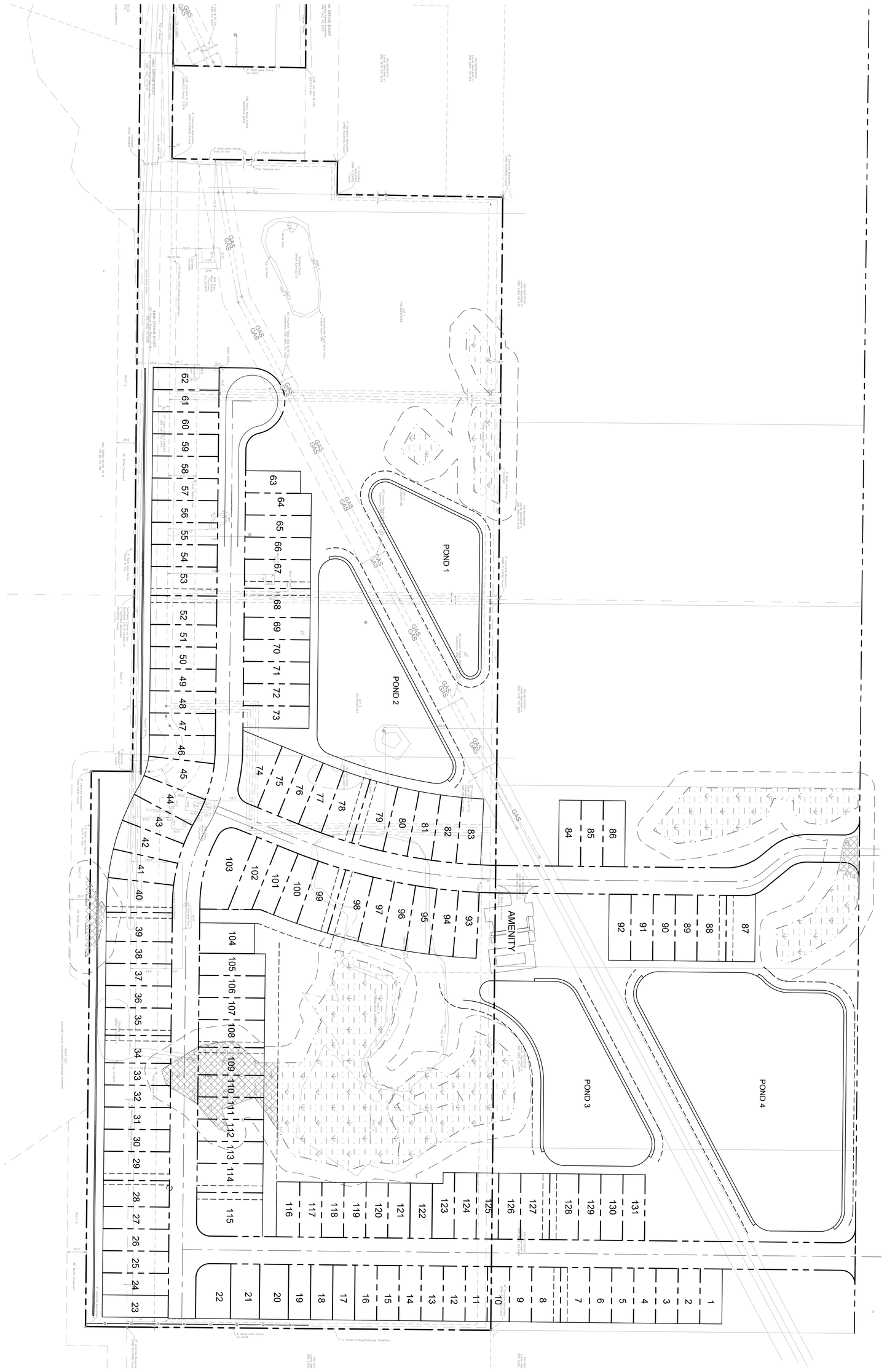

IVY RUN SUBDIVISION

PREPARED FOR

CLIENT

MANATEE COUNTY FLORIDA

SHEET NUMBER EX-05

CONCEPTUAL SITE PLAN

KHA PROJECT	048447005
DATE	NOVEMBER 2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

LICENSED PROFESSIONAL

DATE:

Kimley»Horn

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1800 2ND STREET, SUITE 900, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY

APPENDIX

TRIP GENERATION

PERIOD SETTING

Analysis Name :	Daily		
Project Name :	KB Home - Ivy Run - Reduced	**No :**	
Date:	5/7/2025	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	131	Weekday	Best Fit (LOG) Ln(T) = 0.92Ln(X) +2.68	647 50%	647 50%	1294

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	647	0 %	647

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	1294	0	0	1294

ITE DEVIATION DETAILS

Weekday

Landuse	No deviations from ITE.
Methods	No deviations from ITE.
External Trips	210 - Single-Family Detached Housing (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	647
Total Exiting	647
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	647
Total Exiting Non-Pass-by Trips	647

PERIOD SETTING

Analysis Name :	AM Peak Hour		
Project Name :	KB Home - Ivy Run - Reduced	**No :**	
Date:	5/7/2025	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	131	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) Ln(T) = 0.91Ln(X) +0.12	24 25%	71 75%	95

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	24	0 %	71

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	95	0	0	95

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	24
Total Exiting	71
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	24
Total Exiting Non-Pass-by Trips	71

PERIOD SETTING

Analysis Name :	PM Peak Hour		
Project Name :	KB Home - Ivy Run - Reduced	**No :**	
Date:	5/7/2025	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	131	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.94Ln(X) +0.27	81 63%	47 37%	128

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	81	0 %	47

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	128	0	0	128

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

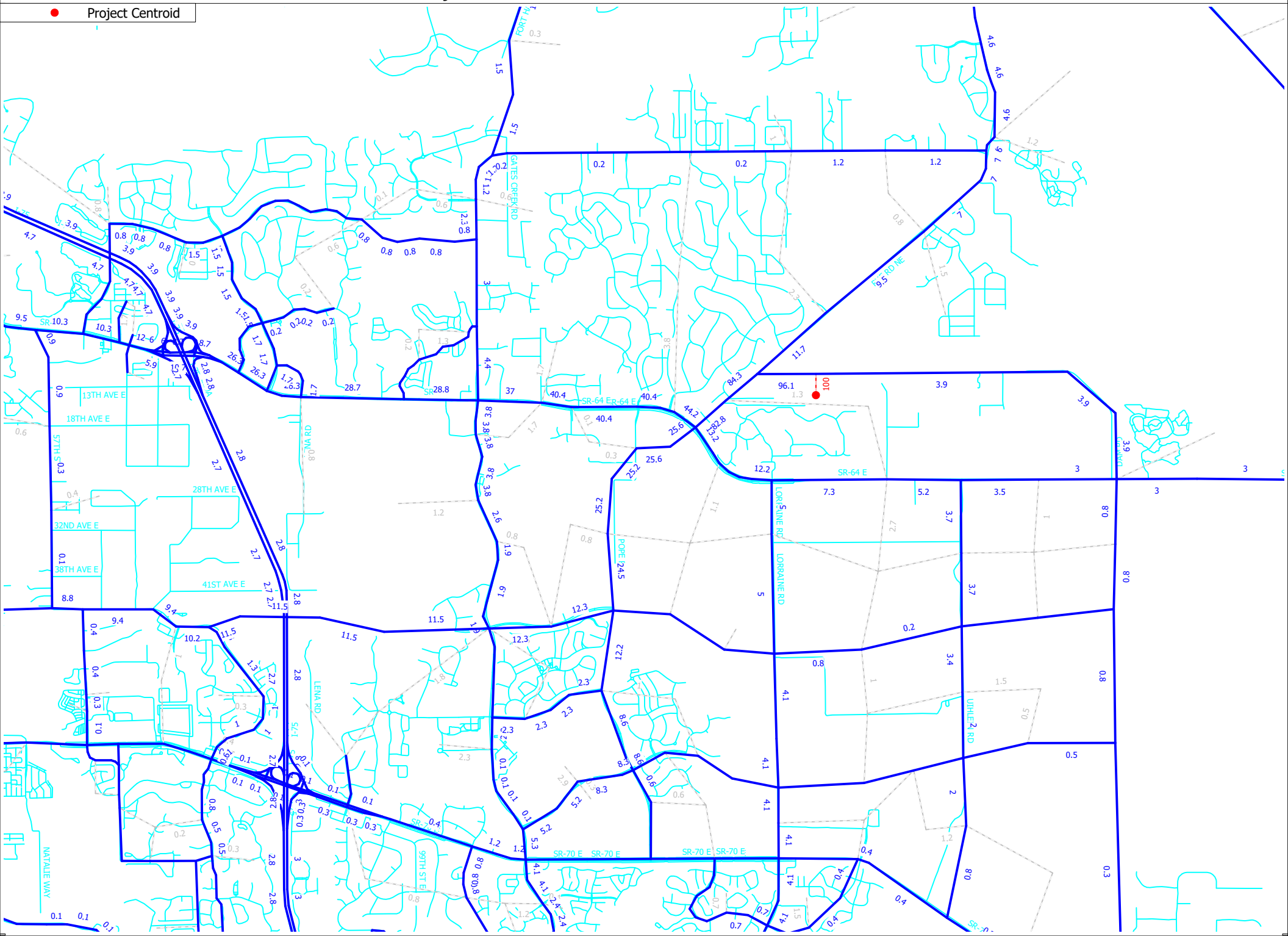
SUMMARY

Total Entering	81
Total Exiting	47
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	81
Total Exiting Non-Pass-by Trips	47

APPENDIX

PROJECT MODEL DISTRIBUTION

D1RPMv2.1 E+C Network with 2045 SE Data - Project Traffic Percent Distribution



cube

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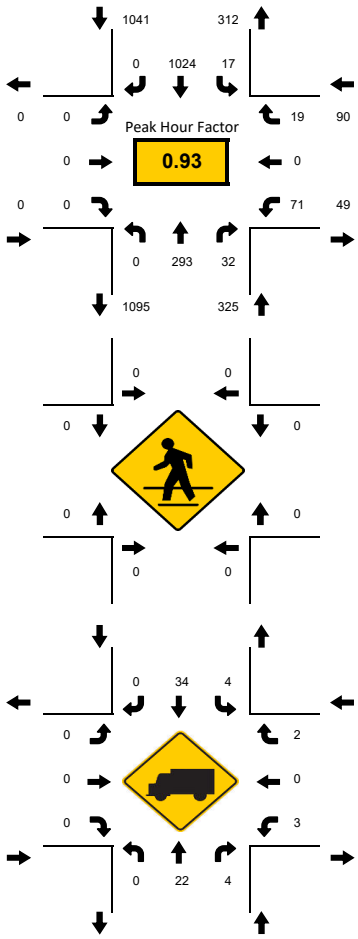
APPENDIX

TURNING MOVEMENT COUNTS

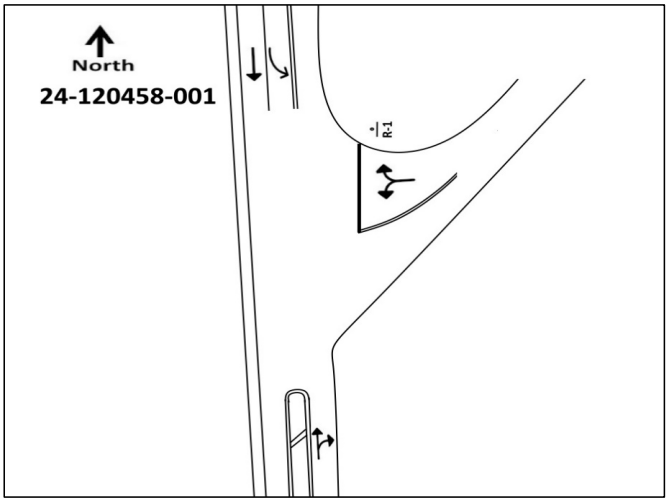
LOCATION: Rye Rd E & Water Line Srv Rd
CITY/STATE: Bradenton, FL

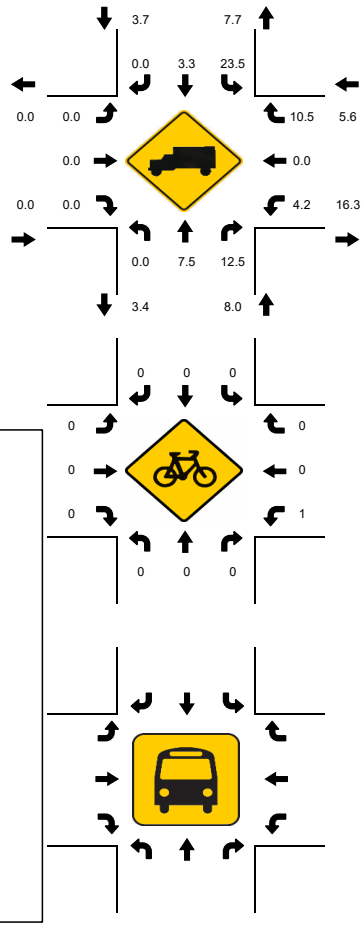
PROJECT ID: 24-120458-001
DATE: Thu, Nov 14, 2024

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:00 AM - 07:15 AM



National Data & Surveying Services



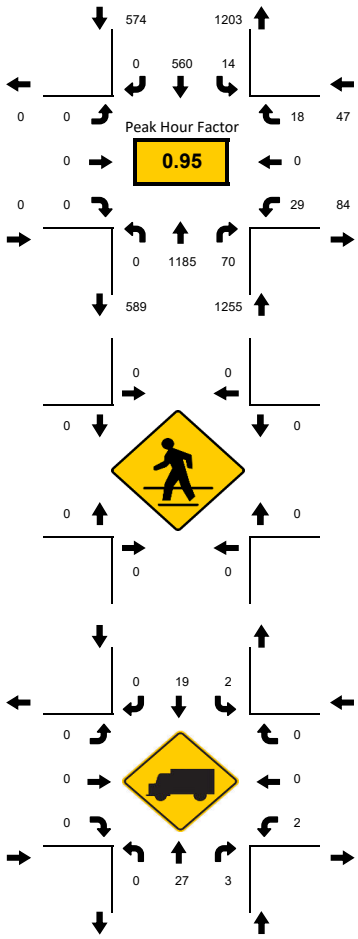


15-Min Count Period Beginning At	Rye Rd E Northbound					Rye Rd E Southbound					Water Line Srv Rd Eastbound					Water Line Srv Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	51	11	0		5	300	0	0		0	0	0	0		21	0	3	0		391	1456
7:15 AM	0	55	8	0		6	290	0	0		0	0	0	0		14	0	2	0		375	1433
7:30 AM	0	80	9	0		2	225	0	0		0	0	0	0		21	0	2	0		339	1420
7:45 AM	0	107	4	0		4	209	0	0		0	0	0	0		15	0	12	0		351	1440
8:00 AM	0	96	12	0		3	221	0	0		0	0	0	0		22	0	14	0		368	1367
8:15 AM	0	66	12	0		4	253	0	0		0	0	0	0		25	0	2	0		362	999
8:30 AM	0	82	10	0		5	240	0	0		0	0	0	0		20	0	2	0		359	637
8:45 AM	0	80	10	0		3	170	0	1		0	0	0	0		14	0	0	0		278	278
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	428	44	0		24	1200	0	0		0	0	0	0		84	0	48	0		**1828**	
Heavy Trucks	0	44	8	0		4	56	0	0		0	0	0	0		4	0	4	0		**120**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		4	0	0	0		**4**	
Buses																						
Stopped Buses																						

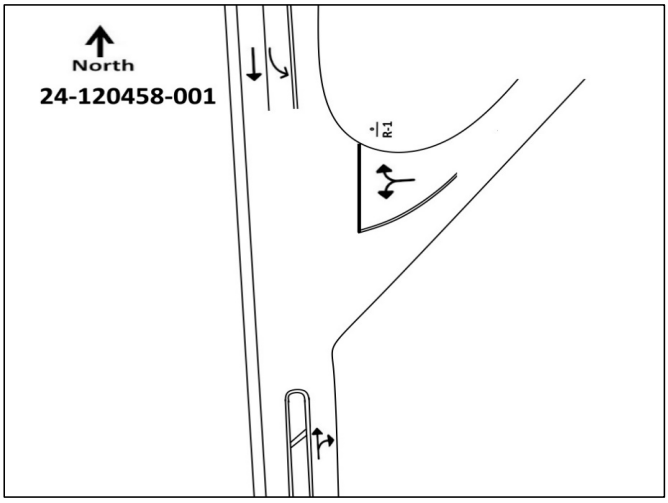
LOCATION: Rye Rd E & Water Line Srv Rd
CITY/STATE: Bradenton, FL

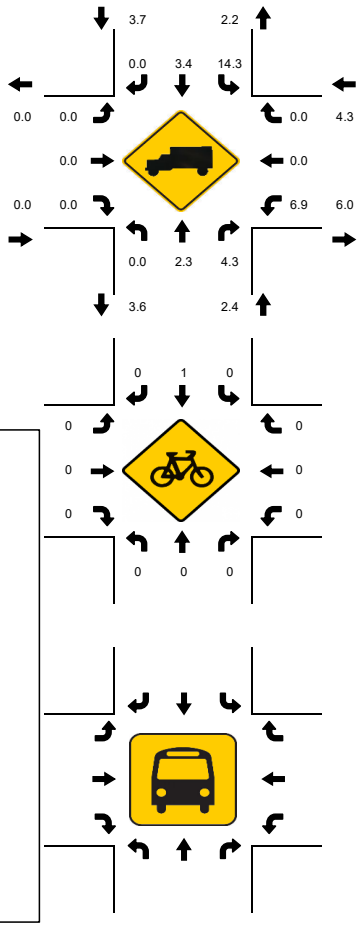
PROJECT ID: 24-120458-001
DATE: Thu, Nov 14, 2024

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:30 PM - 05:45 PM



National Data & Surveying Services



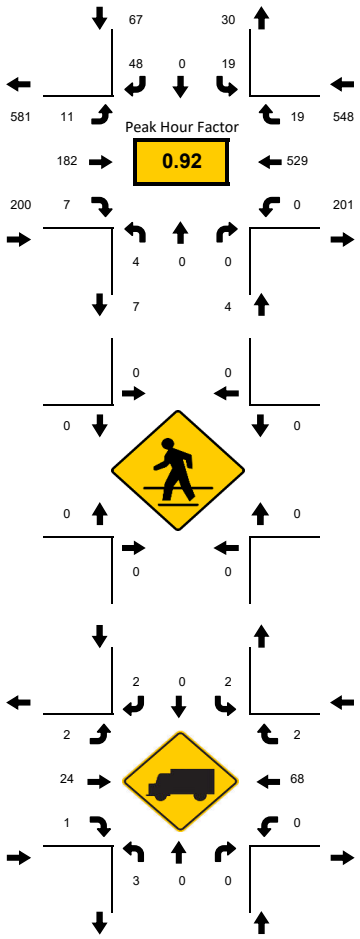


15-Min Count Period Beginning At	Rye Rd E Northbound					Rye Rd E Southbound					Water Line Srv Rd Eastbound					Water Line Srv Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	222	14	0		4	102	0	0		0	0	0	0		8	0	3	0		353	1603
4:15 PM	0	248	18	0		5	108	0	0		0	0	0	0		7	0	7	0		393	1723
4:30 PM	0	261	11	0		4	108	0	0		0	0	0	0		10	0	5	0		399	1779
4:45 PM	0	287	23	0		5	129	0	0		0	0	0	0		8	0	6	0		458	1876
5:00 PM	0	302	14	0		5	135	0	0		0	0	0	0		9	0	8	0		473	1847
5:15 PM	0	296	13	0		2	132	0	0		0	0	0	0		4	0	2	0		449	1374
5:30 PM	0	300	20	0		2	164	0	0		0	0	0	0		8	0	2	0		496	925
5:45 PM	0	268	15	0		1	134	0	0		0	0	0	0		7	0	4	0		429	429
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	0	1208	92	0		20	656	0	0		0	0	0	0		36	0	32	0		**2044**	
Heavy Trucks	0	32	4	0		4	24	0	0		0	0	0	0		8	0	0	0		**72**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	4	0	0		0	0	0	0		0	0	0	0		**4**	
Buses																						
Stopped Buses																						

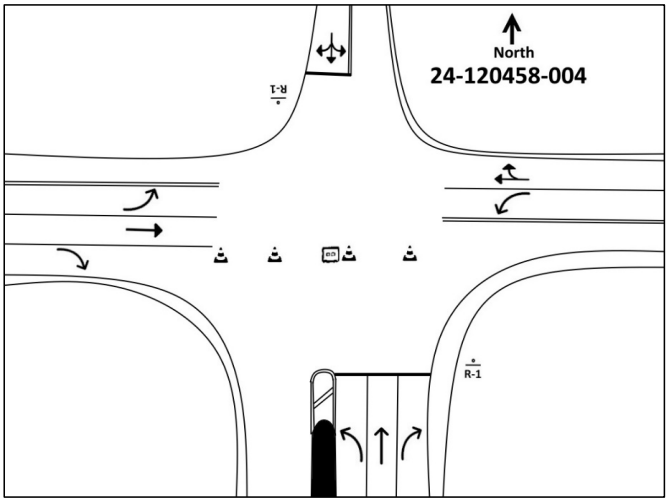
LOCATION: Dam Rd/Bourneside Blvd & SR 64
CITY/STATE: Bradenton, FL

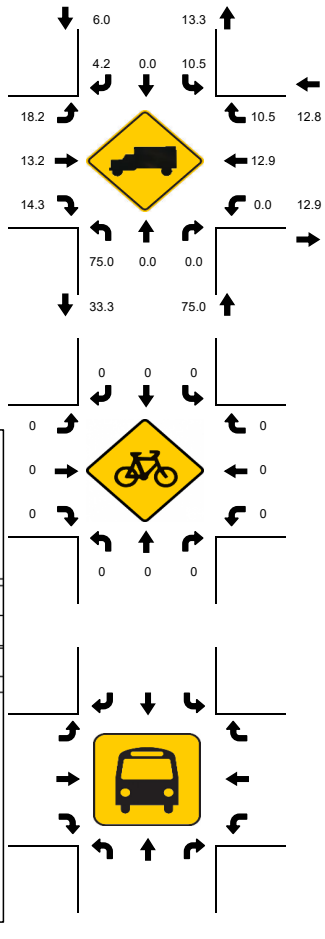
PROJECT ID: 24-120458-004
DATE: Thu, Nov 14, 2024

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 08:15 AM - 08:30 AM



National Data & Surveying Services



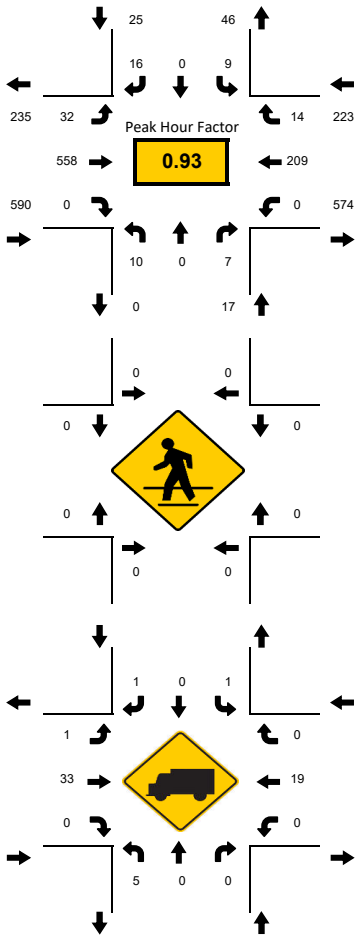


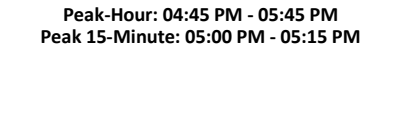
15-Min Count Period Beginning At	Dam Rd/Bourneside Blvd Northbound					Dam Rd/Bourneside Blvd Southbound					SR 64 Eastbound					SR 64 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	0	0	1		4	0	14	0		0	40	0	0		1	109	2	0		171	792
7:15 AM	0	0	1	1		2	0	11	0		1	38	0	0		0	140	6	0		200	797
7:30 AM	1	0	0	1		6	0	13	0		1	48	3	0		0	141	7	0		221	819
7:45 AM	0	0	0	0		4	0	9	0		4	46	1	0		0	129	7	0		200	756
8:00 AM	0	0	0	1		2	0	16	0		1	49	2	0		0	101	4	0		176	712
8:15 AM	1	0	0	0		7	0	10	0		5	39	1	0		0	158	1	0		222	536
8:30 AM	0	0	1	0		1	0	9	0		4	56	1	0		0	84	2	0		158	314
8:45 AM	1	0	0	1		2	0	7	0		2	53	1	0		1	87	1	0		156	156
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	4	0	0	4		28	0	64	0		20	196	12	0		0	632	28	0		**988**	
Heavy Trucks	4	0	0	4		4	0	8	0		4	36	4	0		0	92	4	0		**156**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

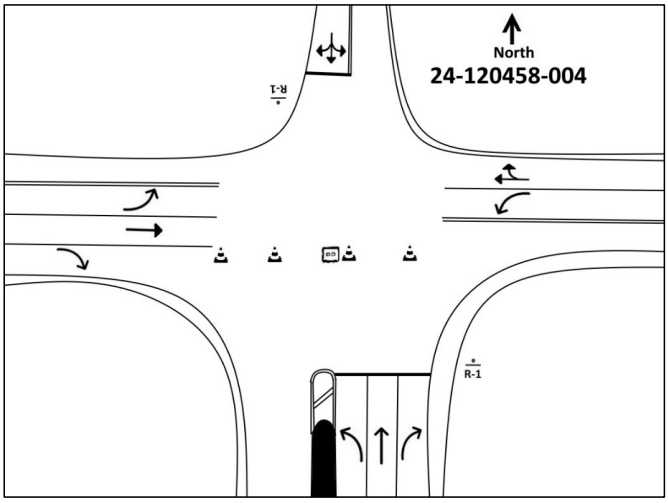
LOCATION: Dam Rd/Bourneside Blvd & SR 64
CITY/STATE: Bradenton, FL

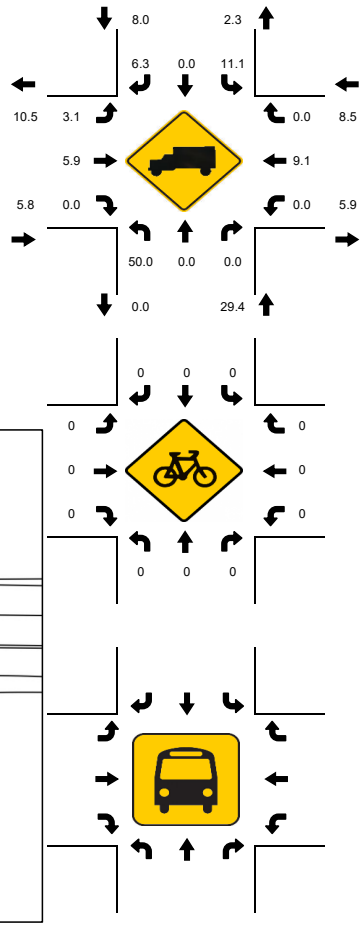
PROJECT ID: 24-120458-004
DATE: Thu, Nov 14, 2024

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:00 PM - 05:15 PM







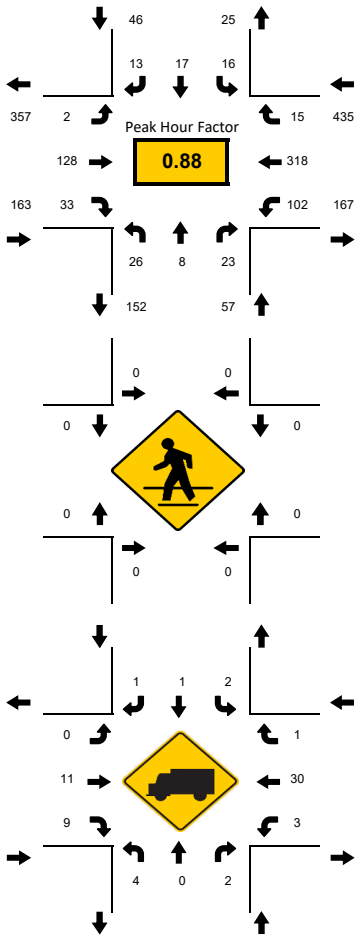


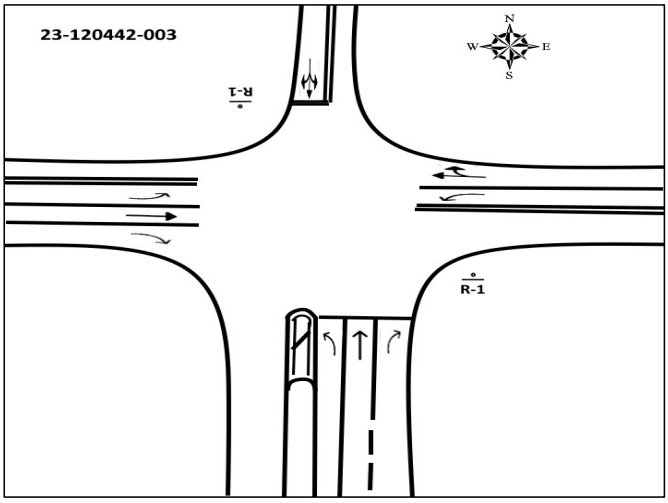
15-Min Count Period Beginning At	Dam Rd/Bourneside Blvd Northbound					Dam Rd/Bourneside Blvd Southbound					SR 64 Eastbound					SR 64 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	0	0	0		3	0	1	0		6	121	0	0		0	87	4	0		222	846
4:15 PM	1	0	0	1		2	0	3	0		0	142	0	0		0	68	4	0		221	854
4:30 PM	2	0	1	0		3	0	0	0		3	119	1	0		0	59	5	0		193	850
4:45 PM	6	0	0	0		6	0	5	0		7	134	0	0		0	47	5	0		210	855
5:00 PM	1	0	5	0		0	0	1	0		10	154	0	0		0	56	3	0		230	838
5:15 PM	0	0	1	0		1	0	4	0		6	141	0	1		0	62	1	0		217	608
5:30 PM	3	0	1	0		2	0	6	0		7	129	0	1		0	44	5	0		198	391
5:45 PM	1	0	2	0		3	0	4	0		13	120	0	0		1	45	4	0		193	193
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	24	0	20	0		24	0	24	0		40	616	0	4		0	248	20	0		**1020**	
Heavy Trucks	20	0	0	0		4	0	4	0		4	48	0	0		0	32	0	0		**112**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

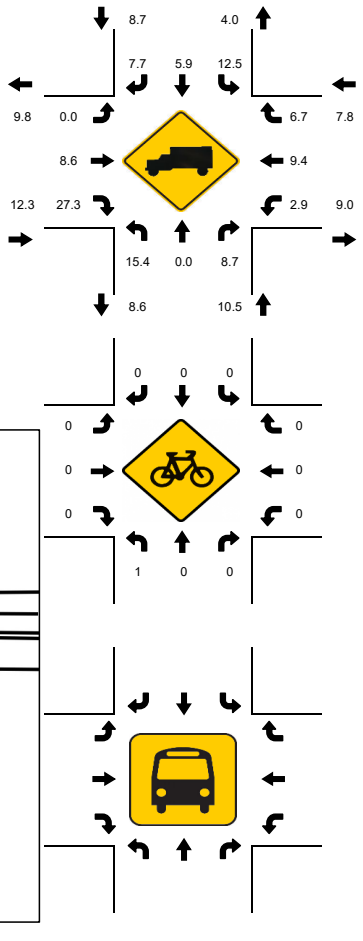
LOCATION: Dam Rd & SR 64
CITY/STATE: Bradenton, FL

PROJECT ID: 23-120442-003
DATE: Thu, Oct 19, 2023

Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 07:30 AM - 07:45 AM





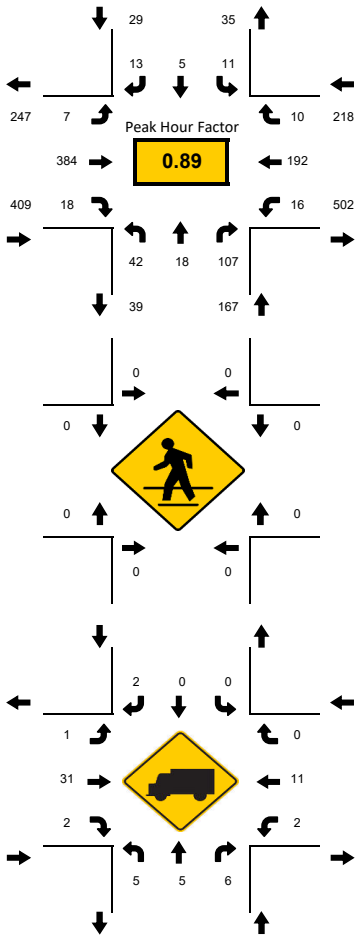


15-Min Count Period Beginning At	Dam Rd Northbound					Dam Rd Southbound					SR 64 Eastbound					SR 64 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	3	0	4	0		1	4	3	0		2	30	4	0		13	76	3	0		143	682
7:15 AM	7	0	8	0		3	6	6	0		0	34	9	0		19	63	1	0		156	701
7:30 AM	5	2	5	0		5	3	2	0		1	41	14	0		34	85	2	0		199	686
7:45 AM	7	2	5	0		7	5	3	0		1	33	4	0		27	81	9	0		184	655
8:00 AM	7	4	5	0		1	3	2	0		0	20	6	0		22	89	3	0		162	629
8:15 AM	3	0	7	0		1	2	1	0		1	33	8	0		26	57	2	0		141	467
8:30 AM	5	3	6	0		0	2	1	0		2	45	3	0		16	85	0	0		168	326
8:45 AM	5	3	7	0		14	0	0	0		3	44	11	0		14	57	0	0		158	158
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	28	16	32	0		28	24	24	0		4	164	56	0		136	356	36	0		**904**	
Heavy Trucks	12	0	8	0		4	4	4	0		0	16	20	0		4	44	4	0		**120**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	4		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

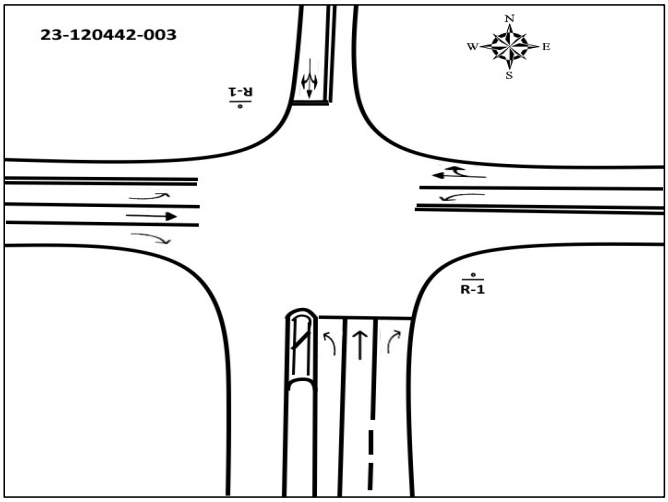
LOCATION: Dam Rd & SR 64
CITY/STATE: Bradenton, FL

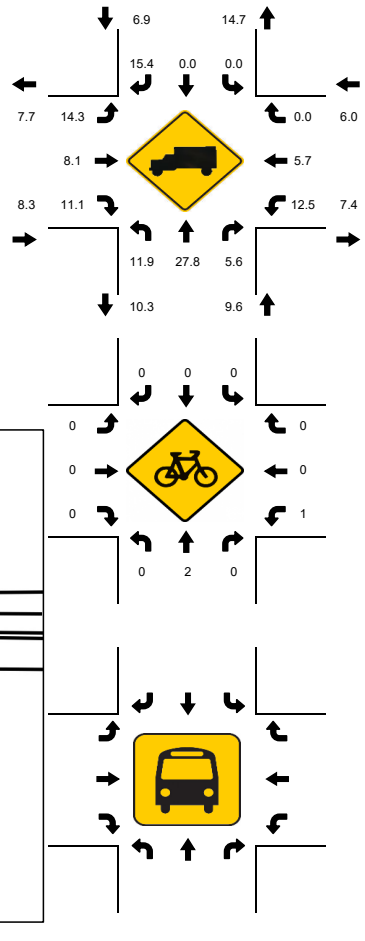
PROJECT ID: 23-120442-003
DATE: Thu, Oct 19, 2023

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



National Data & Surveying Services





15-Min Count Period Beginning At	Dam Rd Northbound					Dam Rd Southbound					SR 64 Eastbound					SR 64 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	4	1	22	0		6	1	0	0		0	84	7	0		7	43	2	0		177	767
4:15 PM	10	3	18	0		1	1	0	0		2	84	4	0		11	50	2	0		186	777
4:30 PM	10	6	20	0		5	0	5	0		0	94	4	0		8	53	1	0		206	823
4:45 PM	10	5	29	0		1	0	3	0		0	84	7	1		1	55	2	0		198	810
5:00 PM	8	1	19	0		2	1	1	0		3	105	3	0		1	40	3	0		187	808
5:15 PM	14	6	39	0		3	4	4	0		3	101	4	0		6	44	4	0		232	621
5:30 PM	4	3	22	0		2	2	2	0		1	98	6	0		4	45	4	0		193	389
5:45 PM	7	5	27	0		4	1	1	0		1	88	5	0		3	54	0	0		196	196
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	56	24	156	0		20	16	20	0		12	420	28	4		32	220	16	0		**1024**	
Heavy Trucks	8	12	16	0		0	0	8	0		0	44	8	4		8	20	0	0		**124**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	8	0	0		0	0	0	0		0	0	0	0		4	0	0	0		**12**	
Buses																						
Stopped Buses																						

APPENDIX

FDOT PEAK SEASON CORRECTION FACTORS

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1300 MANATEE COUNTYWIDE

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.01	1.07
2	01/08/2023 - 01/14/2023	1.00	1.06
3	01/15/2023 - 01/21/2023	0.99	1.05
4	01/22/2023 - 01/28/2023	0.98	1.04
* 5	01/29/2023 - 02/04/2023	0.96	1.02
* 6	02/05/2023 - 02/11/2023	0.94	1.00
* 7	02/12/2023 - 02/18/2023	0.92	0.98
* 8	02/19/2023 - 02/25/2023	0.92	0.98
* 9	02/26/2023 - 03/04/2023	0.92	0.98
*10	03/05/2023 - 03/11/2023	0.92	0.98
*11	03/12/2023 - 03/18/2023	0.92	0.98
*12	03/19/2023 - 03/25/2023	0.93	0.99
*13	03/26/2023 - 04/01/2023	0.94	1.00
*14	04/02/2023 - 04/08/2023	0.95	1.01
*15	04/09/2023 - 04/15/2023	0.96	1.02
*16	04/16/2023 - 04/22/2023	0.97	1.03
*17	04/23/2023 - 04/29/2023	0.98	1.04
18	04/30/2023 - 05/06/2023	0.99	1.05
19	05/07/2023 - 05/13/2023	1.00	1.06
20	05/14/2023 - 05/20/2023	1.01	1.07
21	05/21/2023 - 05/27/2023	1.02	1.09
22	05/28/2023 - 06/03/2023	1.03	1.10
23	06/04/2023 - 06/10/2023	1.05	1.12
24	06/11/2023 - 06/17/2023	1.06	1.13
25	06/18/2023 - 06/24/2023	1.06	1.13
26	06/25/2023 - 07/01/2023	1.07	1.14
27	07/02/2023 - 07/08/2023	1.07	1.14
28	07/09/2023 - 07/15/2023	1.08	1.15
29	07/16/2023 - 07/22/2023	1.08	1.15
30	07/23/2023 - 07/29/2023	1.08	1.15
31	07/30/2023 - 08/05/2023	1.08	1.15
32	08/06/2023 - 08/12/2023	1.08	1.15
33	08/13/2023 - 08/19/2023	1.08	1.15
34	08/20/2023 - 08/26/2023	1.08	1.15
35	08/27/2023 - 09/02/2023	1.07	1.14
36	09/03/2023 - 09/09/2023	1.06	1.13
37	09/10/2023 - 09/16/2023	1.05	1.12
38	09/17/2023 - 09/23/2023	1.04	1.11
39	09/24/2023 - 09/30/2023	1.02	1.09
40	10/01/2023 - 10/07/2023	1.01	1.07
41	10/08/2023 - 10/14/2023	0.99	1.05
42	10/15/2023 - 10/21/2023	0.98	1.04
43	10/22/2023 - 10/28/2023	0.98	1.04
44	10/29/2023 - 11/04/2023	0.98	1.04
45	11/05/2023 - 11/11/2023	0.99	1.05
46	11/12/2023 - 11/18/2023	0.99	1.05
47	11/19/2023 - 11/25/2023	0.99	1.05
48	11/26/2023 - 12/02/2023	1.00	1.06
49	12/03/2023 - 12/09/2023	1.00	1.06
50	12/10/2023 - 12/16/2023	1.01	1.07
51	12/17/2023 - 12/23/2023	1.00	1.06
52	12/24/2023 - 12/30/2023	1.00	1.06
53	12/31/2023 - 12/31/2023	0.99	1.05

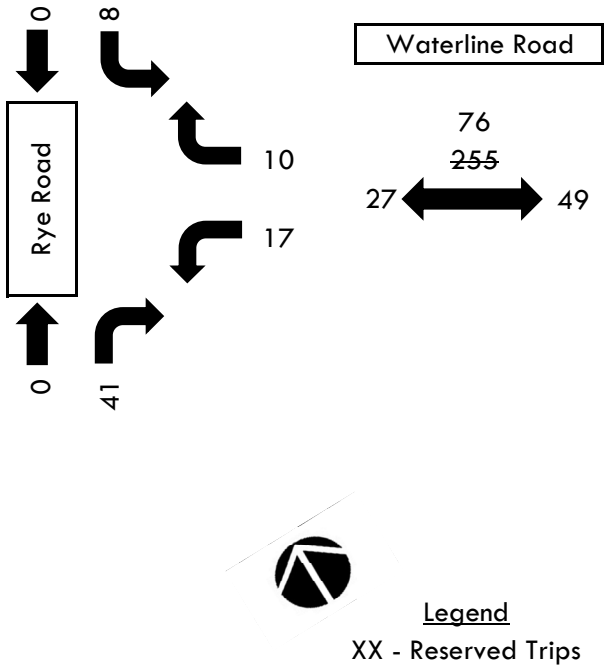
* PEAK SEASON

APPENDIX

MANATEE COUNTY LINK SHEETS

FIGURE A-1

RESERVED TRIPS



Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: March 5, 2025 9:25 AM

Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	De Im Rs	Stn Num
2916	RANGELAND PKY	POST BLVD	UIHLEIN RD	MC	UC	U	2U	1.33	1		N	47.5	D	C	F		22	4688	0.090		422	1,206	1,628	950	-678	0.000				02-19
2917	RANGELAND PKY	UIHLEIN RD	BOURNESIDE BLVD	MC	UC	U	2U	0.80	1		N	47.5	D	C	C		22	4688	0.090		422		422	950	528	0.000				02-19
2918	RYE RD - Not Exist	SR 62	CR 675	MC	MAC	R	2U	0.40	1		Y	39.5	C	F	F		22	4927	0.950		4,681	0	4,681	790	-3,891	0.000				11-04
2920	RYE RD	CR 675	GOLF COURSE RD	MC	UC	R	2U	2.22	1	US	N	109.5	D	B	D		22	4928	0.095	O	468	1,128	1,596	2,190	594	0.000			0	11-04
2921	RYE RD	GOLF COURSE RD	UPPER MANATEE RR	MC	UC	R	2U	0.37	1		N	114.5	D	B	F		22	7921	0.095		752	2,712	3,464	2,290	-1,174	0.000				11-18
2922	RYE RD	UPPER MANATEE RR	SR 64	MC	UC	U	2U	0.31	1		Y	113.5	D	C	E		22	12582	0.090		1,132	1,506	2,638	2,270	-368	0.000				4014
2930	SAFFOLD RD	SR 62	HILLSBOROUGH CO	MC	MIC	R	2U	0.31	1	55	Y	39.5	C	B	B		22	1421	0.095	O	135	0	135	790	655	0.000			0	12-11
2950	SR 37	SR 62	POLK CO	ST	MA	R	2U	0.18	1	55	Y	67.5	D	B	B		22	2700	0.095	O	257	0	257	1,350	1,093	0.000			0	0045
2960	SR 62	US 301	SAFFOLD RD	ST	MA	T	2U	0.12	1	55	Y	109.5	D	B	E		22	4300	0.090	O	387	2,326	2,713	2,190	-523	0.000			0	0015
2961	SR 62	SAFFOLD RD	CR 39	ST	MA	R	2U	0.11	1		Y	70.5	D	C	C		22	5500	0.095		523	14	537	1,410	873	0.000				0019
2970	SR 62	CR 39	SR 37	ST	MA	R	2U	0.47	1	55	Y	70.5	D	C	C		22	5500	0.095	C	523	0	523	1,410	887	0.000			0	0019
2980	SR 62	SR 37	HARDEE CO	ST	MA	R	2U	0.25	1	55	Y	67.5	D	C	C		22	5200	0.095	O	494	3	497	1,350	853	0.000			0	0013
2990	SR 64	SR 789	PERRICO BAY BLVD	ST	MA	U	2U	0.52	1	US	Y	88	D	C	C		22	17600	0.090	O	1,584	0	1,584	1,760	176	0.000			0	0033
3000	SR 64	PERRICO BAY BLVD	PALMA SOLA BLVD	ST	PA	U	2U	0.50	1	US	Y	88	D	C	C		22	18000	0.090	C	1,620	0	1,620	1,760	140	0.000			0	0036
3010	SR 64	PALMA SOLA BLVD	75 ST W	ST	PA	U	4D	2.44	1	US	Y	187.5	D	C	C		22	18000	0.090	O	1,620	3	1,623	3,750	2,127	0.000			0	0036
3025	SR 64	75 ST W	59 ST W	ST	PA	U	4D	1.00	1	II	Y	187.5	D	C	C		22	32000	0.090	O	2,880	30	2,910	3,750	840	0.000			0	5033
3035	SR 64	59 ST W	51 ST W	ST	MA	U	4D	2.08	1	II	Y	187.5	D	C	C		22	32000	0.090	C	2,880	20	2,900	3,750	850	0.000			0	5033
3036	SR 64	51 ST W	43 ST W	MC	MA	U	4D	2.00	1	II	Y	187.5	D	C	C		22	39500	0.090		3,555	0	3,555	3,750	195	0.000				5025
3037	SR 64	43 ST W	34 ST W (BRAD CL)	MC	MA	U	4D	2.00	1	II	Y	179	D	D	D		22	39500	0.090		3,555	0	3,555	3,580	25	0.000				5025
3040	SR 64	CARLTON ARMS BLVD	43RD ST BLVD E	ST	PA	U	6D	2.38	1	II	Y	282.5	D	C	C		22	49500	0.090	C	4,455	636	5,091	5,650	559	0.000			0	0005

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3050	SR 64	43RD ST BLVD E	48TH ST CT E	ST	PA	U	6D	2.33	1	II	Y	282.5	D	C	C		22	49500	0.090	O	4,455	685	5,140	5,650	510	0.000			0	0005
3051	SR 64	48TH ST CT E	MORGAN-JOHNSON RD	ST	PA	U	6D	1.39	1	I	Y	282.5	D	C	C		22	49500	0.090		4,455	727	5,182	5,650	468	0.000				0005
3052	SR 64	MORGAN-JOHNSON RD	CYPRESS CREEK BLVD	ST	PA	U	6D	2.78	1	II	Y	282.5	D	C	C		22	49500	0.090		4,455	985	5,440	5,650	210	0.000				0005
3053	SR 64	CYPRESS CREEK BVD	66 ST CT E	ST	PA	U	6D	2.70	1	II	Y	282.5	D	C	F		22	59000	0.090		5,310	942	6,252	5,650	-602	0.000				0049
3054	SR 64	66 ST CT E	I-75	ST	PA	U	6D	3.57	1	II	Y	282.5	D	C	F		22	59000	0.090		5,310	799	6,109	5,650	-459	0.000				0049
3055	SR 64	I-75	GRAND HARBOUR PKY	ST	PA	U	6D	4.00	1	II	Y	282.5	D	C	F		22	59000	0.090		5,310	1,209	6,519	5,650	-869	0.000				0049
3060	SR 64	GRAND HARBOUR PKY	LENA RD	ST	PA	U	6D	1.12	1	I	Y	282.5	D	C	F		22	48500	0.090	O	4,365	1,673	6,038	5,650	-388	0.000			0	0050
3061	SR 64	LENA RD	LAKEWOOD RANCH BLVD	ST	PA	U	6D	0.71	1	I	Y	282.5	D	C	F		22	51000	0.090		4,590	1,695	6,285	5,650	-635	0.000				0072
3062	SR 64	LAKEWOOD RANCH BL	RYE RD	ST	PA	U	4D	0.00	0	I	Y	187.5	D	C	F		22	32000	0.090		2,880	1,530	4,410	3,750	-660	0.000				0073
3063	SR 64	RYE RD	LORRAINE RD	ST	PA	U	4D	0.00	0	I	Y	187.5	D	C	C		22	13600	0.090		1,224	2,073	3,297	3,750	453	0.000				5076
3070	SR 64	LORRAINE RD	CR 675/RUTLAND RD	ST	PA	T	2U	0.00	0		Y	81	C	B	F		22	6400	0.090	O	576	2,894	3,470	1,620	-1,850	0.000			0	0146
3080	SR 64	CR 675/RUTLAND RD	HARDEE CO	ST	PA	R	2U	0.00	0		Y	41	C	C	C		22	5800	0.095	C	551	66	617	820	203	0.000			0	0021
3090	SR 70	301 BLVD	US 301	ST	PA	U	6D	1.01	1	I	Y	282.5	D	C	C		22	34000	0.090	O	3,060	161	3,221	5,650	2,429	0.000			0	0017
3100	SR 70	US 301	30TH ST EAST	ST	PA	U	6D	4.35	1	II	Y	282.5	D	C	C		22	46000	0.090	C	4,140	298	4,438	5,650	1,212	0.000			0	0061
3101	SR 70	30TH ST E	33RD ST E	ST	PA	U	6D	3.57	1	II	Y	282.5	D	C	C		22	46000	0.090		4,140	304	4,444	5,650	1,206	0.000				0061
3102	SR 70	33RD ST E	37TH ST E	ST	PA	U	6D	2.86	1	II	Y	282.5	D	C	C		22	46000	0.090		4,140	344	4,484	5,650	1,166	0.000				0061
3103	SR 70	37TH ST E	39TH ST E	ST	PA	U	6D	2.27	1	II	Y	282.5	D	C	C		22	46000	0.090		4,140	302	4,442	5,650	1,208	0.000				0061
3104	SR 70	39TH ST E	LOCKWOOD RIDGE RD	ST	PA	U	6D	4.55	1	II	Y	282.5	D	C	C		22	46000	0.090		4,140	384	4,524	5,650	1,126	0.000				0061
3105	SR 70	LOCKWOOD RIDGE	NATALIE WAY	ST	PA	U	6D	1.32	1	I	Y	282.5	D	C	C		22	46000	0.090		4,140	863	5,003	5,650	647	0.000				0061
3110	SR 70	NATALIE WAY	CARUSO RD	ST	PA	U	6D	2.04	1	I	Y	282.5	D	C	C		22	46000	0.090	O	4,140	774	4,914	5,650	736	0.000			0	0061

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3520	51 AVE E	US 301	17 ST E/MEMPHIS RD	MC	MA	U	2U	5.88	1		N	50	D	C	F		22	4800	0.090		432	712	1,144	1,000	-144	0.000				4246
3530	49 AVE E - Not Exist	17 ST E/MEMPHIS R	MENDOZA RD/37 ST E	MC	MA	U	2U	0.77	1		Y	65.5	D	A	D		22	0	0.090		0	797	797	1,310	513	0.000				
3560	49TH AV E - Not Exist	49 ST E/EXPR FARM	PALMVIEW RD/61 ST E	MC	MA	U	2U	1.43	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				
3590	49 AVE E - Not Exist	PALMVIEW RD/61 ST	69 ST E	MC	MA	U	2U	2.00	1		N	47.5	D	A	C		22	0	0.090		0	216	216	950	734	0.000				
4040	49 ST E/EXPERIMENTAL FARM RD	US 19	US 41	MC	UC	U	2U	2.44	1		N	47.5	D	C	C		22	3967	0.090	O	357	15	372	950	578	0.000				09-49
4050	49 ST E/EXPERIMENTAL FARM RD	US 41	CANAL RD	MC	UC	U	2U	1.69	1		N	47.5	D	D	D		22	5658	0.090	S	509	195	704	950	246	0.000				09-13
4060	49 ST E/EXPERIMENTAL FARM RD	CANAL RD	ELLENTON GILLETTE R	MC	UC	U	2U	0.81	1		Y	65.5	D	C	C		22	3945	0.090	S	355	249	604	1,310	706	0.000				09-08
4065	49 ST E/EXP FARM RD - NOT EX	ELLENTON GILLETTE	49 AVE E	MC	UC	U	2U	1.33	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				
4070	CHIN RD	OLD TAMPA RD	US 301	MC	UC	U	2U	1.41	1	US	Y	65.5	D	C	D		22	6496	0.090	O	585	117	702	1,310	608	0.000				10-55
4080	86 ST W	CORTEZ RD	54 AV W	MC	UC	U	2U	1.35	1	US	Y	47.5	D	C	C		22	2472	0.090		222	0	222	950	728	0.000				01-24
4085	66 ST W	53 AV W	Lake Flores Bound	MC	UC	U	NA	1.00	1		N	47.5	D	C	C		22	2472	0.090		222	0	222	950	728	0.000				01-45
4086	66 ST W - Not Exist	LAKE FLORES BOUND	EL CONQUISTADOR PKW	MC	UC	U	NA	0.00			N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				
4090	66 ST W	53 AV W	SR 684	MC	UC	U	2U	0.97	1	US	Y	75.5	D	C	C		22	2473	0.090		223	0	223	1,510	1,287	0.000				01-45
4100	FT HAMER RD EXT - Not Exist	US 301	ERIE RD	MC	MA	U	2U	0.74	1		N	47.5	D	A	D		22	0	0.090		0	793	793	950	157	0.000				
4110	FT HAMER RD EXT - Not Exist	ERIE RD	MOCCASIN WALLOW RD	MC	MA	U	2U	1.92	1		N	47.5	D	A	F		22	0	0.090		0	1,091	1,091	950	-141	0.000				
4120	FT HAMER RD EXT - Not Exist	MOCCASIN WALLOW R	BUCKEYE RD	MC	MA	R	2U	0.39	1		N	48.5	D	A	F		22	0	0.090		0	3,068	3,068	970	-2,098	0.000				
4130	FT HAMER RD EXT - Not Exist	BUCKEYE RD	JJ RD	MC	MAC	R	2U	0.69	1		Y	48.5	D	A	A		22	0	0.090		0	0	0	970	970	0.000				
4140	WHITE EAGLE BLVD	SR 64/RYE RD	GATEWOOD DR	MC	UC	U	4D	1.35	1		Y	169	D	C	C		22	6823	0.090		614	48	662	3,380	2,718					03-18
4150	WHITE EAGLE BLVD	GATEWOOD DR	44 AVE E	MC	UC	U	4D	0.88	1		Y	169	D	C	C		22	7989	0.090		719	14	733	3,380	2,647	0.000				7989
4160	WHITE EAGLE BLVD	44 AV E	MALACHITE DR	MC	UC	U	4D	1.52	1		Y	169	D	C	C		22	7989	0.090		719	0	719	3,380	2,661	0.000				11-03

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5098	HONORE AV	OLD FARM RD	PALOMINO CIR	MC	MA	U	2U	2.13	1		N	47.5	D	D	D		22	9136	0.090		822	77	899	950	51	0.000				06-52
5099	HONORE AV	PALOMINO CIR	LOCKWOOD RIDGE RD	MC	MA	U	4D	0.71	1		Y	137.5	D	C	C		22	9852	0.090		887	278	1,165	2,750	1,585	0.000				06-53
6000	VERNA BETHANY RD	SR 64	SR 70	MC	MAC	R	2U	0.17	1	55	N	39.5	C	B	B		22	3707	0.095	O	352	0	352	790	438	0.000				11-27
6010	TAYLOR GRADE RD	BUNKER HILL RD	HILLSBOROUGH CO	MC	MIC	R	2U	0.20	1	55	N	39.5	C	B	B		22	371	0.095		35	0	35	790	755	0.000			0	12-13
6020	BUNKER HILL RD	SR 62(W)	SR 62(E)	MC	MIC	R	2U	0.34	1	55	N	67.5	D	B	B		22	59	0.095	O	6	2	8	1,350	1,342	0.000				12-15
6030	BETTS RD	SINGLETARY RD	SR 70	MC	MIC	R	2U	0.44	1	55	N	39.5	C	B	B		22	1567	0.095		149	0	149	790	641	0.000			0	12-01
6035	LEFFINGWELL AV	US 301	ELM ST	MC	UC	U	2U	6.67	1		N	47.5	D	C	C		22	1383	0.090		124	0	124	950	826	0.000				09-63
6036	LENA RD	SR 64	41AV E	MC	MIC	R	2U	0.59	1		Y	48.5	D	C	C		22	4377	0.095		416	23	439	970	531	0.000				08-51
6037	OLD FARM RD	WHITFIELD AV	HONORE AV	MC	UC	U	2U	1.37	1		N	47.5	D	C	C		22	2457	0.090		221	0	221	950	729	0.000				06-50
6040	SINGLETARY RD	SARASOTA CO LINE	SR 70	MC	MIC	R	2U	0.16	1	55	N	39.5	C	B	B		22	718	0.095	O	68	51	119	790	671	0.000				12-32
6045	SPENCER PARRISH RD	SR 62	CR 675	MC	MIC	T	2U	1.28	1		N	43	D	C	C		22	1490	0.090		134	245	379	860	481	0.000				10-56
6060	60 AV E	US 301	FACTORY SHOP BLVD	MC	UC	U	4D	4.55	1	US	Y	131	D	D	D		22	16924	0.090	O	1,523	211	1,734	2,620	886	0.000				10-52
6061	60 AV E	FACTORY SHOP BLVD	MENDOZA RD	MC	UC	U	2U	1.11	1	US	Y	65.5	D	D	D		22	9861	0.090		887	191	1,078	1,310	232	0.000				09-61
6062	60 AV E	MENDOZA RD	69 ST E	MC	UC	U	2U	0.50	1		N	62.5	D	A	C		22	0	0.090		0	399	399	1,250	851	0.000				
6080	DESOTO MEMORIAL HWY	17TH AV NW	DESOTO NAT'L PARK	MC	UC	U	2U	1.18	1	US	N	57.5	D	C	C		22	2846	0.090		256	2	258	1,150	892	0.000				01-46
6100	COOPER CREEK BLVD	UNIVERSITY PKY	BJ'S SOUTHERN ACCES	MC	UC	U	4D	2.56	1		Y	137.5	D	C	C		22	5125	0.090		461	52	513	2,750	2,237	0.000				07-57
6101	COOPER CREEK BLVD	BJ'S SOUTHERN ACC	HONORE AV	MC	UC	U	2U	1.08	1		Y	65.5	D	C	C		22	5125	0.090		461	8	469	1,310	841	0.000				07-57
6120	WATERLINE RD	RYE RD	SR 64	MC	UC	T	2U	0.00	0		N	65.5	D	C	C		22	1289	0.090		116	255	371	1,310	939	0.000				11-39
6200	JIM DAVIS RD	GOLF COURSE RD	CR 675	MC	MIC	R	2U	0.70	1		N	48.5	D	C	C		22	335	0.095		32	58	90	970	880	0.000				11-30
6300	SHADE AV	UNIVERSITY PKY	BROADWAY AVE	MC	UC	U	2U	5.00	1		Y	47.5	D	C	C		22	3404	0.090		306	91	397	950	553	0.000				06-51

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6400	UIHLEIN RD	SR 64	44 AV E	MC	MAC	R	2U	0.65	1		Y	137.5	D	C	D		22	5267	0.095		500	979	1,479	2,750	1,271	0.000				02-17
6410	UIHLEIN RD	44 AV E	RANGELAND PKY	MC	MAC	R	2U	1.22	1		Y	137.5	D	C	C		22	5267	0.095		500	276	776	2,750	1,974	0.000				02-17
6420	UIHLEIN RD	RANGELAND PKY	SR 70	MC	UC	U	4D	0.00			Y	47.5	D	D	F		22	5267	0.090		474	540	1,014	950	-64	0.000				02-17
6430	Bourneside Boulevard	The Masters Ave	University Parkway	MC				0.00				62.5		A	C						0	34	34	1,250	1,216	0.000				
6440	Bourneside Boulevard	SR 70	The Masters Avenue	MC				0.00				62.5		A	C						0	41	41	1,250	1,209	0.000				
6450	BOURNESIDE BLVD	SR 70	RANGELAND PKY	MC	MAC	U	2U	0.50	1		N	62.5	D	A	D		22	0	0.090		0	751	751	1,250	499	0.000				
6460	BOURNESIDE BLVD	RANGELAND PKY	44TH AV E	MC	MAC	U	2U	1.00	1		Y	62.5	D	A	D		22	0	0.090		0	1,012	1,012	1,250	238	0.000				
6470	BOURNESIDE BLVD	44TH AV E	SR 64	MC	MAC	U	2U	1.00	1		Y	59.5	D	A	D		22	0	0.090		0	847	847	1,190	343	0.000				
6490	POST BLVD	SR 70	RANGELAND PKY	MC	UC	U	4D	1.67	1		Y	131	D	C	C		22	359	0.090		32	21	53	2,620	2,567	0.000				02-18
6500	MALACHITE DRIVE	LAKEWOOD RANCH BL	WHITE EAGLE BLVD	MC	UC	U	4D	1.06	1		Y	137.5	D	C	C		22	3960	0.090		356	0	356	2,750	2,394	0.000				02-08
6550	THE MASTERS AVENUE	LORRAINE ROAD	BOURNESIDE BLVD	MC				0.00				47.5		A	C						0	29	29	950	921	0.000				

(#1) Cross section based on capacity improvements scheduled for 01/02 CIP constrution, 02/03 FDOT constrution.

(#2) Peak hour LOS volumes based on FDOT's 2002 LOS generalized table.

Total Links:

APPENDIX

INTERSECTION ANALYSIS

Intersection	
Int Delay, s/veh	10.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	172	35	377	78	30	1319
Future Vol, veh/h	172	35	377	78	30	1319
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	420	-
Veh in Median Storage, #	2	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	4	10	8	12	24	3
Mvmt Flow	179	36	393	81	31	1374

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1870	434	0	0	474	0
Stage 1	434	-	-	-	-	-
Stage 2	1436	-	-	-	-	-
Critical Hdwy	6.44	6.3	-	-	4.34	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.39	-	-	2.416	-
Pot Cap-1 Maneuver	~ 78	605	-	-	982	-
Stage 1	649	-	-	-	-	-
Stage 2	217	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 76	605	-	-	982	-
Mov Cap-2 Maneuver	194	-	-	-	-	-
Stage 1	649	-	-	-	-	-
Stage 2	210	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	103.4	0	0.2
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	219	982	-
HCM Lane V/C Ratio	-	-	0.985	0.032	-
HCM Control Delay (s)	-	-	103.4	8.8	-
HCM Lane LOS	-	-	F	A	-
HCM 95th %tile Q(veh)	-	-	8.8	0.1	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	94	14	1	166	41	2
Future Vol, veh/h	94	14	1	166	41	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	240	290	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	16	2	2	6	2	2
Mvmt Flow	101	15	1	178	44	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	116	0	281	101
Stage 1	-	-	-	-	101	-
Stage 2	-	-	-	-	180	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1473	-	709	954
Stage 1	-	-	-	-	923	-
Stage 2	-	-	-	-	851	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1473	-	708	954
Mov Cap-2 Maneuver	-	-	-	-	708	-
Stage 1	-	-	-	-	923	-
Stage 2	-	-	-	-	850	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	10.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	717	-	-	1473	-
HCM Lane V/C Ratio	0.064	-	-	0.001	-
HCM Control Delay (s)	10.4	-	-	7.4	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	87	9	0	140	27	1
Future Vol, veh/h	87	9	0	140	27	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	240	290	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	16	2	2	6	2	2
Mvmt Flow	94	10	0	151	29	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	104	0	245	94
Stage 1	-	-	-	-	94	-
Stage 2	-	-	-	-	151	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1488	-	743	963
Stage 1	-	-	-	-	930	-
Stage 2	-	-	-	-	877	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1488	-	743	963
Mov Cap-2 Maneuver	-	-	-	-	743	-
Stage 1	-	-	-	-	930	-
Stage 2	-	-	-	-	877	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	10
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	749	-	-	1488	-
HCM Lane V/C Ratio	0.04	-	-	-	-
HCM Control Delay (s)	10	-	-	0	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	8.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	14	234	43	131	681	26	34	10	30	27	22	62
Future Vol, veh/h	14	234	43	131	681	26	34	10	30	27	22	62
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	455	-	405	455	-	-	455	-	405	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	9	27	3	9	7	15	2	9	12	6	8
Mvmt Flow	15	254	47	142	740	28	37	11	33	29	24	67

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	768	0	0	301	0	0	1368	1336	254	1368	1369	754
Stage 1	-	-	-	-	-	-	284	284	-	1038	1038	-
Stage 2	-	-	-	-	-	-	1084	1052	-	330	331	-
Critical Hdwy	4.12	-	-	4.13	-	-	7.25	6.52	6.29	7.22	6.56	6.28
Critical Hdwy Stg 1	-	-	-	-	-	-	6.25	5.52	-	6.22	5.56	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.25	5.52	-	6.22	5.56	-
Follow-up Hdwy	2.218	-	-	2.227	-	-	3.635	4.018	3.381	3.608	4.054	3.372
Pot Cap-1 Maneuver	846	-	-	1254	-	-	116	153	768	118	144	400
Stage 1	-	-	-	-	-	-	696	676	-	267	303	-
Stage 2	-	-	-	-	-	-	248	303	-	663	638	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	846	-	-	1254	-	-	74	133	768	96	125	400
Mov Cap-2 Maneuver	-	-	-	-	-	-	74	133	-	96	125	-
Stage 1	-	-	-	-	-	-	683	664	-	262	269	-
Stage 2	-	-	-	-	-	-	167	269	-	613	627	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	1.3	52.2	57.5
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	NBLn3	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	74	133	768	846	-	-	1254	-	-	181
HCM Lane V/C Ratio	0.499	0.082	0.042	0.018	-	-	0.114	-	-	0.667
HCM Control Delay (s)	94.7	34.5	9.9	9.3	-	-	8.2	-	-	57.5
HCM Lane LOS	F	D	A	A	-	-	A	-	-	F
HCM 95th %tile Q(veh)	2.1	0.3	0.1	0.1	-	-	0.4	-	-	3.9

Intersection	
Int Delay, s/veh	4.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	86	22	1526	179	32	721
Future Vol, veh/h	86	22	1526	179	32	721
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	420	-
Veh in Median Storage, #	2	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	4	14	3	7	2
Mvmt Flow	91	23	1606	188	34	759

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2527	1700	0	0	1794	0
Stage 1	1700	-	-	-	-	-
Stage 2	827	-	-	-	-	-
Critical Hdwy	6.42	6.24	-	-	4.17	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.336	-	-	2.263	-
Pot Cap-1 Maneuver	~ 30	113	-	-	332	-
Stage 1	162	-	-	-	-	-
Stage 2	430	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 27	113	-	-	332	-
Mov Cap-2 Maneuver	142	-	-	-	-	-
Stage 1	162	-	-	-	-	-
Stage 2	386	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	102.8	0	0.7
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	135	332	-
HCM Lane V/C Ratio	-	-	0.842	0.101	-
HCM Control Delay (s)	-	-	102.8	17.1	-
HCM Lane LOS	-	-	F	C	-
HCM 95th %tile Q(veh)	-	-	5.3	0.3	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	164	47	2	81	27	1
Future Vol, veh/h	164	47	2	81	27	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	240	290	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	6	2	2	4	2	2
Mvmt Flow	173	49	2	85	28	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	222	0	262	173
Stage 1	-	-	-	-	173	-
Stage 2	-	-	-	-	89	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1347	-	727	871
Stage 1	-	-	-	-	857	-
Stage 2	-	-	-	-	934	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1347	-	726	871
Mov Cap-2 Maneuver	-	-	-	-	726	-
Stage 1	-	-	-	-	857	-
Stage 2	-	-	-	-	933	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	10.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	730	-	-	1347	-
HCM Lane V/C Ratio	0.04	-	-	0.002	-
HCM Control Delay (s)	10.1	-	-	7.7	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	134	31	1	65	18	1
Future Vol, veh/h	134	31	1	65	18	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	240	290	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	6	2	2	4	2	2
Mvmt Flow	141	33	1	68	19	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	174	0	211	141
Stage 1	-	-	-	-	141	-
Stage 2	-	-	-	-	70	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1403	-	777	907
Stage 1	-	-	-	-	886	-
Stage 2	-	-	-	-	953	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1403	-	776	907
Mov Cap-2 Maneuver	-	-	-	-	776	-
Stage 1	-	-	-	-	886	-
Stage 2	-	-	-	-	952	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	9.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	782	-	-	1403	-
HCM Lane V/C Ratio	0.026	-	-	0.001	-
HCM Control Delay (s)	9.7	-	-	7.6	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	6.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	41	719	23	21	269	20	54	23	138	13	6	21
Future Vol, veh/h	41	719	23	21	269	20	54	23	138	13	6	21
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	455	-	405	455	-	-	455	-	405	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	14	8	11	12	6	2	12	28	6	2	2	15
Mvmt Flow	45	782	25	23	292	22	59	25	150	14	7	23

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	314	0	0	807	0	0	1236	1232	782	1321	1246	303
Stage 1	-	-	-	-	-	-	872	872	-	349	349	-
Stage 2	-	-	-	-	-	-	364	360	-	972	897	-
Critical Hdwy	4.24	-	-	4.22	-	-	7.22	6.78	6.26	7.12	6.52	6.35
Critical Hdwy Stg 1	-	-	-	-	-	-	6.22	5.78	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.22	5.78	-	6.12	5.52	-
Follow-up Hdwy	2.326	-	-	2.308	-	-	3.608	4.252	3.354	3.518	4.018	3.435
Pot Cap-1 Maneuver	1181	-	-	776	-	-	146	158	388	134	174	707
Stage 1	-	-	-	-	-	-	332	334	-	667	633	-
Stage 2	-	-	-	-	-	-	635	583	-	304	358	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1181	-	-	776	-	-	130	147	388	68	162	707
Mov Cap-2 Maneuver	-	-	-	-	-	-	130	147	-	68	162	-
Stage 1	-	-	-	-	-	-	319	321	-	642	614	-
Stage 2	-	-	-	-	-	-	590	566	-	165	344	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0.7	30	37
HCM LOS			D	E

Minor Lane/Major Mvmt	NBLn1	NBLn2	NBLn3	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	130	147	388	1181	-	-	776	-	-	155
HCM Lane V/C Ratio	0.452	0.17	0.387	0.038	-	-	0.029	-	-	0.281
HCM Control Delay (s)	53.7	34.4	20	8.2	-	-	9.8	-	-	37
HCM Lane LOS	F	D	C	A	-	-	A	-	-	E
HCM 95th %tile Q(veh)	2	0.6	1.8	0.1	-	-	0.1	-	-	1.1

APPENDIX

TURN LANE WARRANTS

(3) All driveway entrances and exits shall be located to afford maximum safety for traffic, provide for safe and convenient ingress and egress at the site, and minimize conflict with the flow of traffic on and off the site. The Department Director or designee may increase or decrease the number of and/or the distance between driveways to the extent necessary to assure safe and efficient ingress and egress to a development, based on existing roadway widths, safety and operational considerations, and FDOT standards.

a. A right-in only or a right-in/right-out only driveway (in order of this preference) may be considered for a project with frontage that is entirely within the corner clearance distance as defined under Section 3.7.2.A if a traffic safety and operational analysis demonstrates that there is no adverse impact upon traffic safety and operations. At a minimum, this safety and operational analysis must demonstrate that operations at the proposed driveway will not adversely affect pre-existing and/or anticipated left turn and right turn queues at neighboring intersections on the fronting road. The analysis must be prepared, signed, and sealed by a Professional Engineer licensed in Florida and must include a statement that declares that there are no anticipated safety or operational issues related to the location and the configuration of the proposed driveway.

(4) Driveways should intersect the road at an angle of as near ninety (90) degrees as site conditions will permit. In no case shall the angle be less than sixty (60) degrees measured from the roadway.

(5) Driveway entrances shall not be utilized to convey stormwater from on-site to the right-of-way.

E. Vehicular Use of Right-of-Way Shoulders Prohibited: Except for the approved driveway entrance and exits, the area between the edge of a street, road or highway and the property line shall not be used for vehicle maneuvering or parking.

F. Auxiliary Lanes: For safety and operations, to minimize traffic hazards or congestion, or where deemed necessary by the Department Director or designee auxiliary lanes adequate to accommodate maximum queuing of vehicles turning into the subject driveway shall be provided as follows:

(1) Thoroughfares with Posted Speed 40mph or greater: Provide left and right turn lanes for each proposed driveway entrance per the latest edition of the Florida Greenbook and FDOT Design Manual. All left-turn lanes shall include a minimum 50-foot queue length.

(2) Thoroughfares with Posted Speed 35mph or less & Local Roads: Provide an operational analysis in accordance with the warrants prescribed for left-turn lanes by NCHRP Report 745 and with the warrants prescribed for right-turn lanes by NCHRP Report 279. For thoroughfares, when the NCHRP analysis determines that a right lane taper is required, an exclusive full right turn lane shall be provided per the latest edition of the Florida Greenbook and FDOT Design Manual. All left-turn lanes shall include a minimum 50-foot queue length.

(3) A local frontage road may be required in lieu of any necessary auxiliary lanes.

(4) Unsignalized intersection vehicle queue length to be calculated per AASHTO Policy on Geometric Design of Highways and Street, 6th Edition, 2011, Chapter 9.7.2.

G. Measurement: Measurement of driveway width or spacing shall not include any necessary corner radii for turning movements.

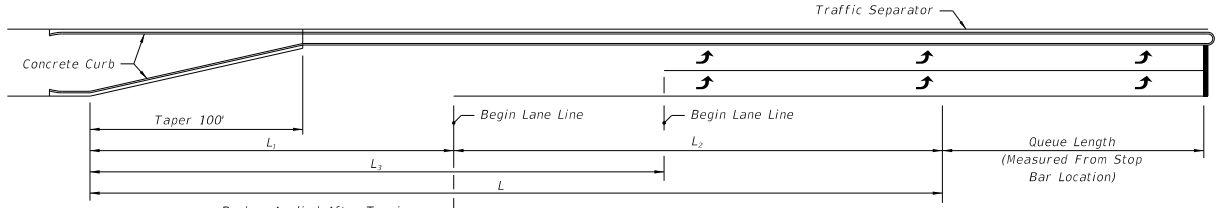
H. Driveways on Individual Residential Lots:

(1) Minimum Distance from Intersections: Where a site for a dwelling unit occupies a corner of two (2) intersecting streets, the driveway entrance or exit shall be as remote from the intersection as

APPENDIX

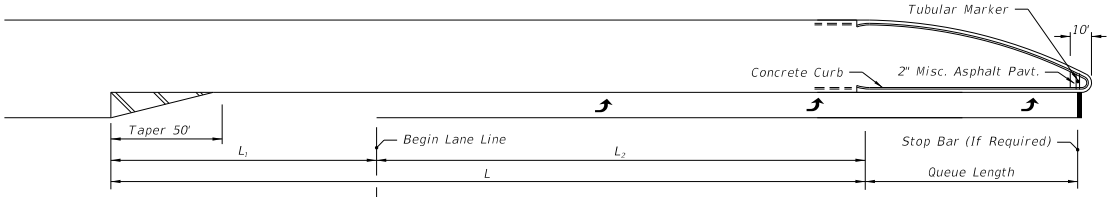
FDOT DESIGN MANUAL 212-1

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



Brakes Applied After Turning
Vehicle Clears Through Lane;
Entry Speed:
10 mph Below Design Speed
For Low Speed Roadways
Average Running Speed For
High Speed Roadways

DOUBLE LEFT TURN



Brakes Applied After Turning
Vehicle Clears Through Lane;
Entry Speed:
10 mph Below Design Speed
For Low Speed Roadways
Average Running Speed For
High Speed Roadways

SINGLE LEFT TURN

MEDIAN TURN LANES					
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)
25	15	70	25	95	90
30	20	70	50	120	100
35	25	70	75	145	110
40	30	80	75	155	120
45	35	85	100	185	135
50	44	105	185	290	160
55	48	125	225	350	195
60	52	145	260	405	230
65	55	170	290	460	270
70	58	200	325	525	300

NOTE:

1) For C3 Context Classification roadways with Design Speeds of 50 mph, the following values may be used under constrained conditions:
   - Entry Speed of 40 mph
   - Brake to stop distance (L_2) of 135 ft.
   - Total deceleration distance (L) of 240 ft.

2) For RRR Projects with Design Speeds of 50 mph and Entry Speeds of 40 mph, existing brake to stop distances (L_2) of 135 ft. and total deceleration distances (L) of 240 ft. may be retained.

NOT TO SCALE

EXHIBIT 212-1
01/01/2024

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D-4 - Level of Service Concurrency Reservation Application

Project Name: Ivy Run

Proposed Land Use: Single-family detached

List previous approvals:

Parent Project File # Click hereCLOS # Click hereExpiration Date: Enter a date.

Please indicate number(s) for appropriate items:

# dwelling units 131	# hotel roomsN/A	# parking spaces 268
# RV pads N/A	# berths N/A	# beds N/A
square feet of building N/A	acres of parcel 51.67 acres	
If church, # seats/pews N/A	square feet of building N/A	
If school/day care, # classrooms N/A	# students N/A	

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval. If this application form is not signed by the property owner(s), a notarized Affidavit of Ownership/Agent Authorization (see Form D1) must be submitted with the application.

Signature of Property Owner or Applicant	Philip DiMaria Jr.	7/18/2025
	Printed Name	Date

IVY RUN SUBDIVISION

MANATEE COUNTY PRELIMINARY SITE PLAN (PSP)
ENVIRONMENTAL NARRATIVE

Revised September 2025

Prepared for:
KB HOME, TAMPA DIVISION
4105 CRESENT PARK DRIVE
RIVERVIEW, FL 33578

Prepared by:
KIMLEY-HORN
1800 SECOND STREET, SUITE 900
SARASOTA, FL 34236

INTRODUCTION

The KB Homes Ivy Run project area is approximately 51.67 acres in size and is located east of Rye Road E and south of Waterline Road in Section 27, Township 34 South, and Range 19 East, Manatee County, as depicted on the attached Location Map and USGS Quad Map. The following report addresses items found in the Manatee County Land Development Code (LDC) Chapter 706 pertaining to wetland and upland habitats on land proposed for Preliminary Site Plan (PSP) approval.

METHODOLOGY

The following methods were employed to assess the referenced parcel:

- Field inspection of the site for evidence of wetlands, protected species, or other sensitive environmental features.
- Recent and historical aerial photograph interpretation of the subject property.
- Review of the National Wetlands Inventory (NWI) maps.
- Review of the Natural Resources Conservation Service (NRCS) Web Soil Survey for Manatee County, Florida and documentation of the soil characteristics on site.
- Research of Manatee County, and various State and Federal databases regarding protected wildlife species.

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).

Review of the Southwest Florida Water Management District (SWFWMD) Permitting database revealed no active/approved Environmental Resource Permits (ERP) for the project area. There have been three (3) ERP applications submittals over the years. Two (2) Petitions for Formal Determination and 1 Individual permit. All 3 of these submittals had been withdrawn before final approval. The wetland and surface water boundaries identified on the attached survey from application number 836458 have not been approved and will require district staff to review again once a wetland JD application or ERP application is submitted.

UPLAND DESCRIPTIONS

Open Lands (FLUCCS Code 190)

There are areas of open land that have been historically utilized for agricultural and are currently either abandoned or fallow. Vegetation within these areas is dominated by bahia grass (*Paspalum notatum*), common ragweed (*Ambrosia spp*.), dogfennel (*Eupatorium capillifolium*) and other weedy ruderal species. Canopy consists of scattered live oak (*Quercus virginiana*) and slash pine (*Pinus elliottii*).

Horse Farm (FLUCCS Code 251)

A few of the parcels have several horses and associated barn structures, corrals, and scattered live oaks.

Gas Easement (FLUCCS Code 817)

A 50-Foot Gas easement bi-sects the parcel and is identified on part of the southern property survey attached.

Brazilian pepper (FLUCCS Code 422)

These areas are dominated by Brazilian pepper (*Schinus terebinthifolia*).

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Mixed Hardwood (FLUCCS Code 438)
This upland habitat consists of a canopy of slash pine, live oak, laurel oak (*Quercus laurifolia*), and cabbage palm (*Sabal palmetto*) and an understory of saw palmetto, beautyberry (Callicarpa americana), and wax myrtle (Myrica cerifera). This area was cleared historically for agricultural purposes and does not constitute an existing native plant community per Section 402.6 of the LDC.

WETLAND AND OTHER SURFACE WATER DESCRIPTIONS

Streams and Waterways (FLUCCS Code 510)
There are numerous excavated agricultural ditches and canals are present throughout the project area. These ditches/canals are ephemeral in nature and flow seasonally in response to rain events. Vegetation within these ditches/canals consist primarily of Peruvian primrose willow (*Ludwigia peruviana*) and water hyacinth *(Eichhornia crassipes).*

Reservoirs less than 10 acres (FLUCCS Code 534)
There are numerous small excavated agricultural ponds scattered throughout the proposed project limits classified as "other surface waters". The excavated ponds are mostly open water with vegetation of cattails (*Typha latifolia*), Peruvian primrose willow, and torpedo grass *(panicum repens),* with low coverage of native species including jointed spikerush (*Eleocharis interstincta*) and marsh pennywort (*Hydrocotyle umbellata*), waterlilies (*Nymphaea spp.*), and planted bald cypress (*Taxodium distichum*) along the top of bank.

Mixed Wetland Hardwoods (FLUCCS Code 617)
Vegetation within the mixed wetland hardwoods habitat consists of a mixed canopy of laurel oak, water oak (*Quercus nigra*), red maple (*Acer rubrum*), black gum (*Nyssa silvatica*), Carolina willow (*Salix caroliniana*), swamp bay (*Persea palustris*), and sweet bay (*Magnolia virginiana*). The understory and groundcover strata includes buttonbush (*Cephalanthus occidentalis*), primrose willow (*Ludwigia peruviana*), Virginia chain fern (*Woodwardia virginica*), and shield fern (*Thelypteris spp.*).

Freshwater Marsh (FLUCCS 641)
Vegetation within the freshwater marsh habitats includes soft rush (*Juncus effusus*), smartweed (*Persicaria lapathifolia*), hairgrass (*Eleocharis baldwinii*), maidencane (*Panicum hemitomon*), marsh pennywort, coinwort (*Centella asiatica*), buttonweed (*Diodia virginiana*), waterhyssops (*Bacopa spp.*), red root (*Lachnanthes caroliana*), sand cordgrass (*Spartina bakeri*), pickerelweed (*Pontederia cordata*), arrowhead (*Sagittaria lancifolia*), torpedo grass, and west Indian marsh grass (*Hymenachne amplexicaulis*). Many of these systems also include a forested periphery of laurel oak, water oak, and red maple.

USDA-NRCS Soil Types:
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 four (4) soil type designations found within the project boundary. Refer to the '*NRCS Soils Map*' which depicts the mapped soil locations. Hydric and Non-hydric soil designations are based on the Soils of Florida Handbook, Third Edition, published March 2001. They are as follows:

20 - EauGallie-EauGallie wet, fine sand, 0 to 2 percent slopes (Non-Hydric)
26 - Floridana-Immokalee-Okeelanta association (Hydric)
30 - Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes (Non-Hydric)
48 - Wabasso-Wabasso, wet, fine sand, 0 to 2 percent slopes (Non-Hydric)

Kimley»Horn

Listed Species

Kimley-Horn has completed a preliminary listed species survey on 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.

Kimley-Horn scientists performed an on-site evaluation of the project area in October 2024. Methodology utilized to evaluate the site for gopher tortoise (*Gopherus polyphemus*) was consistent with FFWCC Gopher Tortoise Permitting Guidelines Appendix 4.

Given the habitats present and the results of the recent listed species review, utilization by listed species could be likely in a few areas. The appropriate measures should be taken with State and Federal regulatory agencies if listed species are found before, during, or after construction. Guidelines related to specific listed species are discussed below.

FNAI Biodiversity Matrix

In addition to on-site evaluations for listed species, the FNAI Biodiversity Matrix (Units 26557, 26831,26832) was searched to determine documented, likely, or potentially occurring listed species in the vicinity of the project area. The only species listed in the report as 'likely' to occur in the vicinity of the project area is the wood stork (*Mycteria americana).*

The table below lists the species that are likely or have potential to utilize the project area based on site observations and available database searches.

Common Name	Scientific Name	Federal/State Status	Likelihood of Occurrence	Results of Updated Survey
Bald Eagle	*Haliaeetus leucocephalus*	Migratory Bird/X	Potential (FWS)	Species: Not Observed Nest: Observed
Eastern Indigo Snake	*Drymarchon couperi*	T/T	Potential (FNAI)	Not Observed
Gopher Tortoise	*Gopherus polyphemus*	X/T	Potential (FNAI)	No Potentially Occupied Burrows Observed.
Wood Stork	*Mycteria americana*	E/T	Likely (FNAI)	Not Observed

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 nearest FWC documented bald eagle nest (MN021) is located 1.75 miles northeast of the project area. 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.

Eastern Indigo Snake (*Drymarchon couperi*)
The eastern indigo snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats. The indigo snake requires large tracts of land to survive and often winters in burrows of gopher tortoises, armadillos, cotton rats, and land crabs (in coastal areas) and forages in more hydric habitats. The eastern indigo snake is listed as "Threatened" by both the FWS and FWC. According to FNAI data, potential habitat for the eastern indigo snake may be present within the project area. During on-site surveys and wetland evaluations, no eastern indigo snakes were observed within or adjacent to the project area. Implementation of the U.S. Fish and Wildlife Service's (USFWS) '*Standard Protection Measures for the Eastern Indigo Snake*' (revised May 9, 2024) will likely be required during construction to prevent adverse effects to this species.

Gopher Tortoise (*Gopherus polyphemus*)
The gopher tortoise is a burrowing tortoise that inhabits upland habitats such as pine flat woods, xeric oak hammocks, and open sandy pastures, but is also often found in disturbed areas. Kimley-Horn scientists conducted a preliminary survey of potential gopher tortoise habitat in October 2024. During the preliminary listed species survey no potentially active burrows were observed within on-site upland habitats. Kimley-Horn recommends a 100 percent survey of suitable habitat be conducted ninety (90) days prior to construction and land clearing within the project area. Should any gopher tortoise burrows be in or within 25' of the limits of clearing, a relocation permit from FWC will be obtained.

Wood Stork (*Mycteria americana*)
Wood storks inhabit hardwood swamps, sloughs, mangroves, and cypress wetlands, feeding on small fish, crayfish, and small vertebrates. Breeding occurs from late November to early March, where individuals nest in colonies often consisting of 100 to 500 nests constructed in trees situated in standing water. The wood stork is listed as "Endangered" by the USFWS. There is no evidence of breeding or foraging occurring within the project area. The project is within the Core Foraging Area (CFA) of the Ayers Point Rookery located approximately 7.86 miles west of the project area. Should wood storks be observed within 0.47 miles of the project area, the appropriate USFWS consultation will need to occur, and permits acquired, if necessary.

PROPOSED CONDITIONS

Please see the Preliminary Site Plan (PSP) prepared by Kimley-Horn for the proposed conditions of the project.

Native Plant Communities

Section 402.6.T.3.b of the Manatee County LDC requires the preservation of native plant communities on a property within planned open spaces. These requirements are 75% of the existing native plant communities on the property or 35% of the required open space constituting native plant communities, whichever is less. For this project, the only native plant communities exist within the existing wetland areas, totaling 2.95 acres in area. 75% of the native plant communities is 2.21 acres, will be required to be preserved. 35% of the required open space (12.92 acres or 25% of the property) is 4.52 acres. The project proposes preserving 2.48 acres of wetland area that constitute native plant communities, thus meeting the lesser of the two required areas.

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Proposed Wetland and Surface Water Impacts

Design modifications to reduce or eliminate adverse impacts were explored consistent with Section 10.2.1.1 of the ERP Applicant's Handbook, and impacts to onsite wetlands have been avoided and minimized to the maximum extent practicable. In total, the project proposes to impact 0.47 acres of two low-quality wetlands within the project. Due to the design constraints and layout of the site, no reasonable alternative exists to the proposed impact.

Wetland ID	Wetland Acreage	Wetland Impacts
WL-3	2.25 ac.	0.44 ac.
WL-6	0.192	0.02 ac.
WL-7	0.01 ac.	0.01 ac.
Total	2.452 ac.	0.47 ac.

Compensatory wetland mitigation will be provided in compliance with federal and/or state permits issued for the project to be reviewed and approved by the Southwest Florida Water Management District (SWFWMD) through the Environmental Resource Permit (ERP) process and the U.S. Army Corps of Engineers, if necessary. Wetland mitigation will be provided by purchasing wetland mitigation credits from Tampa Bay Mitigation Bank. See the submitted UMAM that shows a functional loss of .235.

The project proposes impacts to several upland excavated surface water ditches and ponds. Wetland mitigation is not required for impacts to these upland-cut other surface water pursuant to ERP Applicant's Handbook Section 10.2.2.2 and can be considered de minimus pursuant to Chapter 373.406 (6), Florida Statute.

Wetland Buffers

Wetland Buffers (30' average) for the preserved wetlands are shown on the site plan prepared by Kimley-Horn Planning. This application proposes a variable-width buffer on some preserved wetlands in their post-development state. A total of 0.26 acres of encroachments is proposed. Secondary Impacts in the post-development condition when buffers are less than 15' will be required by the Southwest Florida Water Management District (SWFWMD) to be assessed using the Unified Mitigation Assessment Method (UMAM) and addressed during the Environmental Resource Permit (ERP) review process.

If we can provide additional clarification or information, please do not hesitate to contact me at (941) 379-7600 or todd.hershfeld@kimley-horn.com.

Sincerely,

Todd Hershfeld
Environmental Scientist

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

Site/Project Name	Application Number	Assessment Area Name or Number
Ivy Run		Wetland 3 & 7

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
641		Impact	0.45ac

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)
Manatee River	None	None

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The wetland hydrology has been impacted from surrounding road ways. Historically this wetland was part of a much larger system but over time it has been filled and altered over time. This wetland is somewhat isolated however over flows to the dithc/swale to the south which connects to the larger wetland to the south.

Assessment area description

These wetlands are severely degraded, disturbed WL.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
None.	The wetland is not particularly unique.

Functions	Mitigation for previous permit/other historic use
Wetland function has been severely impaired by reduced watershed/hydroperiod due to surrounding land use changes and drainage alterations and the presence of nuisance/exotic vegetation.	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)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Possible utilization by small mammals, reptiles, and amphibians.	Utilization by listed species is not likely.

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

None.

Additional relevant factors:

None.

Assessment conducted by:	Assessment date(s):
Todd W. Hershfeld, Kimley Horn	Sep-25

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

Site/Project Name	Application Number	Assessment Area Name or Number
Ivy Run		Wetland 3
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact .44 ac)	Todd Hershfeld, Kimley Horn	Sep-25

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	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

.500(6)(a) Location and Landscape Support	w/o pres or current: 6	with: 0	Wetland 3 is a wetland surrounded by exotic species such as Brazilian pepper and open lands. The property is bordered by existing homes and subdivisions.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 5	with: 0	this wetland have very limited hydrology due to ditching and filling impacts that have occurred within the water shed. There is no zonation of obligate WL species.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 0	Vegetation within the wetland consists mostly of nuisance/exotic vegetation and lacks proper zonation normally associated with freshwater marsh systems. Vegetation includes dominate species of Brazilian pepper (Schinus terebinthifolius) Wax myrtle *(Myrica cerifera*) cattail (*Typha spp* .) Water Primrose *(Ludwigia peruviana*) and torpedo grass *(panicum repens*).

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres: 15	with: 0

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

For impact assessment areas
FL = delta x acres = .22

Delta = [with-current]
0.5

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

For mitigation assessment areas

Form 62-345.300(2) [effective date 02-04-2004]
Incorporated by reference in paragraph 62-345.300(3)(b), F.A.C.

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

Site/Project Name	Application Number	Assessment Area Name or Number
Ivy Run		Wetland 6
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact .02 ac)	Todd Hershfeld, Kimley Horn	Sep-25

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	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

.500(6)(a) Location and Landscape Support	w/o pres or current: 5	with: 0	Wetland 6 is a wetland surrounded by exotic species such as torpedo grass and water lettuce. This wetland is located directly south of Water Line Service Road.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 5	with: 0	this wetland have very limited hydrology due to ditching and filling impacts that have occurred within the water shed. There is no zonation of obligate WL species. This wetland has been drained by a culvert pipe that drains the system to the north.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 3	with: 0	Vegetation within the wetland consists mostly of nuisance/exotic vegetation and lacks proper zonation normally associated with freshwater marsh systems. Vegetation includes dominant species of torpedo grass, cattail, Water Primrose, and water lettuce.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres: 13	with: 0

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

For impact assessment areas
FL = delta x acres = 0.01

Delta = [with-current]
0.43

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

For mitigation assessment areas

Form 62-345.300(2) [effective date 02-04-2004]
Incorporated by reference in paragraph 62-345.300(3)(b), F.A.C.

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

Site/Project Name	Application Number	Assessment Area Name or Number
Ivy Run		Wetland 7
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact .01 ac)	Todd Hershfeld, Kimley Horn	Sep-25

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	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

.500(6)(a) Location and Landscape Support w/o pres or current: 6 with: 0	Wetland 7 is a wetland surrounded by exotic species such as Brazilian pepper and open lands. This wetland is on the southern property and most of it extends offsite to the south.	
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current: 5 with: 0	this wetland have very limited hydrology due to ditching and filling impacts that have occurred within the water shed. There is no zonation of obligate WL species.	
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current: 4 with: 0	Vegetation within the wetland consists mostly of nuisance/exotic vegetation and lacks proper zonation normally associated with freshwater marsh systems. Vegetation includes dominate species of Brazilian pepper (Schinus terebinthifolius) Wax myrtle *(Myrica cerifera*) cattail (*Typha spp* .) Water Primrose *(Ludwigia peruviana*) and torpedo grass *(panicum repens*).	

Score = sum of above scores/30 (if uplands, divide by 20)	If preservation as mitigation,	For impact assessment areas
current or w/o pres: 15 with: 0	Preservation adjustment factor = Adjusted mitigation delta =	FL = delta x acres = 0..005

Delta = [with-current]	If mitigation	For mitigation assessment areas
0.5	Time lag (t-factor) = Risk factor =	

Form 62-345.300(2) [effective date 02-04-2004]
Incorporated by reference in paragraph 62-345.300(3)(b), F.A.C.

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

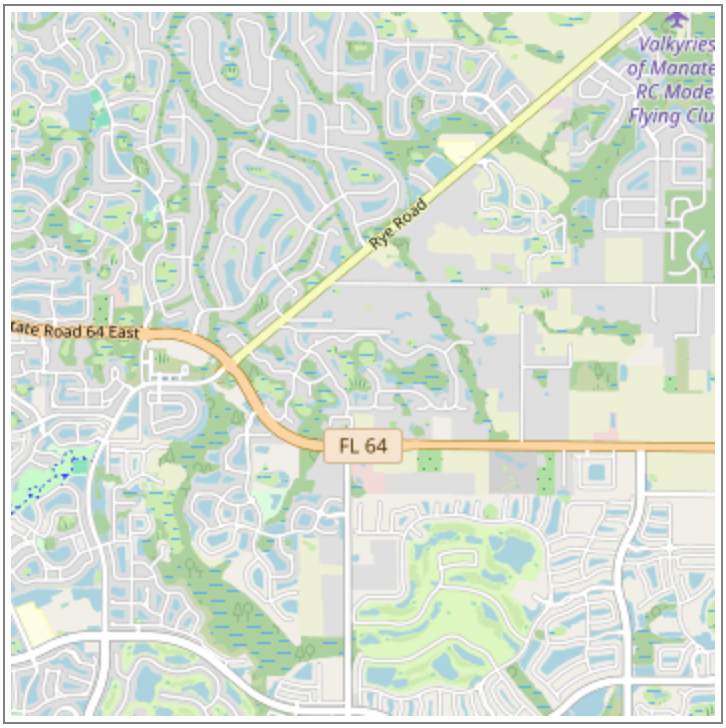
UNOFFICIAL REPORT

Created 3/14/2025

(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 3 Matrix Units: 26557 , 26831 , 26832



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: 26557

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 26831

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

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

Matrix Unit ID: 26832

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

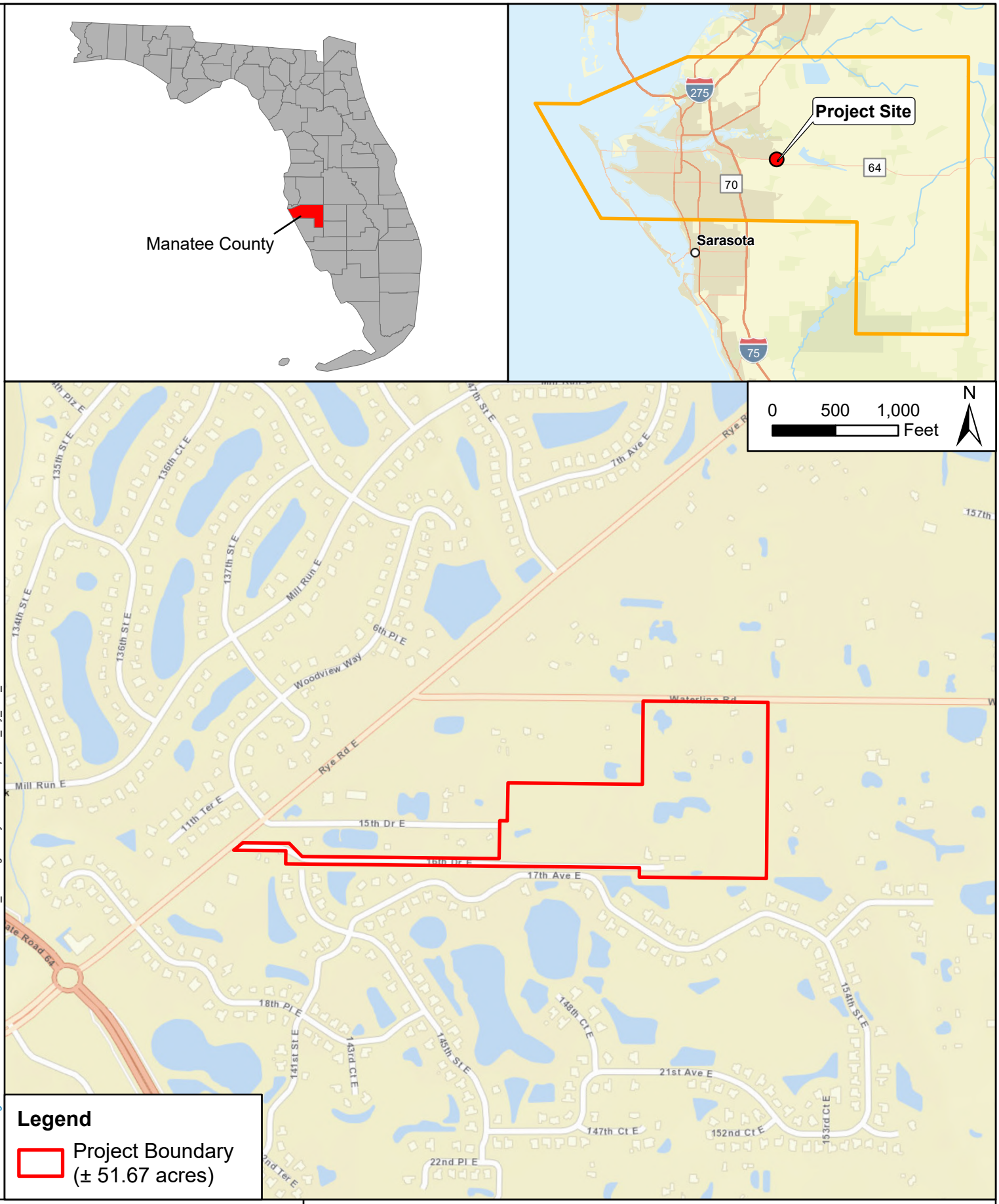
Matrix Unit IDs: 26557 , 26831 , 26832

16 **Potential** Elements Common to Any of the 3 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Andropogon arctatus pinewoods bluestem	G3	S3	N	T
Bonamia grandiflora Florida bonamia	G3	S3	T	E
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Chrysopsis floridana Florida goldenaster	G3	S3	E, PDL	E
Coleataenia abscissa cutthroatgrass	G3	S3	N	E
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
Lithobates capito Gopher Frog	G2G3	S3	N	N
Mustela frenata peninsulae Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Rhynchospora megaplumosa large-plumed beaksedge	G2	S2	N	E
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N
Zephyranthes simpsonii 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



Folder: C:\Users\garret.denise\OneDrive - KH\Documents\GIS_Working\KB Ivy Run\GIS\Maps\KB_Ivy_Run_ArcPro\

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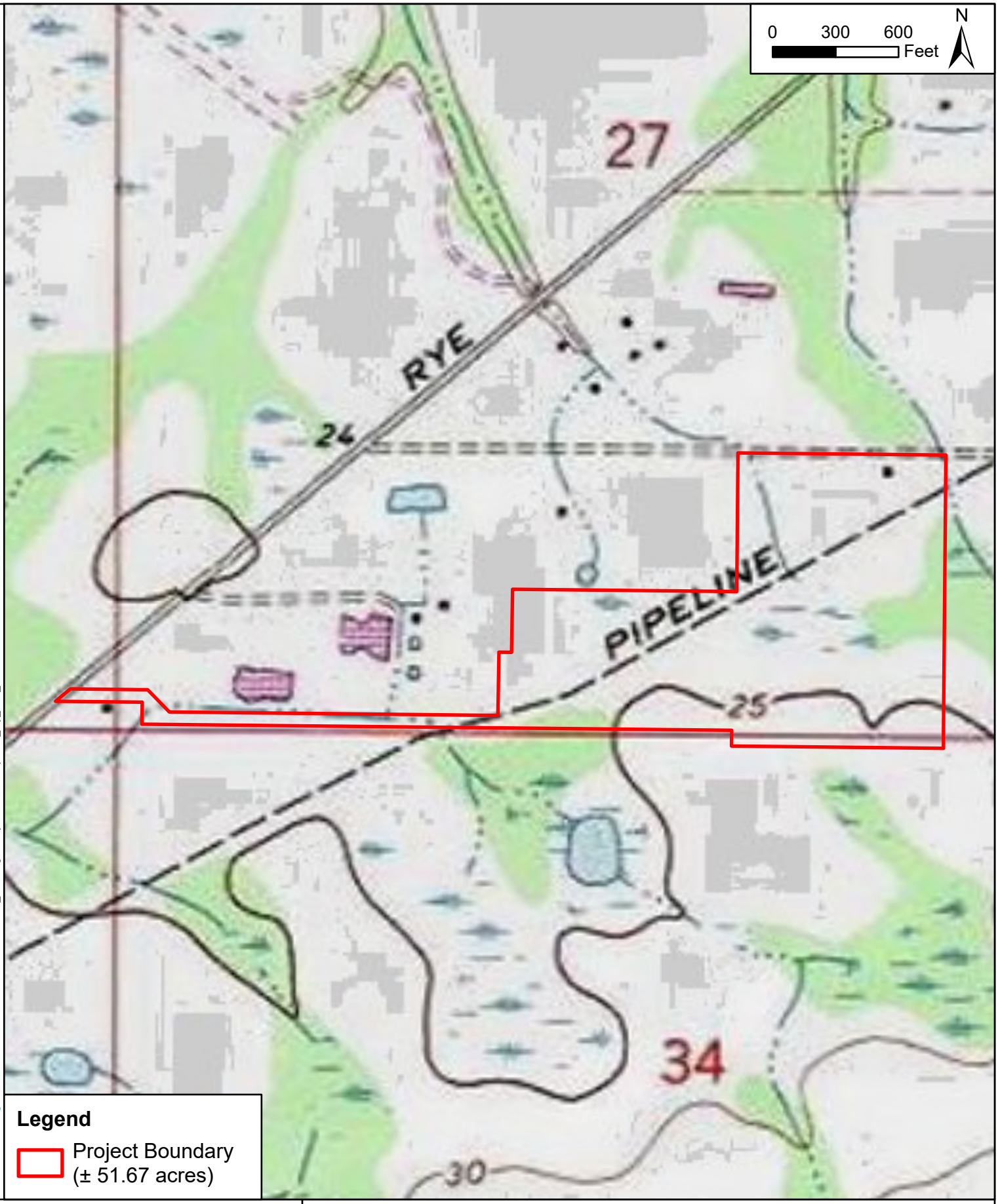
Phone (941) 379 - 7600
www.kimley-horn.com

Project Location Map

KB Homes Ivy Run
Manatee County, Florida

1 IN = 1,000 FT	PROJECT NUMBER: 048447005	MARCH 2025	FIGURE 1



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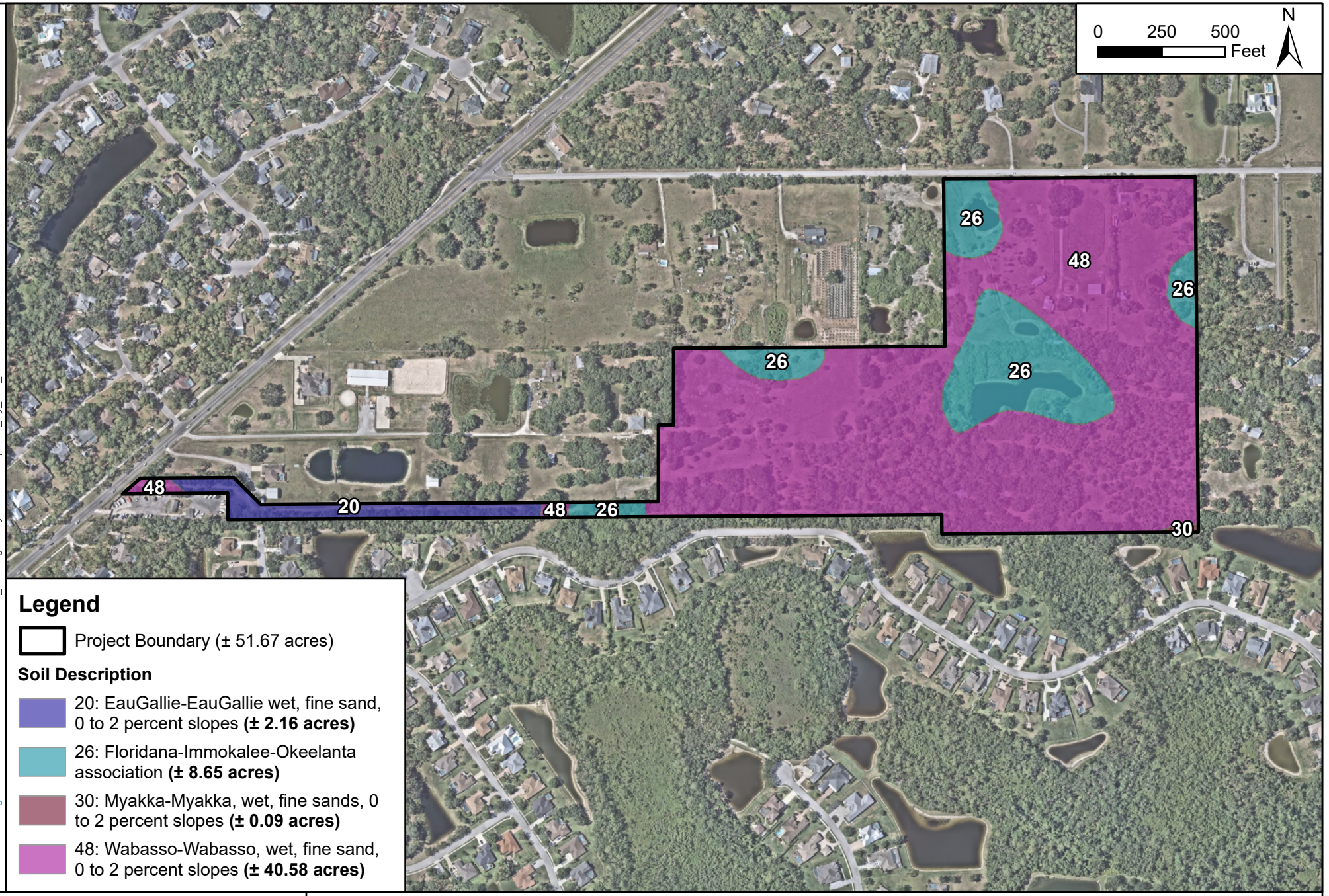
USGS Quadrangle Map

KB Homes Ivy Run
Manatee County, Florida

1 IN = 600 FT	PROJECT NUMBER: 048447005	SEPTEMBER 2025	FIGURE 2



Legend

Project Boundary (± 51.67 acres)

Soil Description

- 20: EauGallie-EauGallie wet, fine sand, 0 to 2 percent slopes **(± 2.16 acres)**
- 26: Floridana-Immokalee-Okeelanta association **(± 8.65 acres)**
- 30: Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes **(± 0.09 acres)**
- 48: Wabasso-Wabasso, wet, fine sand, 0 to 2 percent slopes **(± 40.58 acres)**

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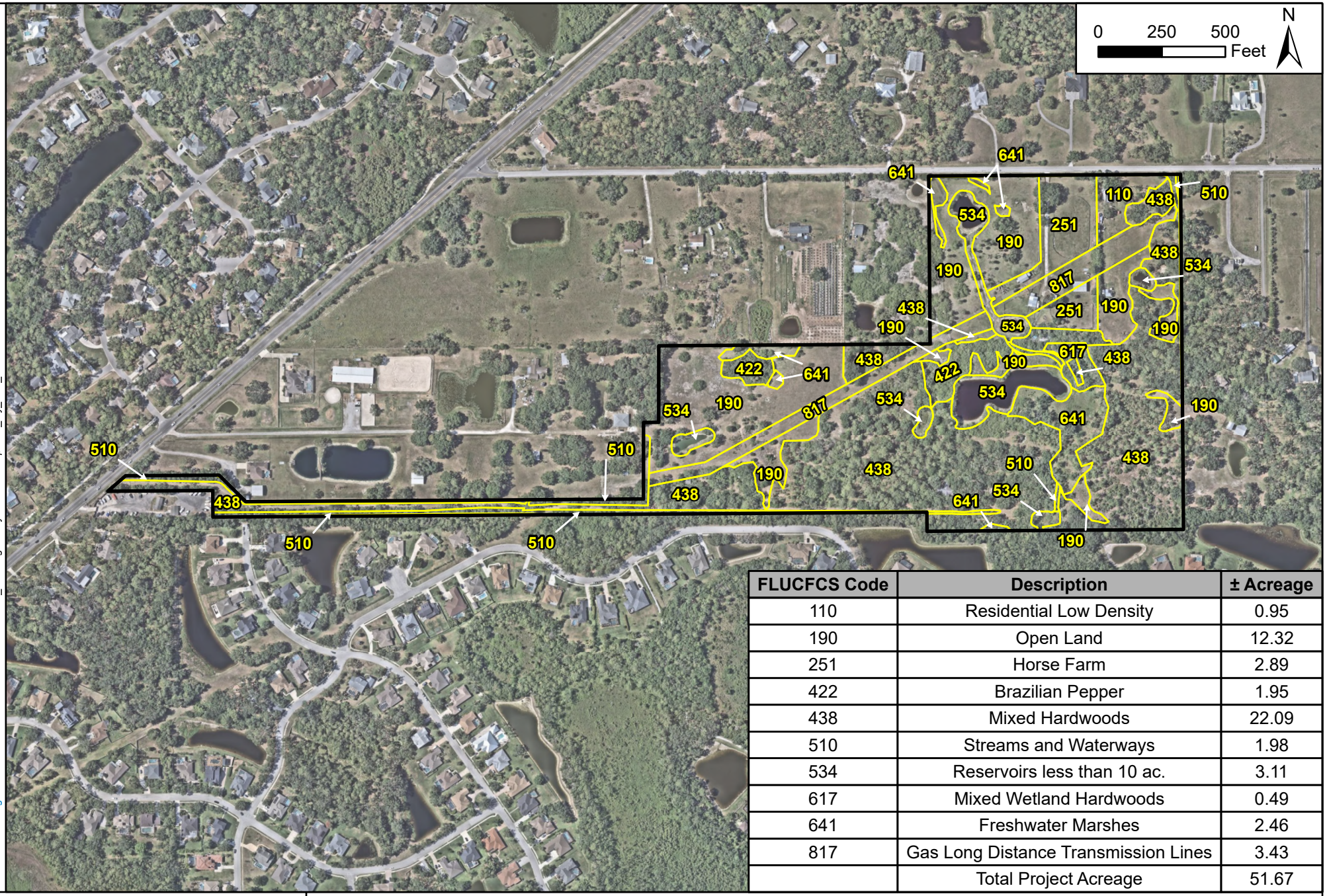
NRCS Soils Classification Map

KB Homes Ivy Run
Manatee County, Florida

1 IN = 500 FT	PROJECT NUMBER: 048447005	SEPTEMBER 2025	FIGURE 3



FLUCFCS Code	Description	± Acreage
110	Residential Low Density	0.95
190	Open Land	12.32
251	Horse Farm	2.89
422	Brazilian Pepper	1.95
438	Mixed Hardwoods	22.09
510	Streams and Waterways	1.98
534	Reservoirs less than 10 ac.	3.11
617	Mixed Wetland Hardwoods	0.49
641	Freshwater Marshes	2.46
817	Gas Long Distance Transmission Lines	3.43
	Total Project Acreage	51.67

Folder: C:\Users\garret.denise\OneDrive - KH\Documents\GIS_Working\KB Ivy Run\GIS\Maps\KB_Ivy_Run_ArcPro\

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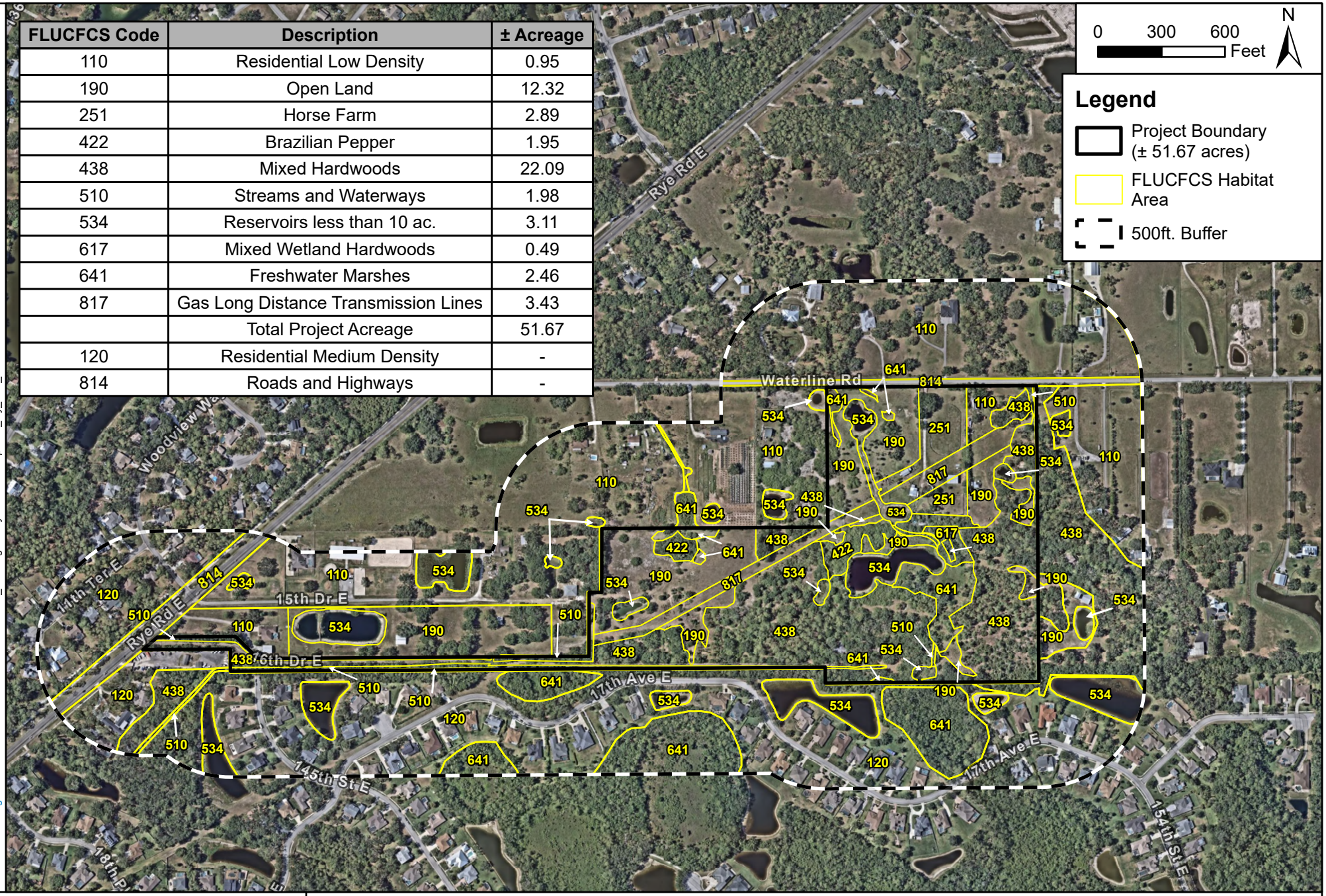
Florida Land Use Covers & Forms Classification System Map

KB Homes Ivy Run
Manatee County, Florida

1 IN = 500 FT	PROJECT NUMBER: 048447005	SEPTEMBER 2025	FIGURE 4

FLUCFCS Code	Description	± Acreage
110	Residential Low Density	0.95
190	Open Land	12.32
251	Horse Farm	2.89
422	Brazilian Pepper	1.95
438	Mixed Hardwoods	22.09
510	Streams and Waterways	1.98
534	Reservoirs less than 10 ac.	3.11
617	Mixed Wetland Hardwoods	0.49
641	Freshwater Marshes	2.46
817	Gas Long Distance Transmission Lines	3.43
	Total Project Acreage	51.67
120	Residential Medium Density	-
814	Roads and Highways	-



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Florida Land Use Covers & Forms Classification System Map within 500ft.

KB Homes Ivy Run
Manatee County, Florida

1 IN = 600 FT	PROJECT NUMBER: 048447005	SEPTEMBER 2025	FIGURE 5

School District of Manatee County

School Report AMENDED

This School Report does not reserve capacity for school concurrency

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

Project Information

Local Government:	Manatee County Government	**Case Planner:**	Lindsey Craig
Project Name:	Ivy Run	**Fee:**	$ 650.00
Application Type:	Preliminary Site Plan with Rezone (Public Hearing)	**Date:**	07/23/25
Record Number:	PLN2503-0127	**SSA:**	2
Project Number:	PDR-25-06(Z)(P)	**Acres:**	51.67
Address/PIN:	15057 16th Dr E, Bradenton 34212	**Version:**	CR-V2

Overview

The applicant has requested approval of a Rezone from Agriculture (A) to Planned Development Residential (PDR) containing 131 single-family detached dwelling units for 51.67 acres with a Future Land Use Category that allows 3 dwelling units an acre (UF-3).

The current Agriculture zoning allows for a total of 10 single-family dwelling units with a projected 2 total students. **Note: Rounding differences may occur.**

The proposed rezone with Preliminary Site Plan for 131 single-family detached dwelling units could increase the number of dwelling units by 121 with a projected increase of 10 elementary students, an increase of 5 middle students, and an increase of 7 high school students for a total increase of 22 students. **Note: Rounding differences may occur.**

This **07/23/25** School Report Rezone **Amended** replaces the **04/23/25** School Report Rezone.

Projected Students

Proposed Rezone	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
A (UF-3)	51.67	0.20	10	1	0	1	2
Proposed Preliminary Site Plan w/ Rezone							
PDR (UF-3)	51.67	2.54	131	11	5	8	24
Total Increase:		**2.34**	**121**	**10**	**5**	**7**	**22**

ISSUES

None at this time.

CONDITIONS

None at this time.

NOTES

Preliminary School Concurrency Analysis

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

2025-26 School Attendance Zones

These are current school year attendance zones. These zones are subject to change by the School Board.
- Witt Elementary
- Haile Middle
- Parrish Community High School

Sidewalks and Bicycle Paths

The development **is** located within the two-mile walking radius of an existing zoned elementary school. Elementary school students residing at this development **would not** usually qualify for bussing; however, currently students in this area are bussed to school. This bus stop may be re-evaluated in the future and students may not be eligible for bussing.

The development **is not** located within the two-mile walking radius of an existing zoned middle and high school. Middle and high school students residing at this development **will** qualify for bussing.

Generally, the School District suggests sidewalks connect along both sides of entrance drives, along the property frontage and connect to existing offsite sidewalks to provide a safe route to area schools and bus stops.

The sidewalks connect throughout the neighborhood and along the property frontage. The School District is not suggesting additional sidewalks or bicycle paths for this project at this time.

- Land Development Code Section 1001.6 requires a five foot sidewalk along all property lines abutting a street for all development within two walking miles of any public elementary or middle school.

- Land Development Code Section 1001.6 provides sidewalks may be constructed to extend a maximum distance of 1,000 feet beyond the outer limits of the proposed development to connect to existing sidewalks in the interest of safety and to extend sidewalks to existing or proposed attractors.

- Land Development Code Section 1001.6 requires pedestrian ways to provide circulation or access to schools and within 1,500 feet of a transit route to encourage pedestrian and transit intermodal travel.

Crosswalks, Traffic Signalization, School Signs & Markings

In the future, ***residents*** may request **Manatee County Government** install a crosswalk, school signs and markings for students to walk/bicycle to and from nearby schools and bus stops. The residents may also request the **Manatee Sheriff's Office (MSO) provide a school crossing guard** in this area which may create a reoccurring annual expense.

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

Transportation, Bus Stops, and Bus Shelters

The development **is not** located within the two-mile walking radius of an existing middle and high school. Elementary students in this area are currently bussed to school. At this time, the School District intends to utilize the intersection of Rye Rd and the entrance boulevard as student pickup and drop off for the development.

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

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

Signature: Mike Pendley Executive Planner Date: 7/23/2025
pendleym@manateeschools.net (941) 708-8800 Extension 44056

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D2 - Zoning Disclosure Affidavit

Project name: Ivy Run

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

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

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

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

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

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

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

Name, Address and Officer ☐ Owner ☒ Contract Purchaser	Percentage Stock, Interest or Ownership
KB Home Tampa, LLC.	100%

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

Signature: _____

(Applicant): _Andy Greenwood

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 18 day of March (month) 2025 (year), by P. Andrew Greenwood (name of person acknowledging) who is personally known to me or who has produced N/A (type of identification) as identification.

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

VERONICA DOUVILLE
Notary Public-State of Florida
Commission # HH 439529
My Commission Expires
September 04, 2027

Kimley»Horn

Record of Meeting

To: Meeting Attendees

From: **Philip G. DiMaria, Jr., AICP, CNU-A**
Kimley-Horn and Associates, Applicant's Agent

Meeting Date/Time: April 22, 2025 at 6:00 PM EDT **Meeting Location:** ZOOM

Hosts: Philip G. DiMaria, Jr., AICP, Kimley-Horn and Associates
Taylor DiPietro, Planner, Kimley-Horn and Associates
KB Homes Tampa, LLC Members

Attendee Count: 9

Subject: Summary of Minutes – Ivy Run Neighborhood Workshop

Philip G. DiMaria, Jr., Applicant's Agent, provided an overview of the proposal.

Mr. DiMaria informed the attendees that the meeting is being recorded, and a copy of the recording as well as the presentation and summary of the discussion items in the minutes will be provided to **Manatee County** as part of the formal application.

WELCOME AND INTRODUCTIONS

Mr. DiMaria provided introductions of the representatives attending the meeting to address questions from the public.

The meeting is being hosted by the Applicant, KB Homes Tampa, LLC.

Philip G. DiMaria, Jr., AICP, CNU-A of Kimley-Horn and Associates, is the moderator. Taylor DiPietro, Planner and Trenton Strackbein, P.E. of Kimley-Horn are present on the call. Stephen Beachy, AICP; Andrew Greenwood, P.E.; Jonathan Myers; and Michael Dady from KB Home Tampa, LLC are in attendance. Caleb J. Grimes, Esq. and Marshall Robinson from Grimes Hawkins Gladfelter & Galvano, P.L as well as Michael Yates of Palm Traffic, LLC are also present.

SUMMARY OF REQUEST

On behalf of KB Homes Tampa, LLC ("Applicant"), Kimley-Horn and Associates ("Agent") hosted a live electronic/virtual neighborhood workshop via Zoom to discuss a proposed project referred to as "Ivy Run." The workshop began at 6:00 PM on April 22, 2025.

The property is located on the east side of Rye Road, north of the Rye Road and SR 64 roundabout, in Manatee County. The property consists of nine (9) parcels totaling approximately 60.76 acres with the following Manatee County Parcel Identification Numbers: 562900100, 562915017, 562901058, 562901108, 62901157, 562901256, 563105006, 563105105, and 563110204 ("Property"). The Property is located within the Urban Fringe – 3 DU/acre (UF-3) Future Land Use Category (FLUC). The Property is currently zoned as General Agriculture District (A). The application submitted to Manatee County proposes a Zoning Atlas Amendment for all nine (9) parcels from A to Planned Development – Residential (PD-R) accompanied by a Preliminary Site Plan (PSP). A Comprehensive Plan Amendment is not proposed.

Below are the non-verbatim summary minutes of the discussion.

Questions/Comments	Responses
When are you submitting this site plan?	We submitted the Zoning Atlas Amendment and associated PSP on March 19, 2025. We are currently working through the initial comments from the County reviewers.
In the rezoning, are you asking for any exceptions?	We are requesting Special Exceptions related to the greenbelt buffer and the sidewalk requirements.
You say that 50% of the site is open space, but that open space mainly consists of wetlands and bodies of water. I am confused because those are not open spaces that you can recreate in.	The County considers wetlands and bodies of water as open space.

Questions/Comments	Responses
How can I formally request all CAD files, stormwater runoff calculations, and pervious and impervious drainage calculations?	You can send that request to Philip.DiMaria@Kimley-Horn.com. You will be able to download the relevant files from Accela.
Is there going to be an entrance to 145th Street East from 16th Drive East?	We are not currently proposing any access to 145th Street East. If it is utilized, it would be for emergency access only at this time.
Would you add a gate to an entrance on 145th Street East?	Correct. If there is emergency access onto 145th Street East, we would add a gate for the entrance. We have considered feedback from previous applications.
What setbacks and buffers are you proposing?	If you follow up via email, we can provide the specific buffer width against your property. The minimum rear setback will be 10 feet from the proposed buildings to the property line. The majority of the property will have a 15-foot greenbelt landscape buffer in addition to the buffering provided by stormwater management areas.
How can you justify the higher density of the proposed development compared to the surrounding existing development?	We can speak to how housing types have changed over the years. From a high-level planning perspective, we've seen lot widths decreasing over the last 30 to 50 years. That is mainly due to consumer preference as well as the implementation of best practices. Clustering homes together better utilizes existing and proposed infrastructure, including irrigation, while preserving open space. If you take three (3) units per acre and place it on a smaller portion of the land, you are able to preserve larger pieces of land for different activities including wetlands preservation and stormwater management.
Are there plans for offsite improvements in terms of stormwater and traffic?	On transportation-related improvements, we are proposing a right-in right-out connection to Rye Road, so we will be providing a northbound right turn lane into our project driveway that is not anticipated to impact the free flow of traffic. On Waterline Road, we will be providing an eastbound right turn lane into the project driveway and a westbound left turn lane into the project driveway. We haven't designed the utility system yet, but it is possible there will be water/wastewater improvements that will be necessary to support the additional units. That has not been determined at this time. Additional improvements may be proposed as the application continues in the review process.
Will there any stormwater drainage to off the development to the south?	All runoff generated from the developed portions of our sites will be directed to the onsite ponds and not to offsite properties.
I noticed your plan shows a drainage area crossing over what would have been a connection to 145th Street East. Would it still be usable for emergency access?	We will need to revise that area if the County requests that we add an emergency access to 145th Street East.
Will emergency vehicles be able to turn around in the development?	Emergency vehicles will be able to pass completely through the development as we are providing access onto both Rye Road East and Waterline Road.

There being no further questions, the meeting adjourned at 6:45 pm.

Contact regarding this summary:

Philip G. DiMaria, Jr., AICP, CNU-A, Kimley-Horn and Associates, **Applicant's Agent: (941) 379-7600**

Record of Meeting

To: Meeting Attendees

From: **Philip G. DiMaria, Jr., AICP**, Kimley-Horn and Associates, Inc.
Applicant's Agent

Meeting Date/Time: September 25, 2025 – 5:30 PM EDT **Meeting Location:** ZOOM

Hosts: Philip G. DiMaria, Jr., AICP, Kimley-Horn and Associates, Inc.
Dominic Pardue, Planner, Kimley-Horn and Associates, Inc.
Steven Beachy, Certified Planner, KB Home Tampa, LLC
Michael Dady, Project Engineer, KB Home Tampa, LLC
Andrew Greenwood, Project Engineer, KB Home Tampa, LLC

Attendee Count: 4

Subject: Summary of Minutes — Ivy Run Neighborhood Workshop

Dominic Pardue., Applicant's Agent, provided an overview of the proposal.

WELCOME AND INTRODUCTIONS

Dominic Pardue of Kimley-Horn made the presentation, Trenton Strackbein and Kayla Goldsmith of Kimley-Horn, Marshall Robinson and Caleb Grimes with Grimes, Hawkins, Gladfelter and Galvano, and Michael Yates from Palm Traffic, LLC were present on the call.

This meeting was hosted by the Applicant, KB Homes Tampa, LLC.

SUMMARY OF REQUEST

The property is located on the east side of Rye Road, north of the Rye Road and SR 64 roundabout in Manatee County. The property consists of eight (8) parcels totaling approximately 51.67 acres with the following Manatee County Parcel Identification Numbers: 562900100, 562901058, 562901108, 62901157, 562901256, 563105006, 563105105, and 563110204 ("Property"). The Property is located within the Urban Fringe – 3 DU/acre (UF-3) Future Land Use Category (FLUC). The Property is currently zoned as General Agriculture District (A). The application submitted to Manatee County proposes a Zoning Atlas Amendment for all eight (8) parcels from A to Planned Development – Residential (PD-R) accompanied by a Preliminary Site Plan (PSP).

Below are the non-verbatim summary minutes of the discussion.

Questions/Comments	Responses
John Simon – What size homes are you talking about in terms of square footage? Are they single-story or double-story?	There will be a mix of one-story and two-story homes with square footages ranging between 1,400 to 2,500 sq. ft.
John Simon – Your access now is totally off of Waterline Road?	Yes.
John Simon - And your traffic consultant there, have warrants been met yet at Waterline Road for a signal?	They have not.
John Simon – Are they close?	Not very. The warrant for installation of a signal requires that there are 53 cars making a left from Waterline to go south on Rye Road for 8 hours of the day. At build-out of this project and adjacent, you'll probably hit it for 1 or 2 hours of the day but not for the 8 hours of the day.
John Simon - Are there improvements to be made at that intersection?	Not at the moment.
John Simon – And are you putting acceleration and deceleration lanes into your development?	Yes, we will have left and right turn lanes at both driveways to our project.

Questions/Comments	Responses
John Simon – What is your timeline? Have you submitted your full package plans to the county?	Yes, we have submitted the full plans. There was an initial submittal, and we've since revised our application and resubmitted to the county.
John Simon – Is it under the same planning number? I can only pull up the April submission.	Yes, it is under the same PLN number. If you wish to reach out to the email here, we can help you get those.
John Simon – Because I cannot see the plan, our concern is what buffers you have. Between Mill Creek 7, which is due south and adjacent to you, what buffers are you planning to put in? Will there be fencing? Will thee be a mound? What width are you providing?	As currently proposed, there's a 15-foot greenbelt buffer, which is consistent with what's required by Manatee County. Along the roadway, we're proposing a 20-foot roadway buffer. At this time, there is no fencing proposed.

There being no further questions, the meeting adjourned at 5:44 pm.

Contact regarding this summary:

Philip G. DiMaria, Jr., AICP, Kimley-Horn and Associates, **Applicant's Agent: (941) 379-7600**

Kimley»Horn

PUBLIC NOTICE

Virtual Neighborhood Workshop location: via Zoom

On behalf of KB Homes Tampa, LLC ("Applicant"), Kimley-Horn ("Agent") will be hosting a second live electronic/virtual neighborhood workshop via Zoom to discuss a modified proposed project referred to as "Ivy Run". The workshop will be held from 5:30 pm – 6:30 pm on September 25, 2025.

The property is located on the east side of Rye Road, north of the Rye Road and SR 64 roundabout in Manatee County. The property consists of eight (8) parcels totaling approximately 51.67 acres with the following Manatee County Parcel Identification Numbers: 562900100, 562901058, 562901108, 62901157, 562901256, 563105006, 563105105, and 563110204 ("Property"). The Property is located within the Urban Fringe – 3 DU/acre (UF-3) Future Land Use Category (FLUC). The Property is currently zoned as General Agriculture District (A). The application submitted to Manatee County proposes a Zoning Atlas Amendment for all eight (8) parcels from A to Planned Development – Residential (PD-R) accompanied by a Preliminary Site Plan (PSP).

This is not a public hearing. Notices will be provided in the future when the case is scheduled for public hearings before the Planning Commission and the Board of County Commissioners. The purpose of this virtual workshop is for the Applicant to present the proposed Rezone and Preliminary Site Plan (PSP) to neighbors and to solicit suggestions/questions.

The workshop will be recorded. Interested parties may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida; telephone number (941)748-4501x6878. Questions and comments can also be sent by e-mail to: planning.agenda@mymanatee.org.

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 at 792-8784 ext. 8303 or carmine.demilio@mymanatee.org or FAX 745-3790.

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.

Please visit from your computer, tablet or smartphone.

Please register here:
https://kimley-horn.zoom.us/webinar/register/WN_ThYaM062SyKL1tqPGhmKbg

Telephone: Dial (for higher quality, dial a number based on your current location):

○ Within US:	305 224 1968	or 719 359 4580
	301 715 8592	or 309 205 3325
	312 626 6799	or 646 931 3860
	386 347 5053	or 507 473 4847
	564 217 2000	or 669 444 9171
	669 900 6833	or 689 278 1000
○ Toll Free:	888 475 4499	or 833 548 0276
	833 548 0282	or 877 853 5257

webinar ID: 980 8770 6495

For more information, please contact Philip DiMaria, AICP, CNU-A by phone at 941.379.7600 or email at Philip.DiMaria@Kimley-Horn.com.

Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

16TH DRIVE ASSOCIATES LLC
11518 OLD ANNAPOLIS RD
FREDERICK MD 21701

ALEXANDER, ELAINE M
13619 11TH TER E
BRADENTON FL 34212-9003

ANGILERI, JENNIFER
14902 17TH AVE E
BRADENTON FL 34212-8102

AOUDI, ISHAK
MACHLAB, NOHA
15403 17TH AVE E
BRADENTON FL 34212

AOUDI, ISHAK H
MACHLAB, NOHA
15403 17TH AVE E
BRADENTON FL 34212-8115

BARTENS, WILLIAM M
BARTENS, JACQUELINE L
1610 145TH ST E
BRADENTON FL 34212-9280

BARTON, CHRISTOPHER H
BARTON, SHERI L
1623 145TH ST E
BRADENTON FL 34212-9281

BAXLEY, JERRY V JR
BAXLEY, MARLEEN
14602 17TH AVE E
BRADENTON FL 34212

BECKMANN, DAVID A
BECKMANN, MARYLOU E
4234 WAKEFIELD RD
RICHMOND VA 23235

BENTLEY, JOHN LEE
SURVIVOR'S TRUST OF BENTLEY, JOHN LEE &
MARITAL INCOME TRUST OF BENTLEY, JOHN
14518 17TH AVE E
BRADENTON FL 34212-9168

BIERDS, MICHAEL A
BIERDS, KIMBERLY L
13616 11TH TERR E
BRADENTON FL 34212-9003

BLACK ELBERT EDWARD
BLACK, CAROLYN BECK
BLACK LIVING TRUST U/A/D 8/30/16
14810 17TH AVE E
BRADENTON FL 34212-8101

BLUMENTHAL, STEPHANIE M
BLUMENTHAL, ADAM S
14905 17TH AVE E
BRADENTON FL 34212-8110

BOTAN, CARL
MCCREADIE, JENNIFER A
BOTAN/MCCREADIE FAMILY TRUST AGREEMENT
14519 17TH AVE E
BRADENTON FL 34212

BROWN, STEVEN C
BROWN, ROXIE A
BROWN, STEVEN AND ROXIE REVOCABLE
14526 17TH AVE E
BRADENTON FL 34212-9168

BROWN, TONY A
BROWN, SANDRA
15203 17TH AVE E
BRADENTON FL 34212

BUNT, JOHN ANTHONY JR
BUNT, RACHEL ANDREA POLK
14542 17TH AVE E
BRADENTON FL 34212

BZIUK, DARIUSZ
BZIUK, BEATA
1606 145TH ST E
BRADENTON FL 34212

CHARLES, KEVIN
CHARLES, MADONNA
7225 ASHLAND GLEN
LAKEWOOD RANCH FL 34202

CHENGERY, RICHARD
CHENGERY, KATHY
1707 145TH ST E
BRADENTON FL 34212-9297

CRAIG, JOSEPH T
CRAIG, ANDREA
13622 11TH TERR E
BRADENTON FL 34212-9003

DAVIS, C GREG
DAVIS, MICHELLE D
DAVIS REV LIV TRUST UAD 12/18/2000
15105 17TH AVE E
BRADENTON FL 34212-8112

DEARMIT, JUSTIN RANDALL
CHERNYAK, ALLENE
DEARMIT FAMILY TRUST DTD 11/13/2024
14554 17TH AVE E
BRADENTON FL 34212-9168

DEITZ, CHRISTOPHER M
DEITZ, CHRISTI L
15204 17TH AVE E
BRADENTON FL 34212-8105

DEVINE, JEFFREY S
DEVINE, LORI A
14909 17TH AVE E
BRADENTON FL 34212-8110

DRAO, JAMES C
DRAO, HEATHER D
15108 WATERLINE RD
BRADENTON FL 34212-9116

DUCH, NORMA G
1611 145TH ST E
BRADENTON FL 34212-9281

DUNLOP, MARK F
DUNLOP, ELIZABETH O
13613 11TH TERRACE E
BRADENTON FL 34212-9003

DWYER, ROBERT JOHN
DWYER, BIANCA
1101 WOODVIEW WAY
BRADENTON FL 34212-9023

FALATKO, CYRIL JOHN JR
FALATKO, JESSICA LEIGH
14708 17TH AVE E
BRADENTON FL 34212

FELLOWS, GEORGE
FELLOWS, HEATHER
1607 145TH ST E
BRADENTON FL 34212-9281

FLAMMANG, KRISTOPHER S
FLAMMANG, MARGARET A
14514 17TH AVE E
BRADENTON FL 34212-9168

FREUND, STEVEN E
FREUND, DEBRA M
14704 17TH AVE E
BRADENTON FL 34212-8100

FROST, ERNEST WILLIAM III
FROST, KATHRYN ELIZABETH
1618 145TH ST E
BRADENTON FL 34212-9280

GASCHEN, FREDERIC P
GASCHEN, LORRIE E
15308 WATERLINE RD
BRADENTON FL 34212-9117

GEIGER, JASON
GEIGER, LAURA
14208 18T PL E
BRADENTON FL 34212

GEMMA, HENRY JR
GEMMA, SUSAN F AUCLAIR
15109 17TH AVE E
BRADENTON FL 34212

GOLDBERG, DANIEL
GOLDBERG, DANA
15125 WATERLINE RD
BRADENTON FL 34212-9131

GOODALE, KEVIN R
GOODALE, STACEY S
15208 17TH AVE E
BRADENTON FL 34212-8105

GREENE, GARY T
GREENE, CLAUDIA M
14817 17TH AVE E
BRADENTON FL 34212

HAMMOND, KENNETH A
HAMMOND, NANCY E
14510 17TH AVE E
BRADENTON FL 34212

HAMMOND, MELISSA H
14506 17TH AVE E
BRADENTON FL 34212-9168

HARRIS, STEVEN E
HARRIS, SHERYL A M
HARRIS REVOCABLE TRUST
2426 222ND ST E
BRADENTON FL 34211-9661

HOWARD, WILLIAM THOMAS JR
HOWARD, MARY DELCORSO
15210 WATERLINE RD
BRADENTON FL 34212-9117

HUBBARD, DENNIS
HUBBARD, PATRICIA
1703 RYE RD
BRADENTON FL 34212-9026

INMAN, KENNETH D
INMAN, PAULETTE M
14523 17TH AVE E
BRADENTON FL 34212

ITURRALDE, ISIDRO F
OSPINA -ITURRALDE, JESSICA
1711 RYE RD E
BRADENTON FL 34212-9026

JAMES, JON M
JAMES, JENNIFER A
1617 145TH ST E
BRADENTON FL 34212-9281

KAIP, JASON
KAIP, KELLIE
15207 17TH AVE E
BRADENTON FL 34212-8113

KARALIS, THEOLOGOS M
KARALIS, PAULA D
14534 17TH AVE E
BRADENTON FL 34212-9168

KELLER, JEREMY M
15005 17TH AVE E
BRADENTON FL 34212-8111

KENNEDY, CAMERON PHILIP
KENNEDY, BREEZE
13612 11TH TERR E
BRADENTON FL 34212-9003

KROESE, FREDDY
DEBEER, WILMA HENDRINKA KROESE
14538 17TH AVE E
BRADENTON FL 34212-9168

LUCAS, CORY WORTHINGTON
LUCAS, IRMA GUISSELLE
1719 RYE RD E
BRADENTON FL 34212

LUCENTE, WALTRAUD B
WALTRAUD B LUCENTE TRUST
2003 148TH CT E
BRADENTON FL 34212-8138

MAMLOCK, BRENDA
MAMLOCK, WARREN L
MAMLOCK FAMILY TRUST DTD 4/11/08
14405 15TH DR E
BRADENTON FL 34212-9571

MAPP, LEKEITH R
OWENS, JANICE C
258 NEWELTON CT
HENDERSON NV 89074

MARING, ALMA MAYNARD
INMAN, LARRY DEAN
14515 17TH AVE E
BRADENTON FL 34212

MAY, D R
PO BOX 856
ELLENTON FL 34222

MCQUILLAN, RICHARD T
MCQUILLAN, CERINA PATRICE
14906 17TH AVE E
BRADENTON FL 34212-8102

MERCURIO, NICHOLAS S
MERCURIO, MEGAN M
14511 17TH AVE E
BRADENTON FL 34212

MILL CREEK VI ASSOCIATION INC
13225 E STATE ROAD 64
BRADENTON FL 34212-9450

MILL CREEK VII ASSOCIATION INC
C/O ARGUS PROPERTY MANAGEMENT
PO BOX 856
ELLENTON FL 34222-0856

MILL CREEK VII ASSOCIATION INC
PO BOX 856
ELLENTON FL 34222-0856

MOLTON, HOLLIS D JR
11161 E STATE ROAD 70 BOX 109
BRADENTON FL 34202

MOTT, TIMOTHY B
15015 WATERLINE RD
BRADENTON FL 34212-9130

MURRAY, STEPHEN J
MURRAY, LISA COCHRANE
13621 11TH TER E
BRADENTON FL 34212

MYERS, MARTIN
MYERS, LINDA P
1009 WOODVIEW WAY
BRADENTON FL 34212-9021

NGUYEN, HONG L
1061 GLASER DR
TROY MI 48085

NGUYEN, TRAM
NGUYEN, HIEP V
612 166TH ST E
BRADENTON FL 34212

O'BRIEN, KRISTIN JEAN
O'BRIEN, SEAN
913 137TH ST E
BRADENTON FL 34212-9001

OLSEN, ALAN
KILGORE, BRENDA
14546 17TH AVE E
BRADENTON FL 34212-9168

PIKE, JAMES CRAIG
PIKE, LORI D
PIKE, JAMES CRAIG & LORI D REVOCABLE
407 133RD ST E
BRADENTON FL 34212

PRATER, JEFFREY
PRATER, LOIS J
15255 WATERLINE RD
BRADENTON FL 34212

PURCELL, CRAIG WALTER
5603 41ST AVE E
BRADENTON FL 34208-6838

PURCELL, SANDRA L
14916 WATERLINE RD
BRADENTON FL 34212-9115

RAY, KASEY BROOKE
PINTER, TAMAS
13615 11TH TER E
BRADENTON FL 34212

RAYNER, TIM
RAYNER, ERIN M
1451 RYE RD
BRADENTON FL 34212

ROYALTY, JACLYN L
ROYALTY, JAMES P
1614 145TH ST E
BRADENTON FL 34212

SANDERS, LAWRENCE B III
SANDERS, KEARA J
APPLEBY, MICHELLE J
13611 11TH TER E
BRADENTON FL 34212-9003

SAYRE, STEVE JUDSON
SAYRE, LINDA DIANE
14802 17TH AVE E
BRADENTON FL 34212-8101

SCHRIDER, RICHARD C
SCHRIDER, SANDRA L
SCHRIDER TRUST DTD 1/15/2025
13614 11TH TER E
BRADENTON FL 34212

SEAVER, SHIRLEY F REVOCABLE TRUST
14480 WATERLINE RD
BRADENTON FL 34212-9126

SIEVERT, GLENN III
13617 11TH TER E
BRADENTON FL 34212

SIMON, JOHN L
SERVIAN, MARY ANNE
14809 17TH AVE E
BRADENTON FL 34212

SKALING, DANIEL W
SKALING, CAROL A
13609 11TH TER E
BRADENTON FL 34212-9003

STANLEY, ROBERT C
STANLEY, DEBORAH S
13620 11TH TERR E
BRADENTON FL 34212-9003

STEINBACH, WENDI
13618 11TH TER E
BRADENTON FL 34212-9003

STEWART, ALBERT J JR
STEWART, BARBARA A
STEWART, ALBERT J JR AND BARBARA A
14915 WATERLINE RD
BRADENTON FL 34212-6102

SUPPLE, CORY
SUPPLE, KATIE
14811 17TH AVE E
BRADENTON FL 34212

TORFASON, WILLIAM
TORFASON, MARINKA
15104 17TH AVE E
BRADENTON FL 34212-8104

TURNER, MICHAEL D
TURNER, RACHEL L
TURNER TRUST DTD 1/21/2021
15108 17TH AVE E
BRADENTON FL 34212-8104

VAN BUTSEL, MICHAEL R
VAN BUTSEL, SUSAN P
14695 WATERLINE RD
BRADENTON FL 34212-9731

VOHASKA, LORI ANN
15405 17TH AVE E
BRADENTON FL 34212-8115

WANSA, CLINT CHARLES
WANSA, KINZIE JO
14901 17TH AVE E
BRADENTON FL 34212

WHITLEY, AARON
WHITLEY, PAXTON
14530 17TH AVE E
BRADENTON FL 34212-9168

WILSON, GREGORY GARRETT
FORTIFIED WEALTH TRUST DTD 8/15/24
14522 17TH AVE E
BRADENTON FL 34212-9168

ZOROVICH, CLAUDIA H
14806 17TH AVE E
BRADENTON FL 34212

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

COUNTY OF MANATEE

Before the undersigned authority personally appeared **Abigail Bonds,** who on oath says that she is a **County Employee of Manatee County Government, Manatee County, Florida**; that the attached copy of advertisement, being a public notice in the matters of **Notice of Public Hearing for Zoning Changes in Unincorporated Manatee County** for the **Manatee County Planning Commission Public Hearing on June 11, 2026,** in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on **May 28, 2026**.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

By: Abigail Bonds
Abigail Bonds, Planning and Zoning Tech III

Sworn to and subscribed before me this 28th day of may, 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.

QUANTANA D. ACEVEDO
Notary Public-State of Florida
Commission # HH 500953
My Commission Expires
March 06, 2028

Q Acevedo
(Signature of Notary Public)

Quantana Acevedo
(Print Name of Notary Public)

Notary Public
(Title)

My Commission Expires: 3/6/28

Commission Number: HH 500953

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 **June 11, 2026, at 9:00 a.m. or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1st Floor, 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:

PDC-18-14(G)(R) – Life Storage & Hotel at Bradenton (fka Wisdom Hotel and Retail Development/I-75-SR 64 Development, Inc.) – Life Storage Largo I LLC (Owner) – PLN2403-0044

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, revising Zoning Ordinance PDC-18-14(Z)(G) by amending a previously approved General Development Plan removing a 6,500 square foot retail commercial building and reducing the room county by 75 from a 200 room hotel(s) and instead proposing a development consisting of one (1) 124-room hotel and one (1) 132,000 square foot self-storage facility on an approximately 6.20-acre site, comprised of two parcels, Parcel A (3.15 acres) and Parcel B (3.13 acres), retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts, generally located at the southeast corner of State Road 64 and 64th Street Court East, and commonly known as 921 64th Street and 6620 SR 64 East, Bradenton (Manatee County); retaining the previously approved Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant, attached hereto as Exhibit B, with no changes; subject to conditions of approval; setting forth findings; providing a legal description; providing for severability and providing an effective date.

PDR-25-06(Z)(P) – Ivy Run – 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao and Heather D Drao (Owners) – PLN2503-0127

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, generally located approximately 1,600 feet east of Rye Road and south of Waterline Road, Bradenton (Manatee County), providing for a rezone of eight parcels, approximately 51.67 acres from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; generally located approximately 1,600 feet east of Rye Road and South of Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline Road in Bradenton (Manatee County); approving a Preliminary Site Plan for up to 131 single-family detached residential units; subject to voluntarily proffered conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052

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 rezone of approximately 16 acres on one parcel generally located South of 28th Street Court East on the westernmost parcel of a four parcel project site between 16th Avenue East and 24th Avenue East, Palmetto, (Manatee County), from Suburban Agriculture (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District; approving a General Development Plan for up to 204 single-family residential units on the four parcel subject area, approximately 29.83 acres; subject to conditions of approval; 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 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 Development Services Department, 1112 Manatee Avenue West, Bradenton, Florida, telephone number (941) 748-4501 x6878; e-mail to public.comments@mymanatee.org.

Rules of procedure for this public hearing are in effect pursuant to Resolution 25-013. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please send comments to: Manatee County Development Services Department
Attn: Agenda Coordinator
1112 Manatee Ave. West / P.O. Box 1000, Bradenton, FL 34205
public.comments@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 does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or carmine.demilio@mymanatee.org, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

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

MANATEE COUNTY PLANNING COMMISSION
Manatee County Development Services Department
Manatee County, Florida
Date Published: May 28, 2026

Public Comment

Manatee County Government

Submitted On: Jun 3, 2026, 12:10AM EDT

Full Name	**First Name:** Kathy **Last Name:** Svac
Email	katsvac.adopt@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	Ivy run
Comment	The Rye road/waterline rd area is at capacity. Correction, the rye road/waterline rd area is at over capacity. We can not handle one more home let alone 131 of them. The answer is NO! We don't have the infrastructure in place for more vehicles, electric, flooding or water needs. The drive from Rye Wilderness/Reagan landing to SR 64 can take 30 mins at 7:30 am. Adding more homes with 2 vehicles per household will significantly add to the already burdened roadways. The answer is simple, SAY NO! NO to more building! Your voting constituents are speaking loud and clear. Listen!

RECIEVED 5/22/26

JUN 01 2026

Board of County Commissioners
Manatee County

Ivy Run Development

Dear Planning Commission Members,

I am writing to formally express my strong opposition to the proposed IVY RUN development consisting of 131 homes on approximately 1.67 acres. Unfortunately, I ~~was~~ unable to attend the May 14 meeting in person, but I respectfully ask that my concerns be entered into the public record and fully considered prior to any recommendation or approval.

This proposed development raises serious concerns regarding density, infrastructure strain, stormwater management, roadway safety, and the long-term impact on surrounding communities. The proposed location at the west end of Waterline Road is already an area with a well-documented history of severe roadway flooding and inadequate stormwater control. Residents in the surrounding communities, including Mill Creek East, Mill Creek II, Country Creek, and nearby properties along Zipperer Road and Waterline Road, are already negatively impacted by flooding conditions during heavy rain events.

Approving a high-density development of this scale in an area with existing drainage deficiencies is irresponsible and places neighboring homes and families at even greater risk. There are significant concerns that restricted stormwater flow and inadequate retention capacity will worsen flooding both upstream and downstream of the proposed site.

Additionally, both SWFWMD and the County have a documented history of failing to adequately address stormwater management concerns in this area. There are also recent concerns tied to this same developer's projects in Parrish, including Creekside at Rutland Ranch, where residents have experienced ongoing drainage and flooding issues.

Beyond flooding concerns, adding 131 homes to this area will create increased traffic congestion, additional strain on local infrastructure, and further alter the rural character of the community without sufficient safeguards or planning in place.

For these reasons, I respectfully urge the Planning Commission to deny approval or recommendation of the IVY RUN development proposal.

Thank you for your time, consideration, and service to our community.

Sincerely,

Mr. Patrick Folts
201 131st St E
Bradenton, FL 34212

email: folts329@gmail.com
Phone 321-209-4776

Healthy for Life

Alison Duffey, MBA, MS, RDN, CSG, CDN, LDN, FAND
Registered Dietitian Nutritionist
alisonduffeyrdn@gmail.com

By appointment only
www.healthyforlifenutrition.com
239-413-5122

RECIEVED
JUN 01
Board of Co
Ma

Dear Commissioners,

Thank you for recognizing March 2020 as National Nutrition Month and for acknowledging the important work of Registered Dietitian Nutritionists in Manatee County. Your support helps bring greater awareness to the critical role nutrition plays in the health and well-being of our communities. We sincerely appreciate your leadership and commitment to public health initiatives that positively impact residents across the County. Thank you again for your recognition and support.

Sincerely,
Suncoast Academy of Nutrition and Dietetics

Public Comment

Manatee County Government

Submitted On: May 17, 2026, 04:15PM EDT

Full Name	**First Name:** claudia **Last Name:** zorovich
Email	tkcz@bellsouth.net
Which meeting is this public comment for? (Please select date of meeting)	June 02, 2026
Topic/Agenda Item	Ivy Run
Comment	We do not have infrastructure to support what has been developed recently in this area, including all the irresponsible commercial locations sprouting up. Safety on the 2 lane roads of these projects has been severely compromised. Water and other commodities is at a premium, most likely not enough in our reserves for these additional homes. This county has failed in many ways to plan appropriately from Parrish to Fruitville. Stop this over development in small areas

Submitted On: May 17, 2026, 04:15PM EDT

Full Name First Name: claudia

Last Name: zorovich

Email tkcz@bellsouth.net

Which meeting is this public comment for? (Please select date of meeting) June 02, 2026

Topic/Agenda Item Ivy Run

Comment We do not have infrastructure to support what has been developed recently in this area, including all the

irresponsible commercial locations sprouting up. Safety on the 2 lane roads of these projects has been

severely compromised. Water and other commodities is at a premium, most likely not enough in our

reserves for these additional homes.

This county has failed in many ways to plan appropriately from Parrish to Fruitville.

Stop this over development in small areas

From: Armin Vakili <arm.vakili@gmail.com>
Sent: Sunday, May 17, 2026 12:36 AM
To: Planning Agenda <planning.agenda@mymanatee.org>
Cc: George Kruse <george.kruse@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Bruce Stamm <bruce.stamm@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Bobbi Roy <bobbi.roy@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; John DeLesline <john.delesline@mymanatee.org>; Robert Brown <robert.brown@mymanatee.org>; Anthony Sciullo <Anthony.sciullo@mymanatee.org>

Subject: PDR-25-06Z)(P) – IVY RUN May 14th, 2026 - Opposition to Ivy Run Development

Dear Planning Commission Members,

I am writing to formally express my strong opposition to the proposed IVY RUN development consisting of 131 homes on approximately 1.67 acres. Unfortunately, I was unable to attend the May 14 meeting in person, but I respectfully ask that my concerns be entered into the public record and fully considered prior to any recommendation or approval.

This proposed development raises serious concerns regarding density, infrastructure strain, stormwater management, roadway safety, and the long-term impact on surrounding communities. The proposed location at the west end of Waterline Road is already an area with a well-documented history of severe roadway flooding and inadequate stormwater control. Residents in the surrounding communities, including Mill Creek East, Mill Creek II, Country Creek, and nearby properties along Zipperer Road and Waterline Road, are already negatively impacted by flooding conditions during heavy rain events.

Approving a high-density development of this scale in an area with existing drainage deficiencies is irresponsible and places neighboring homes and families at even greater risk. There are significant concerns that restricted stormwater flow and inadequate retention capacity will worsen flooding both upstream and downstream of the proposed site.

Additionally, both SWFWMD and the County have a documented history of failing to adequately address stormwater management concerns in this area. There are also recent concerns tied to this same developer's projects in Parrish, including Creekside at Rutland Ranch, where residents have experienced ongoing drainage and flooding issues.

Beyond flooding concerns, adding 131 homes to this area will create increased traffic congestion, additional strain on local infrastructure, and further alter the rural character of the community without sufficient safeguards or planning in place.

For these reasons, I respectfully urge the Planning Commission to deny approval or recommendation of the IVY RUN development proposal.

Thank you for your time, consideration, and service to our community.

Sincerely,

Armin Vakili

Address: 15115 21st Ave E, Bradenton, FL 34212

From: ROBERT CUSICK <robertcusick@cs.com>
Sent: Saturday, May 16, 2026 11:21 AM
To: George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>

Subject: Re: NO IVY Run - PLEASE

Fifth Amendment to Employment Contract with County Administrator

Comment STRONG OPPOSITION to the Proposed Fifth Amendment to the County Administrator's Employment

Contract

Dear Commissioners,

I am writing to formally log my strenuous objection to the proposed Fifth Amendment to the employment

contract for County Administrator Charlie Bishop. At a time when local taxpayers are demanding

transparency, fiscal responsibility, and ethical leadership, this amendment represents a blatant disregard

for all three.

I urge the Board to reject this amendment based on three critical points of concern:

1. **"Bait-and-Switch" to Bypass the Clerk of Court**

On April 21, 2026, this Board attempted to authorize up to $3,000.00 of taxpayer money to cover Mr.

Bishop's private attorney fees under the Fourth Amendment. When the Manatee Clerk of the Circuit Court

and Comptroller rightfully did her job—ruling that funding an administrator's personal legal fees serves no

lawful public purpose and denying the payout—this administration immediately looked for a loophole.

Rebranding the exact same $3,000.00 as a "one-time, lump sum merit/performance bonus" in the Fifth

Amendment is an insult to the intelligence of Manatee County residents. It is a transparent attempt to

bypass the Clerk's financial oversight and force taxpayers to foot a bill they are not legally or ethically

obligated to pay.

2. **Abuse of Power and Weaponization of Law Enforcement**

A "merit bonus" implies meritorious service. However, Mr. Bishop's recent actions demonstrate a severe

lapse in judgment and ethics.

Weeks after an incident occurred, and immediately following public criticism from two local citizens at a

BOCC meeting, Mr. Bishop initiated an investigation against them for felony trespass and bogus

destruction of property charges.

The Reality: The county failed to properly secure or clearly mark the area as an "active construction zone,"

committing clear negligence and potential OSHA violations.

The Outcome: The investigating detective rightly determined that these heavy-handed charges could

never be submitted to the State Attorney because they lacked any legal merit.

Using the Sheriff's Office to waste time and taxpayer resources in an attempt to silence, intimidate, and

financially ruin private citizens who speak out is unethical, if not outright immoral. We should not be

rewarding an administrator who weaponizes the legal system against the very public he serves.

3. **Unwarranted Overtime Pay for a $255K+ Salaried Executive**

Furthermore, the ongoing discussion regarding paying overtime or emergency pay to a salaried executive

earning over $255,000 per year is fundamentally wrong.

In the private and public sectors alike, a highly compensated executive's salary is structured to cover the

full scope of their responsibilities—including managing crises and showing up after hurricanes. While

hundreds of rank-and-file county employees are working two to three jobs just to survive in this economy,

offering emergency overtime pay to a top-tier salaried official is slap in the face to our workforce and our

taxpayers.

Conclusion

Mr. Bishop is already exceptionally well-compensated by the taxpayers of Manatee County. Rewarding

weaponized retaliation with a thinly veiled "merit bonus" to circumvent the Clerk of Courts is unacceptable.

I call on this Board to do the right thing: stand up for fiscal integrity, protect citizen speech, and vote NO on the Fifth Amendment.

Lets not forget the $75,000.00 it cost taxpayers to pay his legal fees when found guilty of sunshine

violations Have him pay that back!

Sincerely,

Bob Cusick

+1-914-282-4809

On May 8, 2026, at 7:54 AM, ROBERT CUSICK <robertcusick@cs.com> wrote:

Dear Commissioners,

As your constituents and residents of Mill Creek VI, we are strongly opposed to the Ivy Run Development, or any similar rezoning in the property under consideration.

Plans to backfill areas in a flood zone build in an area that takes storm water from our development is dangerous. It will put existing homes in danger and compromise long standing protections provided by tributaries in Mill Creek VI and VII.

In addition, traffic running along Rye Road and 64 from Waterline Road headed east, which is already problematic, would be further negatively impacted by adding more than 200 cars and hundreds of trips per day.

The entire concept is flawed and rezoning should again be denied.

Thank you,

Laurie and Bob Cusick
13910 18th Pl E

From: Jennifer Volpe <volpemedical@gmail.com>
Sent: Wednesday, May 13, 2026 9:05 PM
To: Planning Agenda <planning.agenda@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; John DeLesline <john.delesline@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>; Bruce Stamm <bruce.stamm@mymanatee.org>; Robert Brown <robert.brown@mymanatee.org>; Anthony Sciullo <Anthony.sciullo@mymanatee.org>
Subject: SUBJECT: PDR-25-06Z)(P) – IVY RUN May 14th, 2026 - Opposition to Ivy Run Development

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Dear Planning Commission Members,

I am submitting this letter to express my opposition to the proposed IVY RUN development, which would add 131 homes on approximately 1.67 acres. Although I cannot attend the May 14 meeting in person, I respectfully request that my comments be included in the public record and carefully reviewed before any decisions are made.

I have serious concerns about the impact this project would have on the surrounding area, particularly regarding flooding, stormwater drainage, traffic, infrastructure capacity, and overall community compatibility. The west end of Waterline Road has long experienced significant drainage problems and roadway flooding during heavy rain events. Residents throughout nearby communities such as Mill Creek East, Mill Creek II, Country Creek, and homes along Waterline Road and Zipperer Road are already dealing with recurring flooding issues.

Allowing a development of this density in an area that already struggles with stormwater management will likely make these conditions worse. There is understandable concern that the current drainage systems and retention capacity are not sufficient to handle the additional runoff this project would generate, potentially increasing flooding risks for neighboring properties both nearby and downstream.

There is also concern due to the ongoing history of inadequate stormwater oversight in this area by both SWFWMD and the County. In addition, there have been reports of drainage and flooding problems connected to other developments by this same builder in Parrish, including Creekside at Rutland Ranch, which raises additional questions about whether proper safeguards are truly being implemented.

Beyond the drainage concerns, adding 131 homes will place additional pressure on already strained roads and infrastructure while continuing to change the rural nature and character of this community without adequate long-term planning.

If any of you have seriously driven Rye road and experienced the traffic circle at white eagle you would realize that adding more homes and more cars on a 2 lane road is a serious safety concern and insanely unrealistic.

For these reasons, I respectfully urge the Planning Commission to deny, or at minimum postpone, approval of the IVY RUN proposal until these concerns are fully addressed.

Thank you for your time, consideration, and dedication to our community.

Sincerely,

Jennifer Volpe

15410 17th Ave E, Bradenton 34212

From: Nanette Almeter <nalmeter@verizon.net>
Sent: Tuesday, May 12, 2026 6:35 PM
To: Bobbi Roy <bobbi.roy@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; John DeLesline <john.delesline@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>; Bruce Stamm <bruce.stamm@mymanatee.org>; Robert Brown <robert.brown@mymanatee.org>; Anthony Sciullo <Anthony.sciullo@mymanatee.org>
Subject: Re: Ivy Run rezoning objections

The Almeter family, 40-year residents of Eastern Manatee County, strongly oppose the approval of the so-called Ivy Run development proposed for Waterline Road. There are numerous reasons why this is a sensible position. As you must already know, that property, as well as others at the east end of the road are quite flood prone. Large scale regrading, impervious paving/home foundations, interior roadways, etc. will only shed more flood waters into Mill Creek Subdivision and also Country Creek during the inevitable storms to come.

Most families on Waterline Road have maintained the minimum 5-acre standard that had always stood for this area; quite a few who still actively farm cattle, horses, chickens, and various crops. Our way of life has been chipped away by very powerful developers who have progressively pushed for noncompatible high-density developments, cutting through the heart of this once tranquil area. Not only that, in some cases accommodations have been made to extend or increase density after the fact.

Residents are losing trust in the very people who were voted into place to protect the integrity of wise and reasonable growth throughout the East County. The Planning Commissioners and County Commissioners already know that the roads in this area are already inadequate and dangerous for the constantly increasing traffic – not only from the scores of new residents, but also the heavy equipment that passes up and down the road all through the day, destroying the roadbed. Certainly, there is not enough infrastructure and water availability to support this mad rush to overpopulate the area. That's not even taking into account the proliferation of huge apartment complexes that are popping up everywhere you turn.

When will what your constituents wants/needs be taken into consideration when you vote on each development proposal? When will common sense and the will of your own residents make a difference? Now would be a good time to start!! The Golden Rule applies to all of us in all situations – think about that.

From: Jessica Murphy <jskmurphy@yahoo.com>
Sent: Tuesday, May 12, 2026 6:06 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; CarolAnn Felts <carolann.felts@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Subject: Ivy Run - Say NO!

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As a 14 year resident living off of Rye Road, i have been directly affected by the impacts of overdevelopment in my area.

I strongly urge the board to suspend approval of any new housing developments until District 1 has full representation and the county adequately addresses existing infrastructure and environmental problems.

Right now, District 1 residents do not have an elected commissioner representing their interests. Moving forward with major development decisions without full representation undermines public trust and raises serious concerns about fairness, accountability, and due process. Residents deserve to have their voices fully represented before irreversible growth decisions are made.

In addition, the county is already experiencing significant strain from existing growth:

- Traffic congestion continues to worsen on major corridors, increasing commute times, emergency response delays, and public safety risks.
- Ongoing drought conditions raise serious questions about long-term water availability and whether current infrastructure can sustainably support additional population growth.
- Flooding problems remain unresolved in many neighborhoods, with residents already facing property damage, drainage failures, and stormwater management deficiencies during heavy rains.

Approving additional large-scale housing developments before these issues are resolved would place even greater pressure on roads, water resources, and drainage systems that are already struggling to keep up.

Growth should be responsible, measured, and supported by infrastructure first — not the other way around. The county should prioritize:

1. Filling the vacant District 1 seat so residents regain representation.
2. Completing comprehensive traffic and infrastructure studies.

3. Demonstrating sustainable water supply capacity during drought conditions.
4. Implementing effective flood mitigation and stormwater improvements before approving further expansion.

A temporary pause on development approvals is not anti-growth. It is a reasonable and responsible step to ensure that growth does not outpace the county's ability to protect residents' quality of life, public safety, and natural resources.

Respectfully,

Jessica & Richard Murphy

17104 4th Ave E

Bradenton, FL 34212

Public Comment

Manatee County Government

Submitted On: May 12, 2026, 05:13PM EDT

Full Name	**First Name:** Julie **Last Name:** Madison
Email	julie.madison@toptierk9.com
Which meeting is this public comment for? (Please select date of meeting)	May 14, 2026
Topic/Agenda Item	PDR-25-06(Z)(P) — Ivy Run
Comment	This project is concerning due to many residents in this area are STILL dealing with drainage and flooding impacts from the rapid pace of development already occurring around them. Please vote no, we have enough building and we need to let our infrastructure catch up, if it even can.

From: Rachel Polk <rpolk1823@gmail.com>
Sent: Tuesday, May 12, 2026 12:59 PM
To: Planning Agenda <planning.agenda@mymanatee.org>; Planning Agenda <planning.agenda@mymanatee.org>
Cc: Bobbi Roy <bobbi.roy@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; John DeLesline <john.delesline@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>; Bruce Stamm <bruce.stamm@mymanatee.org>; Robert Brown <robert.brown@mymanatee.org>; Anthony Sciullo <Anthony.sciullo@mymanatee.org>
Subject: PDR-25-06Z)(P) – IVY RUN May 14th, 2026 - Opposition to Ivy Run Development

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Dear Planning Commission Members,

Although we have only lived here several years, my family has lived in this area since 1993 and I am writing to formally express my opposition to the proposed IVY RUN development, which would consist of 131 homes on approximately 1.67 acres.

Unfortunately, I am unable to attend the May 14 meeting in person due to work obligations. However, I respectfully request that my comments and concerns be entered into the public record and fully considered prior to any recommendation or approval of this project.

This proposed development raises significant concerns regarding excessive density, infrastructure capacity, stormwater management, roadway safety, and the long-term impact on surrounding neighborhoods. The proposed site at the west end of Waterline Road is already located within an area that has a well-documented history of severe roadway flooding and inadequate stormwater control. Residents in nearby communities and including us in Mill Creek 7 have already experienced flooding issues during heavy rain events.

Approving a high-density development of this scale in an area with existing drainage deficiencies is deeply concerning and places neighboring homes, properties, and families at even greater risk. There are serious concerns that limited stormwater flow capacity and insufficient retention measures could further worsen flooding conditions both upstream and downstream of the proposed site.

There are also recent concerns associated with this developer’s projects in Parrish, including Creekside at Rutland Ranch, where residents have reportedly experienced ongoing drainage and flooding problems.

Beyond the flooding concerns, adding 131 homes to this area will increase traffic congestion, place additional strain on local infrastructure, and further erode the rural character of the community without adequate safeguards or planning in place.

Rye Road and Route 64 have already become dangerously congested, to the point where the current volume of traffic is a serious concern for residents and drivers alike. With numerous new apartment complexes and housing developments already under construction, it is alarming to consider how much worse traffic conditions may become within the next six months to a year if additional growth continues without adequate roadway improvements and infrastructure planning.

For all of the reasons stated above, I strongly urge the Planning Commission to deny any approval or recommendation for the IVY RUN development proposal.

Thank you for your consideration and for your commitment to protecting the interests and safety of our community.

Sincerely,

Rachel Polk
14542 17th Ave E

Bradenton, FL 34212

941-704-1147

From: Gregory Gerard Wright <gwpreach1@gmail.com>
Sent: Tuesday, May 12, 2026 11:00 AM
To: Public Comments <public.comments@mymanatee.org>
Cc: gregorymarino77@gmail.com; Pamela Wright <pamelarwright@gmail.com>; Charlie Bishop <charlie.bishop@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Nicole Knapp <nicole.knapp@mymanatee.org>
Subject: Resident opposition to Ivy Run Preliminary Site Plan

> You don't often get email from gwpreach1@gmail.com. Learn why this is important

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Attention: Agenda Coordinator for PLN2503-0127, PDR-25-06(Z)(P)

Good morning Commissioners and Administrators:

I would like to register my public comments as a Manatee County resident located in very close proximity to the proposed re-zoning of agricultural property noted as Ivy Run.

I would be opposed to the current development project, with some of my reasoning listed below:

As an adjacent neighbor, directly to the South, of this project I have concerns about the following:

- Traffic overloads to Rye Road & 18th Place East (leaving my residential area)

- Degradation of Public Safety/Fire/EMS services to my home

- Stormwater runoff/flooding that may be caused by the 131+ new homes

- Increases to noise pollution affecting the currently peaceful neighborhood in Mill Creek 7 and surrounding area.

Additionally, several non-professional observations about this development are a lack of any corresponding commercial services being added as anciliary to the influx of new homes being proposed; the Ivy Run development also appears to have Stormwater mitigation primarily on the North side with new dwelling units appearing to be "bunched" along the South side that tightly borders the narrow Mill Creek Conservation Area. It does not appear there are any conservation areas or buffers included in the applicant's site plan.

I'm sure there are completed traffic studies, however, from an anecdotal point of view I have found that Rye Road is extremely congested at most times, and leaving my development from 18th Place E. to turn left towards the traffic circle at SR 64/White Eagle Blvd is difficult and often hazardous because of the current traffic volumes.

Thank you so much for considering my input. Please afford this project further scrutiny and due diligence to address all citizen comments and concerns before recommending final approval.

Best regards,

Greg Wright

14901 17th Ave E.

Mill Creek Phase 7

(941) 350-1522

From: Sara Sabine <saraesabine@gmail.com>
Sent: Monday, May 11, 2026 3:04 PM
To: Planning Agenda <planning.agenda@mymanatee.org>
Cc: Bobbi Roy <bobbi.roy@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; John DeLesline <john.delesline@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>; Bruce Stamm <bruce.stamm@mymanatee.org>; Robert Brown <robert.brown@mymanatee.org>; Anthony Sciullo <Anthony.sciullo@mymanatee.org>
Subject: PDR-25-06Z)(P) – IVY RUN May 14th, 2026 - Opposition to Ivy Run Development

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Dear Planning Commission Members,

I am writing to formally express my strong opposition to the proposed IVY RUN development consisting of 131 homes on approximately 1.67 acres. Unfortunately, I am unable to attend the May 14 meeting in person, but I respectfully ask that my concerns be entered into the public record and fully considered prior to any recommendation or approval.

This proposed development raises serious concerns regarding density, infrastructure strain, stormwater management, roadway safety, and the long-term impact on surrounding communities. The proposed location at the west end of Waterline Road is already an area with a well-documented history of severe roadway flooding and inadequate stormwater control.

Residents in the surrounding communities, including Mill Creek East, Mill Creek II, Country Creek, and nearby properties along Zipperer Road and Waterline Road, are already negatively impacted by flooding conditions during heavy rain events.

Approving a high-density development of this scale in an area with existing drainage deficiencies is irresponsible and places neighboring homes and families at even greater risk. There are significant concerns that restricted stormwater flow and inadequate retention capacity will worsen flooding both upstream and downstream of the proposed site.

Additionally, both SWFWMD and the County have a documented history of failing to adequately address stormwater management concerns in this area. There are also recent concerns tied to this same developer’s projects in Parrish, including Creekside at Rutland Ranch, where residents have experienced ongoing drainage and flooding issues.

Beyond flooding concerns, adding 131 homes to this area will create increased traffic congestion, additional strain on local infrastructure, and further alter the rural character of the community without sufficient safeguards or planning in place.

For these reasons, I respectfully urge the Planning Commission to deny approval or recommendation of the IVY RUN development proposal.

Thank you for your time, consideration, and service to our community.

Sincerely,
Bruce & Sara Sabine
201 Woodview Way
Bradenton, FL 34212

From: Beth D <bdunlop88@gmail.com>
Sent: Monday, May 11, 2026 10:11 AM
To: Planning Agenda <planning.agenda@mymanatee.org>
Cc: Bobbi Roy <bobbi.roy@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; John DeLesline <john.delesline@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>; Bruce Stamm <bruce.stamm@mymanatee.org>; Robert Brown <robert.brown@mymanatee.org>; Anthony Sciullo <Anthony.sciullo@mymanatee.org>
Subject: PDR-25-06Z)(P) – IVY RUN May 14th, 2026 - Opposition to Ivy Run Development

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Dear Planning Commission Members,

I am writing to formally express my strong opposition to the proposed IVY RUN development consisting of 131 homes on approximately 1.67 acres. Unfortunately, I am unable to attend the May 14 meeting in person, but I respectfully ask that my concerns be entered into the public record and fully considered prior to any recommendation or approval.

This proposed development raises serious concerns regarding density, infrastructure strain, stormwater management, roadway safety, and the long-term impact on surrounding communities. The proposed location at the west end of Waterline Road is already an area with a well-documented history of severe roadway flooding and inadequate stormwater control.

Residents in the surrounding communities, including Mill Creek East, Mill Creek II, Country Creek, and nearby properties along Zipperer Road and Waterline Road, are already negatively impacted by flooding conditions during heavy rain events.\

Approving a high-density development of this scale in an area with existing drainage deficiencies is irresponsible and places neighboring homes and families at even greater risk. There are significant concerns that restricted stormwater flow and inadequate retention capacity will worsen flooding both upstream and downstream of the proposed site.

Additionally, both SWFWMD and the County have a documented history of failing to adequately address stormwater management concerns in this area. There are also recent concerns tied to this same developer’s projects in Parrish, including Creekside at Rutland Ranch, where residents have experienced ongoing drainage and flooding issues.

Beyond flooding concerns, adding 131 homes to this area will create increased traffic congestion, additional strain on local infrastructure, and further alter the rural character of the community without sufficient safeguards or planning in place.

For these reasons, I respectfully urge the Planning Commission to deny approval or recommendation of the IVY RUN development proposal.
Thank you for your time, consideration, and service to our community.
Sincerely,
Elizabeth Dunlop
13613 11th Ter E
Bradenton, FL 34212

From: robertcusick@cs.com <robertcusick@cs.com>
Sent: Monday, May 11, 2026 9:35 AM
To: Planning Agenda <planning.agenda@mymanatee.org>
Cc: Bobbi Roy <bobbi.roy@mymanatee.org>; John DeLesline <john.delesline@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Bruce Stamm <bruce.stamm@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>; Robert Brown <robert.brown@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>
Subject: PDR-25-06Z(P) IVY RUN - OPPOSITION TO DEVELOPMENT

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Dear Planning Commission Members and BOCC members,

I am writing to formally express my strong opposition to the proposed IVY RUN development consisting of 131 homes on approximately 51 acres. Unfortunately, I am unable to attend the May 14 meeting in person, but I respectfully ask that my concerns be entered into the public record and fully considered prior to any recommendation or approval.

This proposed development raises serious concerns regarding density, infrastructure strain, storm water management, roadway safety, and the long-term impact on surrounding communities. The proposed location at the west end of Waterline Road is already an area with a well-documented history of severe roadway flooding and inadequate storm water control.

Residents in the surrounding communities, including Mill Creek East, Mill Creek II, Country Creek, and nearby properties along Zipperer Road and Waterline Road, are already negatively impacted by flooding conditions during heavy rain events.

Approving a high-density development of this scale in an area with existing drainage deficiencies is irresponsible and places neighboring homes and families at even greater risk. There are significant concerns that restricted storm water flow and inadequate retention capacity will worsen flooding both upstream and downstream of the proposed site..

Additionally, both SWFWMD and the County have a documented history of failing to adequately address storm water management concerns in this area. There are also recent concerns tied to this same developer’s projects in Parrish, including Creekside at Rutland Ranch, where residents have experienced ongoing drainage and flooding issues.

Beyond flooding concerns, adding 131 homes (and more than 200 car trips per day) to this area will create increased traffic congestion, additional strain on local infrastructure, and further alter the rural character of the community without sufficient safeguards or planning in place.
For these reasons, I respectfully urge the Planning Commission to deny approval or recommendation of the IVY RUN development proposal.

Thank you for your time, consideration, and service to our community.
Sincerely,

Bob Cusick
13910 18th Pl E
Bradenton, Fl 34212
(941) 896-7811

From: LIECEL MENNES <liecelm@msn.com>
Sent: Monday, May 11, 2026 9:25 AM
To: Planning Agenda <planning.agenda@mymanatee.org>
Cc: Bobbi Roy <bobbi.roy@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; John DeLesline <john.delesline@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>; Bruce Stamm <bruce.stamm@mymanatee.org>; Robert Brown <robert.brown@mymanatee.org>; Anthony Sciullo <Anthony.sciullo@mymanatee.org>
Subject: SUBJECT: PDR-25-06Z)(P) – IVY RUN May 14th, 2026 - Opposition to Ivy Run Development

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Dear Planning Commission Members,

I am writing to formally express my strong opposition to the proposed IVY RUN development consisting of 131 homes on approximately 1.67 acres. Unfortunately, I am unable to attend the May 14 meeting in person, but I respectfully ask that my concerns be entered into the public record and fully considered prior to any recommendation or approval.

This proposed development raises serious concerns regarding density, infrastructure strain, stormwater management, roadway safety, and the long-term impact on surrounding communities. The proposed location at the west end of Waterline Road is already an area with a well-documented history of severe roadway flooding and inadequate stormwater control.

Residents in the surrounding communities, including Mill Creek East, Mill Creek II, Country Creek, and nearby properties along Zipperer Road and Waterline Road, are already negatively impacted by flooding conditions during heavy rain events.

Approving a high-density development of this scale in an area with existing drainage deficiencies is irresponsible and places neighboring homes and families at even greater risk. There are significant concerns that restricted stormwater flow and inadequate retention capacity will worsen flooding both upstream and downstream of the proposed site.

Additionally, both SWFWMD and the County have a documented history of failing to adequately address stormwater management concerns in this area. There are also recent concerns tied to this same developer’s projects in Parrish, including Creekside at Rutland Ranch, where residents have experienced ongoing drainage and flooding issues.

Beyond flooding concerns, adding 131 homes to this area will create increased traffic congestion, additional strain on local infrastructure, and further alter the rural character of the community without sufficient safeguards or planning in place.

For these reasons, I respectfully urge the Planning Commission to deny approval or recommendation of the IVY RUN development proposal.
Thank you for your time, consideration, and service to our community.

Sincerely,
Liecel Bolisay
903 Woodview Way
Bradenton, FL. 34212

From: Kim King <radglama@gmail.com>
Sent: Monday, May 11, 2026 8:53 AM
To: Planning Agenda <planning.agenda@mymanatee.org>
Cc: Bobbi Roy <bobbi.roy@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; John DeLesline <john.delesline@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>; Bruce Stamm <bruce.stamm@mymanatee.org>
Subject: Opposition to Proposed Ivy Run Development

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Dear Planning Commission Members,
I am writing to formally express my strong opposition to the proposed IVY RUN development consisting of 131 homes on approximately 1.67 acres. Unfortunately, I am unable to attend the May 14 meeting in person, but I respectfully ask that my concerns be entered into the public record and fully considered prior to any recommendation or approval.

This proposed development raises serious concerns regarding density, infrastructure strain, stormwater management, roadway safety, and the long-term impact on surrounding communities. The proposed location at the west end of Waterline Road is already an area with a well-documented history of severe roadway flooding and inadequate stormwater control.

Residents in the surrounding communities, including Mill Creek East, Mill Creek II, Country Creek, and nearby properties along Zipperer Road and Waterline Road, are already negatively impacted by flooding conditions during heavy rain events.

Approving a high-density development of this scale in an area with existing drainage deficiencies is irresponsible and places neighboring homes and families at even greater risk. There are significant concerns that restricted stormwater flow and inadequate retention capacity will worsen flooding both upstream and downstream of the proposed site.

Additionally, both SWFWMD and the County have a documented history of failing to adequately address stormwater management concerns in this area. There are also recent concerns tied to this same developer’s projects in Parrish, including Creekside at Rutland Ranch, where residents have experienced ongoing drainage and flooding issues.

Beyond flooding concerns, adding 131 homes to this area will create increased traffic congestion, additional strain on local infrastructure, and further alter the rural character of the community without sufficient safeguards or planning in place.

For these reasons, I respectfully urge the Planning Commission to deny approval or recommendation of the IVY RUN development proposal.

Thank you for your time, consideration, and service to our community.
Sincerely,

Kimberly King
202 Woodview Way. Bradenton 34212

From: Breeze Kennedy <kennedyfamily020523@gmail.com>
Sent: Monday, May 11, 2026 8:42 AM
To: Planning Agenda <planning.agenda@mymanatee.org>; Public Comments <Public.comments@mymanatee.org>
Cc: Bobbi Roy <bobbi.roy@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; John DeLesline <john.delesline@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>; Bruce Stamm <bruce.stamm@mymanatee.org>; Robert Brown <robert.brown@mymanatee.org>; Anthony Sciullo <Anthony.sciullo@mymanatee.org>
Subject: PDR-25-06Z)(P) – IVY RUN May 14th, 2026 - Opposition to Ivy Run Development

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Dear Planning Commission Members,

I am writing to formally express my strong opposition to the proposed IVY RUN development consisting of 131 homes on approximately 1.67 acres. Unfortunately, I am unable to attend the May 14 meeting in person, but I respectfully ask that my concerns be entered into the public record and fully considered prior to any recommendation or approval.

This proposed development raises serious concerns regarding density, infrastructure strain, stormwater management, roadway safety, and the long-term impact on surrounding communities. The proposed location at the west end of Waterline Road is already an area with a well-documented history of severe roadway flooding and inadequate stormwater control. Residents in the surrounding communities, including Mill Creek East, Mill Creek II, Country Creek, and nearby properties along Zipperer Road and Waterline Road, are already negatively impacted by flooding conditions during heavy rain events.

Approving a high-density development of this scale in an area with existing drainage deficiencies is irresponsible and places neighboring homes and families at even greater risk. There are significant concerns that restricted stormwater flow and inadequate retention capacity will worsen flooding both upstream and downstream of the proposed site.

Additionally, both SWFWMD and the County have a documented history of failing to adequately address stormwater management concerns in this area. There are also recent concerns tied to this same developer's projects in Parrish, including Creekside at Rutland Ranch, where residents have experienced ongoing drainage and flooding issues.

Beyond flooding concerns, adding 131 homes to this area will create increased traffic congestion, additional strain on local infrastructure, and further alter the rural character of the community without sufficient safeguards or planning in place.

For these reasons, I respectfully urge the Planning Commission to deny approval or recommendation of the IVY RUN development proposal.

Thank you for your time, consideration, and service to our community.

Sincerely,

Breeze Kennedy

13612 11th Ter E

Bradenton FL 34212

From: B K <breezearb@gmail.com>
Sent: Monday, May 11, 2026 8:37 AM
To: Planning Agenda <planning.agenda@mymanatee.org>; Public Comments <Public.comments@mymanatee.org>
Cc: Bobbi Roy <bobbi.roy@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; John DeLesline <john.delesline@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>; Bruce Stamm <bruce.stamm@mymanatee.org>; Robert Brown <robert.brown@mymanatee.org>; Anthony Sciullo <Anthony.sciullo@mymanatee.org>; patricia.chambers@mymanatee.org
Subject: SUBJECT: PDR-25-06Z)(P) – IVY RUN May 14th, 2026 - Opposition to Ivy Run Development

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Dear Planning Commission Members,

I am writing to formally express my strong opposition to the proposed IVY RUN development consisting of 131 homes on approximately 1.67 acres. Unfortunately, I am unable to attend the May 14 meeting in person, but I respectfully ask that my concerns be entered into the public record and fully considered prior to any recommendation or approval.

This proposed development raises serious concerns regarding density, infrastructure strain, stormwater management, roadway safety, and the long-term impact on surrounding communities. The proposed location at the west end of Waterline Road is already an area with a well-documented history of severe roadway flooding and inadequate stormwater control.

Residents in the surrounding communities, including Mill Creek East, Mill Creek II, Country Creek, and nearby properties along Zipperer Road and Waterline Road, are already negatively impacted by flooding conditions during heavy rain events.

Approving a high-density development of this scale in an area with existing drainage deficiencies is irresponsible and places neighboring homes and families at even greater risk. There are significant concerns that restricted stormwater flow and inadequate retention capacity will worsen flooding both upstream and downstream of the proposed site.

Additionally, both SWFWMD and the County have a documented history of failing to adequately address stormwater management concerns in this area. There are also recent concerns tied to this same developer’s projects in Parrish, including Creekside at Rutland Ranch, where residents have experienced ongoing drainage and flooding issues.

Beyond flooding concerns, adding 131 homes to this area will create increased traffic congestion, additional strain on local infrastructure, and further alter the rural character of the community without sufficient safeguards or planning in place.

For these reasons, I respectfully urge the Planning Commission to deny approval or recommendation of the IVY RUN development proposal.
Thank you for your time, consideration, and service to our community.
Sincerely,
Breeze Kennedy
13612 11th Ter E
Bradenton FL 34212

From: Bob Brenner <7468069@711411.com>
Sent: Monday, May 11, 2026 8:41 AM
To: Planning Agenda <planning.agenda@mymanatee.org>; Planning Agenda <planning.agenda@mymanatee.org>
Cc: Bobbi Roy <bobbi.roy@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; John DeLesline <john.delesline@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>; Bruce Stamm <bruce.stamm@mymanatee.org>; Robert Brown <robert.brown@mymanatee.org>; Anthony Sciullo <Anthony.sciullo@mymanatee.org>; patricia.chambers@mymanatee.org
Subject: PDR-25-06Z)(P) – IVY RUN May 14th, 2026 - Opposition to Ivy Run Development

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Dear Planning Commission Members,

I am writing to formally express my strong opposition to the proposed IVY RUN development consisting of 131 homes on approximately 1.67 acres. Unfortunately, I am unable to attend the May 14 meeting in person, but I respectfully ask that my concerns be entered into the public record and fully considered prior to any recommendation or approval.

This proposed development raises serious concerns regarding density, infrastructure strain, stormwater management, roadway safety, and the long-term impact on surrounding communities. The proposed location at the west end of Waterline Road is already an area with a well-documented history of severe roadway flooding and inadequate stormwater control.

Residents in the surrounding communities, including Mill Creek East, Mill Creek II, Country Creek, and nearby properties along Zipperer Road and Waterline Road, are already negatively impacted by flooding conditions during heavy rain events.

Approving a high-density development of this scale in an area with existing drainage deficiencies is irresponsible and places neighboring homes and families at even greater risk. There are significant concerns that restricted stormwater flow and inadequate retention capacity will worsen flooding both upstream and downstream of the proposed site.

Additionally, both SWFWMD and the County have a documented history of failing to adequately address stormwater management concerns in this area. There are also recent concerns tied to this same developer’s projects in Parrish, including Creekside at Rutland Ranch, where residents have experienced ongoing drainage and flooding issues.

Beyond flooding concerns, adding 131 homes to this area will create increased traffic congestion, additional strain on local infrastructure, and further alter the rural character of the community without sufficient safeguards or planning in place.

For these reasons, I respectfully urge the Planning Commission to deny approval or recommendation of the IVY RUN development proposal.
Thank you for your time, consideration, and service to our community.
Sincerely,
Robert Brenner
711 134th St East
Bradenton, Fl 34212

From: Lindsey Ryan <ryanlindsey0608@gmail.com>
Sent: Monday, May 11, 2026 8:41 AM
To: Bobbi Roy <bobbi.roy@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; John DeLesline <john.delesline@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>; Bruce Stamm <bruce.stamm@mymanatee.org>; Robert Brown <robert.brown@mymanatee.org>; Anthony Sciullo <Anthony.sciullo@mymanatee.org>; patricia.chambers@mymanatee.org
Subject: Opposition to Proposed Ivy Run Development

You don't often get email from ryanlindsey0608@gmail.com. Learn why this is important

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Dear Planning Commission Members,

I am writing to formally express my strong opposition to the proposed IVY. Unfortunately, I am unable to attend the May 14th meeting in person, but I respectfully ask that my concerns be entered into the public record and fully considered prior to any recommendation or approval.

This proposed development raises serious concerns regarding density, infrastructure strain, stormwater management, roadway safety, and the long-term impact on surrounding communities. The proposed location at the west end of Waterline Road is already an area with a well-documented history of severe roadway flooding and inadequate stormwater control.

Residents in the surrounding communities, including Mill Creek East, Mill Creek II, Country Creek, and nearby properties along Zipperer Road and Waterline Road, are already negatively impacted by flooding conditions during heavy rain events.

Approving a high-density development of this scale in an area with existing drainage deficiencies is irresponsible and places neighboring homes and families at even greater risk. There are significant concerns that restricted stormwater flow and inadequate retention capacity will worsen flooding both upstream and downstream of the proposed site.

Additionally, both SWFWMD and the County have a documented history of failing to adequately address stormwater management concerns in this area. There are also recent concerns tied to this same developer’s projects in Parrish, including Creekside at Rutland Ranch, where residents have experienced ongoing drainage and flooding issues.

Beyond flooding concerns, adding any additional homes to this area will create increased traffic congestion, additional strain on local infrastructure, and further alter the rural character of the community without sufficient safeguards or planning in place.

For these reasons, I respectfully urge the Planning Commission to deny approval or recommendation of the IVY RUN development proposal.

Thank you for your time, consideration, and service to our community.
Sincerely,

Lindsey Ryan
16110 Water Line Srv Rd, Bradenton, FL 34212

From: Breeze Kennedy <breezeakennedy@gmail.com>
Sent: Monday, May 11, 2026 8:40 AM
To: Planning Agenda <planning.agenda@mymanatee.org>; Public Comments <Public.comments@mymanatee.org>
Cc: Bobbi Roy <bobbi.roy@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; John DeLesline <john.delesline@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>; Bruce Stamm <bruce.stamm@mymanatee.org>; Robert Brown <robert.brown@mymanatee.org>; Anthony Sciullo <Anthony.sciullo@mymanatee.org>; patricia.chambers@mymanatee.org <patricia.chambers@mymanatee.org>
Subject: PDR-25-06Z)(P) – IVY RUN May 14th, 2026 - Opposition to Ivy Run Development

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Dear Planning Commission Members,

I am writing to formally express my strong opposition to the proposed IVY RUN development consisting of 131 homes on approximately 1.67 acres. Unfortunately, I am unable to attend the May 14 meeting in person, but I respectfully ask that my concerns be entered into the public record and fully considered prior to any recommendation or approval.

This proposed development raises serious concerns regarding density, infrastructure strain, stormwater management, roadway safety, and the long-term impact on surrounding communities. The proposed location at the west end of Waterline Road is already an area with a well-documented history of severe roadway flooding and inadequate stormwater control.

Residents in the surrounding communities, including Mill Creek East, Mill Creek II, Country Creek, and nearby properties along Zipperer Road and Waterline Road, are already negatively impacted by flooding conditions during heavy rain events.

Approving a high-density development of this scale in an area with existing drainage deficiencies is irresponsible and places neighboring homes and families at even greater risk. There are significant concerns that restricted stormwater flow and inadequate retention capacity will worsen flooding both upstream and downstream of the proposed site.

Additionally, both SWFWMD and the County have a documented history of failing to adequately address stormwater management concerns in this area. There are also recent concerns tied to this same developer’s projects in Parrish, including Creekside at Rutland Ranch, where residents have experienced ongoing drainage and flooding issues.

Beyond flooding concerns, adding 131 homes to this area will create increased traffic congestion, additional strain on local infrastructure, and further alter the rural character of the community without sufficient safeguards or planning in place.

For these reasons, I respectfully urge the Planning Commission to deny approval or recommendation of the IVY RUN development proposal.
Thank you for your time, consideration, and service to our community.

Sincerely,
Breeze Kennedy
13612 11th Ter E
Bradenton FL 34212

From: Angelo Mehtälä <angelom190471@gmail.com>
Sent: Saturday, May 9, 2026 8:42 AM
To: Bobbi Roy <bobbi.roy@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; John DeLesline <john.delesline@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>; Bruce Stamm <bruce.stamm@mymanatee.org>; Robert Brown <robert.brown@mymanatee.org>; Anthony Sciullo <Anthony.sciullo@mymanatee.org>
Subject: Ivy Run Development on Waterline Road: PDR-25-06(Z)(P); PLN2503-0127
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Commissioners,

I am writing as a nearby resident to strongly oppose the proposed Ivy Run Development on Waterline Road.

Rye Road and Waterline Road already experience significant traffic and safety concerns. The intersection of Rye and Waterline is particularly dangerous in its current condition, and adding additional development will only increase congestion and risk to residents. The existing infrastructure is not equipped to support this level of growth.

I am also deeply concerned about flooding impacts. This area already experiences flooding issues, and the proposed infill of wetlands will likely disrupt natural drainage patterns and worsen those conditions. Altering these natural systems without fully vetted mitigation plans puts surrounding properties at risk.

Additionally, stormwater assessment and design should not be deferred until after rezoning approval. These are critical components in evaluating whether the project is appropriate for this location and should be clearly defined upfront, not addressed later.

For these reasons, I respectfully urge you to deny this proposal in its current form.

Thank you for your time and consideration.

Angelo Mehtälä

From: ROBERT CUSICK <robertcusick@cs.com>
Sent: Friday, May 8, 2026 7:54 AM
To: George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>
Subject: NO IVY Run - PLEASE

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Dear Commissioners,

As your constituents and residents of Mill Creek VI, we are strongly opposed to the Ivy Run Development, or any similar rezoning in the property under consideration.

Plans to backfill areas in a flood zone build in an area that takes storm water from our development is dangerous. It will put existing homes in danger and compromise long standing protections provided by tributaries in Mill Creek VI and VII.

In addition, traffic running along Rye Road and 64 from Waterline Road headed east, which is already problematic, would be further negatively impacted by adding more than 200 cars and hundreds of trips per day.

The entire concept is flawed and rezoning should again be denied.

Thank you,
Laurie and Bob Cusick
13910 18th Pl E

From: Tony Brown <tonybrown20091@gmail.com>
Sent: Thursday, May 7, 2026 1:05 PM
To: Lindsey Craig <lindsey.craig@mymanatee.org>
Subject: Ivy Run Proposed Rezoning
You don't often get email from tonybrown20091@gmail.com. Learn why this is important
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We received a letter in the mail since we are an adjacent property owner. Our address is 15203 17th Ave E. We would like to say that we are totally against this rezoning. It will be right in our backyard, and we bought our home because of the privacy. And the traffic on Rye Road is already horrible, without another subdivision being added. It is nearly impossible to pull out of Mill Creek subdivision without risking your safety. We would like our voice to be heard, along with many many others that are against this project.

Tony and Sandy Brown
Professionally Yours,

From: Jeremy Lindauer <jelsp@outlook.com>
Sent: Thursday, May 7, 2026 11:18 AM
To: Public Comments <public.comments@mymanatee.org>
Cc: Jeremy Lindauer <jelsp@outlook.com>
Subject: Ivy Run

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Hello, I am a resident in the Coddington Development, and would like to list some points for your consideration during the Rye Run re-zoning application vote.

- How will the addition of 131 new homes affect our current potable water supply? Does the current main supply piping provide enough potable water.

- How will these new homes effect sewage?

- Waterline Rd, and parts of Rye Road flood during heavy rain. How will these new homes affect the storm water run off in the Mill Creek Basin?

- Fire, Police, and EMS, are short staffed as is. The Rye Rd fire house across from the Coddington entrance is only staffed with three firefighters. A driver, an officer, and one firefighter. Does this meet current NFPA standards? As a former firefighter, I can tell you that three on a first due engine is not close to being enough for an initial attack. The Sheriffs department's closest substation is in Lakewood Ranch, near Rt 70, are there enough deputies to cover the proposed expansion projects already approved? Is EMS equipped to handle the addition call volume?

- I understand that currently 80,000 to 90,000 houses have already been approved for construction in districts 1 and 5. Have we planned for the impact these will have, without any additional housing?

- I understand that new developments take about three years to complete. I also understand that capital/infrastructure, investment projects and take up to ten years to mature. Does this mean that it may take years for our current infrastructure to just catch up.

- With the untimely, unfortunate passing of Carol Ann Felts, District 1 does not have a representative. This means that the residents of District 1 does not have a voice. I would recommend that all votes which pertain to significant changes be placed on hold until District 1 has a voice.

Thank you in advance for your time, and consideration in the very important matter.

Regards

Jeremy Lindauer

From: Cara Duffin <cara.a.duffin@gmail.com>
Sent: Thursday, May 7, 2026 10:28 AM
To: Public Comments <public.comments@mymanatee.org>; Rachel Layton <rachel.layton@mymanatee.org>
Subject: PDR-25-06Z - IVY RUN (May 14th Planning Commission Meeting)

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Good morning,

I want to share my opposition for the proposed Ivy Run development off Waterline Rd and Rye Road in east Manatee County. I wish I could be there in person but I'm traveling for work and unable to call in from Washington DC.

If the planning commission can look back at the comments that were made during the meeting on January 16, 2026 in regards to the Altman Homes proposal also on Rye Road, these are the same issues with this property and proposal - nothing has changed to make this a better situation then we were in 4 months ago.

Rye Road is already overrun with vehicles at all times of the day and specifically during the morning and the afternoon/evening. With the school (Gene Witt) on Rye Road, that already adds extra cars during the morning and afternoon time coupled with all the traffic from Parrish area headed southbound to avoid the construction and multiple existing traffic lights on Upper Manatee River Road.

I'm not against growth, however what I am against is growth without the proper infrastructure to sustain the additional traffic that will be brought by over 100 new homes to the area just from this development. There are no plans at this time to widen Rye Road to 4 lanes. Traffic accidents happen almost weekly and when they do it shuts down the road for travelers trying to get home. Students riding buses are already riding in increased areas of traffic trying to get home safely at the mercy of the bus driver and the other cars on the road. Waterline and Rye is already a death trap of people pulling out without proper clearance and this will add to it.

Please deny this request until the proper widening of Rye happens, until the county adds stop lights or roundabouts on Rye to help with traffic calming so that the people who already live here can get out of the neighborhoods safely to get their children to school and themselves to work, and until the proper due diligence is done to keep the residents of Manatee County safe while using this road for basic travel needs.

I appreciate you taking the time to review this and all of the comments you'll be receiving from the existing neighbors from this area and make the right decision to deny this proposal.
Sincerely,

Cara Misiewicz

From: Larry <mcems1986@gmail.com>
Sent: Thursday, May 7, 2026 4:58 AM
To: Public Comments <public.comments@mymanatee.org>
Subject: PDR-25-06Z)(P) – IVY RUN May 14th, 2026

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I would like to submit the following reference the above plan.

This may sound like a broken record.

The people and residents of Manatee County specifically the Rye Rd area are back, and have concerns once again.

It feels like many of us have just been here or made comments a few months back speaking against the Altman Townhome project along Rye Rd. Nothing has changed in those months. The same messages and concerns for our area are present. Public Safety! Whether we are discussing hundreds of homes being built or just a small number. Any additional homes, traffic will continue to impact this area. No improvements have been made to the two lane Rye Road betweenSR 64 and CR675. The concerns of storm water impacts have yet to be fixed. Even some recent heavy rains have impacts on Waterline Rd, and the ditches in this area.

Waterline Rd as past citizens have mentioned is dangerous to exit on to Rye Rd another public safety concern that shouldn't be takrn lightly. This new community from reviewing the plane looks like to have one exit on to Rye Rd. Extremely difficult and dangerous road to navigate. Those residents will be met by dangerous traffic in the morning and late afternoons. Most traffic studies may show this road is able to handle it. A new community called Regan Landing North of Gene Witt El is no where near completion. The impacts to Rye are not recorded yet. The residents of Ivy Run attempting to head South on Rye Rd will be nearly impossible, if not risky. As a thirty year resident of Country Creek, the parents in the community encounter Monday thru Friday dangerous conditions taking their children to Gene Witt. Especially those attempting to head North on Rye from Country Creek or Mill Creek.

I respectfully ask this planning commission to deny this. Until the issues of Rye Road are improved, storm water maintenance has been completed NO further growth between SR 64 and CR 675 needs to be considered.

Thank you.
Larry Luh, Manatee County resident

From: **Larry** <mcems1986@gmail.com>
Date: Thu, May 7, 2026, 04:57
Subject: PDR-25-06Z)(P) – IVY RUN May 14th, 2026
To: <public.comments@mymanatee.org>

I would like to submit the following reference the above plan.

This may sound like a broken record.

The people and residents of Manatee County specifically the Rye Rd area are back, and have concerns once again.

It feels like many of us have just been here or made comments a few months back speaking against the Altman Townhome project along Rye Rd. Nothing has changed in those months. The same messages and concerns for our area are present. Public Safety! Whether we are discussing hundreds of homes being built or just a small number. Any additional homes, traffic will continue to impact this area. No improvements have been made to the two lane Rye Road betweenSR 64 and CR675. The concerns of storm water impacts have yet to be fixed. Even some recent heavy rains have impacts on Waterline Rd, and the ditches in this area.

Waterline Rd as past citizens have mentioned is dangerous to exit on to Rye Rd another public safety concern that shouldn't be takrn lightly. This new community from reviewing the plane looks like to have one exit on to Rye Rd. Extremely difficult and dangerous road to navigate. Those residents will be met by dangerous traffic in the morning and late afternoons. Most traffic studies may show this road is able to handle it. A new community called Regan Landing North of Gene Witt El is no where near completion. The impacts to Rye are not recorded yet. The residents of Ivy Run attempting to head South on Rye Rd will be nearly impossible, if not risky. As a thirty year resident of Country Creek, the parents in the community encounter Monday thru Friday dangerous conditions taking their children to Gene Witt. Especially those attempting to head North on Rye from Country Creek or Mill Creek.

I respectfully ask this planning commission to deny this. Until the issues of Rye Road are improved, storm water maintenance has been completed NO further growth between SR 64 and CR 675 needs to be considered.

Thank you.

Larry Luh, Manatee County resident

From: Tony Brown <tonybrown20091@gmail.com>
Sent: Thursday, May 7, 2026 1:05 PM
To: Lindsey Craig <lindsey.craig@mymanatee.org>
Subject: Ivy Run Proposed Rezoning

You don't often get email from tonybrown20091@gmail.com. Learn why this is important

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We received a letter in the mail since we are an adjacent property owner. Our address is 15203 17th Ave E. We would like to say that we are totally against this rezoning. It will be right in our backyard, and we bought our home because of the privacy. And the traffic on Rye Road is already horrible, without another subdivision being added. It is nearly impossible to pull out of Mill Creek subdivision without risking your safety. We would like our voice to be heard, along with many many others that are against this project.

Tony and Sandy Brown

Professionally Yours,

Oh, By The Way! If you know of someone looking to buy or sell any type of real estate, just give us a call with their name and number. Our team will be happy to follow up and take GREAT care of them!

From: Cara Duffin <cara.a.duffin@gmail.com>
Sent: Thursday, May 7, 2026 10:28 AM
To: Public Comments <public.comments@mymanatee.org>; Rachel Layton <rachel.layton@mymanatee.org>
Subject: PDR-25-06Z - IVY RUN (May 14th Planning Commission Meeting)

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Good morning,

I want to share my opposition for the proposed Ivy Run development off Waterline Rd and Rye Road in east Manatee County. I wish I could be there in person but I'm traveling for work and unable to call in from Washington DC.

If the planning commission can look back at the comments that were made during the meeting on January 16, 2026 in regards to the Altman Homes proposal also on Rye Road, these are the same issues with this property and proposal - nothing has changed to make this a better situation then we were in 4 months ago.

Rye Road is already overrun with vehicles at all times of the day and specifically during the morning and the afternoon/evening. With the school (Gene Witt) on Rye Road, that already adds extra cars during the morning and afternoon time coupled with all the traffic from Parrish area headed southbound to avoid the construction and multiple existing traffic lights on Upper Manatee River Road.

I'm not against growth, however what I am against is growth without the proper infrastructure to sustain the additional traffic that will be brought by over 100 new homes to the area just from this development. There are no plans at this time to widen Rye Road to 4 lanes. Traffic accidents happen almost weekly and when they do it shuts down the road for travelers trying to get home. Students riding buses are already riding in increased areas of traffic trying to get home safely at the mercy of the

bus driver and the other cars on the road. Waterline and Rye is already a death trap of people pulling out without proper clearance and this will add to it.

Please deny this request until the proper widening of Rye happens, until the county adds stop lights or roundabouts on Rye to help with traffic calming so that the people who already live here can get out of the neighborhoods safely to get their children to school and themselves to work, and until the proper due diligence is done to keep the residents of Manatee County safe while using this road for basic travel needs.

I appreciate you taking the time to review this and all of the comments you'll be receiving from the existing neighbors from this area and make the right decision to deny this proposal.

Sincerely,

Cara Misiewicz

From: Larry <mcems1986@gmail.com>
Sent: Thursday, May 7, 2026 4:58 AM
To: Public Comments <public.comments@mymanatee.org>
Subject: PDR-25-06Z)(P) – IVY RUN May 14th, 2026

> **You don't often get email from mcems1986@gmail.com. Learn why this is important**

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

I would like to submit the following reference the above plan.

This may sound like a broken record.

The people and residents of Manatee County specifically the Rye Rd area are back, and have concerns once again.

It feels like many of us have just been here or made comments a few months back speaking against the Altman Townhome project along Rye Rd. Nothing has changed in those months. The same messages and concerns for our area are present. Public Safety! Whether we are discussing hundreds of homes being built or just a small number. Any additional homes, traffic will continue to impact this area. No improvements have been made to the two lane Rye Road betweenSR 64 and CR675. The concerns of storm water impacts have yet to be fixed. Even some recent heavy rains have impacts on Waterline Rd, and the ditches in this area.

Waterline Rd as past citizens have mentioned is dangerous to exit on to Rye Rd another public safety concern that shouldn't be takrn lightly. This new community from reviewing the plane looks like to have one exit on to Rye Rd. Extremely difficult and dangerous road to navigate. Those residents will be met by dangerous traffic in the morning and late afternoons. Most traffic studies may show this road is able to handle it. A new community called Regan Landing North of Gene Witt El is no where near completion. The impacts to Rye are not recorded yet. The residents of Ivy Run

attempting to head South on Rye Rd will be nearly impossible, if not risky. As a thirty year resident of Country Creek, the parents in the community encounter Monday thru Friday dangerous conditions taking their children to Gene Witt. Especially those attempting to head North on Rye from Country Creek or Mill Creek.

I respectfully ask this planning commission to deny this. Until the issues of Rye Road are improved, storm water maintenance has been completed NO further growth between SR 64 and CR 675 needs to be considered.

Thank you.

Larry Luh, Manatee County resident

From: Kelli OMalley <kelli.omalley@mymanatee.org>
Sent: Tuesday, April 22, 2025 6:58 AM
To: BCC Agenda <bcc.agenda@mymanatee.org>
Cc: Kelli OMalley <kelli.omalley@mymanatee.org>
Subject: FW: Ivy Run

Kelli O'Malley I *Aide for Commissioner Bearden*

Manatee County Government

1112 Manatee Avenue West, 9th Floor

Bradenton, FL 34205

(941) 745-3707

(941) 290-8333 cell

From: Mary Anne Servian <ma1servian@gmail.com>
Sent: Monday, April 21, 2025 3:47 PM
To: CarolAnn Felts <carolann.felts@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>
Subject: Ivy Run

> Some people who received this message don't often get email from ma1servian@gmail.com. Learn why this is important

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Dear Commissioners,

I hope you had a pleasant holiday.

I am writing today to share my concerns about a request for a future development off Rye Road @ 15th Ave 34212. I know that it is a long way off before this project by KB Homes comes before the Planning Commision or the BCC but I am asking if you can follow beforehand.

We live directly across a pond to the south from this future planned development. The subject property is in the FLU category UF3. They are planning on developing 180 homes with side yard setbacks of 5 feet, backyard setbacks of 15 in some areas 10.

All development south of Waterline road consists of homes on larger lots with minimal dwelling sizes 1500 sq ft or more. We have 100ft. wide lots, the proposed is 40'. We have a minimal side yard setback of 8'. UF3 was intended for low density development and to be compatible with its neighboring developments.

This type of rezoning is typically done through a PUD concept which has much higher standards.

I can also say with certainty that Rye Rd. will not be able to accept more traffic. The counts that were done for this submittal were before the construction of at least 8 new subdivisions that are not completed.

If you look at the site plan for the proposed Ivy Run, there is little to no quality of life. The homes are jammed in so closely that I doubt Ivy could crawl let alone Run in this neighborhood.

I have been following the mood of the community as well as statements made by many of the members of BCC. It is clear the residents are not happy with the intensity of development nor with the raid approvals of so many at once. We are losing, if we haven't already lost, the beautiful place that once was Manatee County.

Thank you for any consideration you may be able to afford.

Mary Anne Servian

John Simon

14809 17th Avenue East

Bradenton, Fl 34212

941-400-8521

PETITION OF ADVERSELY AFFECTED PARTIES

RE: PLN2503-0127 - IVY RUN -PDR-25-06(Z)

TO: THE MANATEE COUNTY PLANNING BOARD

We, the undersigned residents and property owners within the SR 64 / Rye Rd. / 154th St. corridor, hereby designate Gregory Marino to act as our spokesperson and representative at the Board of County Commissioners hearing on **June 11, 2026**.

By signing below, we formally state that our properties, safety, and quality of life are **adversely affected** by the proposed development. We oppose these projects based on documented **LOS F failures** (19.7 MPH average speeds), **violation of concurrency mandates**, and unsafe egress conditions that violate the Manatee County Comprehensive Plan.

AUTHORIZED REPRESENTATIVE: Name: Gregory Marino

Address: 2007 64th Street, Bradenton, FL 34212

Signature: _____ **Date:** 6/11/2026

AFFECTED PARTIES SUPPORTING THIS DESIGNATION:

1. Name (Printed): Richard Nelson
   Physical Address: 2003 154th St. E Bradenton
   Signature: _____
   Date: 6/10/26

2. Name (Printed): _____
   Physical Address: _____
   Signature: _____
   Date: _____

   Mike Gann

3. Name (Printed): _____
   Physical Address: _____
   Signature: _____
   Date: _____

   ~~Lynn~~ Yvonne Kelly

4. Name (Printed): _____
   Physical Address: _____
   Signature: _____
   Date: _____

   Barbara Ficklin

5. Name (Printed): _____
   Physical Address: _____
   Signature: _____
   Date: _____

   Lindsey Ryan.

Manatee County Planning Commission Meeting June 11, 2026:
Agenda Item 4:
PDR-25-06(Z)(P) – Ivy Run Rezone and Preliminary Site Plan– 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao And Heather D Drao (Owners) – PLN2503-0127 - *Lindsey Craig, Planner I, - District 1*

Approving a Preliminary Site Plan for up to 131 single-family detached residential units. generally located approximately 1,600 feet east of Rye Road and south of Waterline Road, Bradenton 34212 (Manatee County), providing for a rezone of eight parcels, approximately 51.67 acres from **General Agriculture (A) to Planned Development Residential (PDR) Zoning District**; generally located approximately 1,600 feet east of Rye Road and South pf Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline Road in Bradenton (Manatee County).

I authorize Gregory Marino of Manatee County Florida to speak on my behalf representing the Waterline Road Preservation Group at the June 11, 2026 Planning Commission public hearing for the above subject in Manatee County.

Your Name: _____ MIKE CAWN
Date: June 10, 2026
I am a Manatee County Resident or Manatee County Landowner.
(delivered via hardcopy &/or electronic mail as written authorization)

From: **Greg Marino** <gregorymarino77@gmail.com>
Date: Wed, Jun 10, 2026 at 8:58 PM
Subject: Fwd: Ivy Run Development: PDR-25-06(Z)(P)/PLN2503-0127
To: Mark vanderee <vanderee2@gmail.com>
Can you print this our for me please
Sent from my iPadBegin forwarded message:

> **From:** Yvonne Kelly <ymkelly@earthlink.net>
> **Date:** June 10, 2026 at 8:51:31 PM EDT
> **To:** gregorymarino77@gmail.com
> **Cc:** vanderee2@gmail.com
> **Subject: Fw: Ivy Run Development: PDR-25-06(Z)(P)/PLN2503**

Manatee County Planning Commission Meeting June 11, 2026:
Agenda Item 4:
PDR-25-06(Z)(P) – Ivy Run Rezone and Preliminary Site Plan– 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao And Heather D Drao (Owners) – PLN2503-0127 - Lindsey Craig, Planner I, - District 1
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I authorize Gregory Marino of Manatee County Florida to speak on my behalf representing the Waterline Road Preservation Group #2 at the June 11, 2026 Planning Commission public hearing for the above subject in Manatee County.

Your Name: _____ Yvonne Kelly
Date: June 10, 2026
I am a Manatee County Resident or Manatee County Landowner.
(delivered via hardcopy &/or electronic mail as written authorization)

From: **Barbara Ficklin** <bficklin01@gmail.com>
Date: Wed, Jun 10, 2026 at 9:22 PM
Subject: Re: PDR-25-06(Z)(P) – Ivy Run Rezone and Preliminary Site Plan–
To: Mark vanderee <vanderee2@gmail.com>
Cc: Gregory Marino <gregorymarino77@gmail.com>, Mark vanderee <vanderee2@gmail.com>

I give my permission for Greg Marino to speak for me at the Manatee BOCC meeting on Thursday June 11, 2026

Barbara Ficklin
Waterline Rd
Sent from B's iPhone

Manatee County Planning Commission Meeting June 11, 2026:
Agenda Item 4:
PDR-25-06(Z)(P) – Ivy Run Rezone and Preliminary Site Plan– 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao And Heather D Drao (Owners) – PLN2503-0127 - Lindsey Craig, Planner I, - District 1
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I authorize Gregory Marino of Manatee County Florida to speak on my behalf representing the Waterline Road Preservation Group #2 at the June 11, 2026 Planning Commission public hearing for the above subject in Manatee County.

Your Name: _____
Date: June 10, 2026
I am a Manatee County Resident or Manatee County Landowner.
(delivered via hardcopy &/or electronic mail as written authorization)

From: **Lindsey Ryan** <ddsmiracleminis@gmail.com>
Date: Wed, Jun 10, 2026 at 9:02 PM
Subject: Re: PDR-25-06(Z)(P) – Ivy Run Rezone and Preliminary Site Plan–
To: Mark vanderee <vanderee2@gmail.com>
Cc: Gregory Marino <gregorymarino77@gmail.com>

Manatee County Planning Commission Meeting June 11, 2026:
Agenda Item 4:
PDR-25-06(Z)(P) – Ivy Run Rezone and Preliminary Site Plan– 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao And Heather D Drao (Owners) – PLN2503-0127 - Lindsey Craig, Planner I, - District 1
Approving a Preliminary Site Plan for up to 131 single-family detached residential units. generally located approximately 1,600 feet east of Rye Road and south of Waterline Road, Bradenton 34212 (Manatee County), providing for a rezone of eight parcels, approximately 51.67 acres from **General Agriculture (A) to Planned Development Residential (PDR) Zoning District**; generally located approximately 1,600 feet east of Rye Road and South pf Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline Road in Bradenton (Manatee County).

I authorize Gregory Marino of Manatee County Florida to speak on my behalf representing the Waterline Road Preservation Group #2 at the June 11, 2026 Planning Commission public hearing for the above subject in Manatee County.

Mike and Lindsey Ryan
Date: June 10, 2026
I am a Manatee County Resident or Manatee County Landowner.
(delivered via hardcopy &/or electronic mail as written authorization)

Bobbi Roy

From: Gregory Gerard Wright <gwpreach1@gmail.com>
Sent: Thursday, June 11, 2026 7:25 AM
To: Bobbi Roy
Cc: Denise Greer; Nicole Knapp; Lindsey Craig; Rachel Layton; Princess MitchellVegas; Abigail Bonds; Marcy Krum Tinsley
Subject: Re: Update regarding Ivy Run PDR-25-06(Z)(P) PLN2503-0127 - Planning Commission hearing

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Please find my written updated public comments for the Ivy Run agenda item scheduled for today's meeting.

Subject: Public Comments on PDR-25-06(Z)(P) – Ivy Run – June 11, 2026 Planning Commission Hearing
Submitted by: Gregory G. Wright
Address: 14901 17th Ave E, Bradenton, FL 34212
Email: gwpreach1@gmail.com
Date: June 11, 2026

To:
Manatee County Planning Commission
Manatee County Board of County Commissioners
Marcy L. Krum-Tinsley, Planning Section Manager
Lindsey Craig, Case Manager (PLN2503-0127)
Rachel Layton, Nicole Knapp, and Development Services Staff

Re: PDR-25-06(Z)(P) – Ivy Run (PLN2503-0127) – Rezone and Preliminary Site Plan for up to 131+ single-family detached units on ≈51.67–60.76 acres east of Rye Road / south of Waterline Road, Bradenton.

Dear Planning Commissioners and Staff:
Thank you for the continuance granted in May 2026, which allowed additional time for public review of project documents. I appreciate KB Home / 16TH Drive Associates' acknowledgment of due process concerns and their commitment to public education on benefits such as the proposed reconstruction and signalization of the Waterline Road / Rye Road intersection.
While I support responsible growth and traffic improvements, I respectfully request the following conditions be incorporated into any recommendation of approval forwarded to the Board of County Commissioners:
1. Enhanced Wetland Protection for WL7 and Overall Wetlands
• The site contains ≈2.87 acres of wetlands, including the small Wetland WL7 (≈0.052 acres) with a proposed 0.01-acre impact near Lot 40, the 20' drainage easement, and the 15' greenbelt.
• Require a minimum 25-foot average upland buffer (no portion narrower than 15 feet) around WL7 and other on-site wetlands, preserved in a Conservation Easement and clearly delineated on all plans and

the final plat.
• The applicant must secure and provide a valid SWFWMD Environmental Resource Permit (ERP) (or exemption documentation) prior to Final Site Plan approval. This must include full avoidance/minimization analysis, UMAM scoring, compensatory mitigation, and incorporation of all ERP conditions into the County development order.
2. Road Proximity, Safety, and Compatibility (16th Drive East / 17th Avenue East)
• Portions of the proposed development (including areas near Lot 40) are in close proximity to existing Mill Creek homes and roads such as 17th Avenue East (e.g., 14901 17th Ave E).
• Require full verification of compliance with Manatee County Public Works Standards, the Florida Greenbook, and applicable FDOT criteria for right-of-way widths, lateral offsets, clear zones, sight distance, driveway access, and intersection spacing. Any deficiencies must be corrected prior to approval.
3. Additional Protections
• Full public availability and review of all technical reports (wetland delineation, drainage/stormwater, traffic impact analysis, etc.) well in advance of the September 3, 2026 BOCC hearing.
• Strict adherence to landscaping, buffering (per LDC 402.7.D.5 and Chapter 7), and maintenance responsibilities for greenbelts, easements, and conservation areas.
• Conditions ensuring compatibility with the established residential character of neighboring Mill Creek Phase 7 properties.

These requests align with Manatee County Land Development Code (especially Chapters 4, 7, and 10), SWFWMD rules, and best practices for minimizing environmental and safety impacts while allowing the project to proceed responsibly.
I ask that these comments be made part of the official record.

Thank you for your consideration.
Sincerely,

Gregory G. Wright
14901 17th Ave E
Bradenton, FL 34212
941-350-1522
Mill Creek VII
Adjacent property owner

On Tue, May 12, 2026 at 3:00 PM Bobbi Roy <bobbi.roy@mymanatee.org> wrote:

You are receiving this email because you submitted public comment regarding the above item that is scheduled for the May 14, 2026, Planning Commission and the June 4, 2026, Board of County Commissioners meetings.

The applicant has submitted a request asking for a continuance from the May 14, 2026, Planning Commission to the June 11, 2026, Planning Commission and from the June 4, 2026, Board of County Commissioners to the September 3, 2026, Board of County Commissioners. The agenda will be updated tomorrow to reflect this request from the applicant. See the attached letter from the applicant.

Bobbi Roy | Supervisor, Planning and Zoning – Agenda Division

Manatee County Government

Development Services

9000 Town Center Parkway

Lakewood Ranch, FL 34202

Office: 941-748-4501 ext. 6878

Mobile: 941-392-1086

Website: mymanatee.org

We are officially open to welcome customers at our new office location! Stop by and see us at 9000 Town Center Parkway, Lakewood Ranch, FL 34202.

For convenience, services are also available via the Accela Online Services Portal at mymanatee.org.

Under Public Records Act, email communications sent to and from this address may be subject to public disclosure. Please be advised that any correspondence may be retained as a public record and could be disclosed upon request.

PETITION OF ADVERSELY AFFECTED PARTIES

RE: PLN2503-0127 - IVY RUN -PDR-25-06(Z)

TO: THE MANATEE COUNTY PLANNING BOARD

We, the undersigned residents and property owners within the SR 64 / Rye Rd. / 154th St. corridor, hereby designate Kathy McKinnon to act as our spokesperson and representative at the Board of County Commissioners hearing on **June 11, 2026**.

By signing below, we formally state that our properties, safety, and quality of life are **adversely affected** by the proposed development. We oppose these projects based on documented **LOS F failures** (19.7 MPH average speeds), **violation of concurrency mandates**, and unsafe egress conditions that violate the Manatee County Comprehensive Plan.

AUTHORIZED REPRESENTATIVE: Name: Kathy McKinnon

Address: 15409 21st Ave E, Bradenton FL 34212

Signature: _____ **Date:** 6/11/2026

AFFECTED PARTIES SUPPORTING THIS DESIGNATION:

1. Name (Printed): Richard Nelson
   Physical Address: 2003 154th St E Bradenton
   Signature: _____
   Date: 6/10/26

2. Name (Printed): Denise Rudolf
   Physical Address: 2007 154th St E Bradenton
   Signature: _____
   Date: 6/10/26

3. Name (Printed): D. Sage Rudolf
   Physical Address: 2007 154th St E Bradenton
   Signature: _____
   Date: 6/10/26

4. Name (Printed): Yvonne - Email
   Physical Address: _____
   Signature: _____
   Date: _____

5. Name (Printed): Gene Gibellini
   Physical Address: 110 28th St
   Signature: _____
   Date: 6/10/2026

EXHIBIT KM
PDR-25-06 Z(P)
Received 6/11/26

From: **Greg Marino** <gregorymarino77@gmail.com>
Date: Wed, Jun 10, 2026 at 8:58 PM
Subject: Fwd: Ivy Run Development: PDR-25-06(Z)(P)/PLN2503-0127
To: Mark vanderee <vanderee2@gmail.com>

Can you print this our for me please
Sent from my iPadBegin forwarded message:

> **From:** Yvonne Kelly <ymkelly@earthlink.net>
> **Date:** June 10, 2026 at 8:51:31 PM EDT
> **To:** gregorymarino77@gmail.com
> **Cc:** vanderee2@gmail.com
> **Subject: Fw: Ivy Run Development: PDR-25-06(Z)(P)/PLN2503-0127**

Manatee County Planning Commission Meeting June 11, 2026:
Agenda Item 4:
PDR-25-06(Z)(P) – Ivy Run Rezone and Preliminary Site Plan– 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao And Heather D Drao (Owners) – PLN2503-0127 - Lindsey Craig, Planner I, - District 1
Approving a Preliminary Site Plan for up to 131 single-family detached residential units. generally located approximately 1,600 feet east of Rye Road and south of Waterline Road, Bradenton 34212 (Manatee County), providing for a rezone of eight parcels, approximately 51.67 acres from **General Agriculture (A) to Planned Development Residential (PDR) Zoning District**; generally located approximately 1,600 feet east of Rye Road and South pf Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline Road in Bradenton (Manatee County).

I authorize Kathy McKinnon of Manatee County Florida to speak on my behalf at the June 11, 2026 Planning Commission public hearing for the above subject in Manatee County.

Your Name: _____ Yvonne Kelly
Date: June 10, 2026
I am a Manatee County Resident or Manatee County Landowner.
(delivered via hardcopy &/or electronic mail as written authorization)

Van De Ree, Mark

From: **The Dam Ranch** <damranch@***.com>
Date: Mon, Jun 8, 2026 at 10:16 PM
Subject: Re: Ivy Run Development: PDR-25-06(Z)(P)/PLN2503-0127
To: <vanderee2@gmail.com>

Manatee County Planning Commission Meeting June 11, 2026:
Agenda Item 4:
PDR-25-06(Z)(P) – Ivy Run Rezone and Preliminary Site Plan– 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao And Heather D Drao (Owners) – PLN2503-0127 - Lindsey Craig, Planner I, - District 1

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I authorize Mark VanDeRee of Manatee County Florida to speak on my behalf representing the Waterline Road Preservation Group at the June 11, 2026 Planning Commission public hearing for the above subject in Manatee County.

Your Name: Mary K (Wells) Crowley_____
Date: June 8, 2026
I am a Manatee County Resident or Manatee County Landowner.
(delivered via hardcopy &/or electronic mail as written authorization)

EXHIBIT MV #4 PDR-25-06-Z-P Permission 6/11/26

Van De Ree, Mark

From: **Angelo Mehtälä** <angelom1***@gmail.com>
Date: Tue, Jun 9, 2026 at 6:42 AM
Subject: Re: Ivy Run Development: PDR-25-06(Z)(P)/PLN2503-0127
To: Mark vanderee <vanderee2@gmail.com>

I authorize Mark VanDeRee of Manatee County Florida to speak on my behalf representing the Waterline Road Preservation Group at the June 11, 2026 Planning Commission public hearing for the above subject in Manatee County. Your Name: Angelo Mehtala Date: June 8, 2026I am a Manatee County Resident or Manatee County Landowner.

Manatee County Planning Commission Meeting June 11, 2026:
Agenda Item 4:
PDR-25-06(Z)(P) – Ivy Run Rezone and Preliminary Site Plan– 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao And Heather D Drao (Owners) – PLN2503-0127 - Lindsey Craig, Planner I, - District 1
Approving a Preliminary Site Plan for up to 131 single-family detached residential units. generally located approximately 1,600 feet east of Rye Road and south of Waterline Road, Bradenton 34212 (Manatee County), providing for a rezone of eight parcels, approximately 51.67 acres from **General Agriculture (A) to Planned Development Residential (PDR) Zoning District**; generally located approximately 1,600 feet east of Rye Road and South pf Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline Road in Bradenton (Manatee County).

I authorize Mark VanDeRee of Manatee County Florida to speak on my behalf representing the Waterline Road Preservation Group at the June 11, 2026 Planning Commission public hearing for the above subject in Manatee County.

Your Name: _____
Date: June 9, 2026

I authorize Mark VanDeRee of Manatee County Florida to speak on my behalf representing the Waterline Road Preservation Group at the June 11, 2026 Planning Commission public hearing for the above subject in Manatee County. Your Name: Angelo Mehtala Date: June 8, 2026. I am a Manatee County Resident or Manatee County Landowner.

I am a Manatee County Resident or Manatee County Landowner.
(delivered via hardcopy &/or electronic mail as written authorization)

Van De Ree, Mark

From: **Chris** <christopher.lesser***@*****.com>
Date: Tue, Jun 9, 2026 at 8:53 AM
Subject: Re: Ivy Run Development: PDR-25-06(Z)(P)/PLN2503-0127
To: Mark vanderee <vanderee2@gmail.com>

Yes.

Manatee County Planning Commission Meeting June 11, 2026:
Agenda Item 4:
PDR-25-06(Z)(P) – Ivy Run Rezone and Preliminary Site Plan– 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao And Heather D Drao (Owners) – PLN2503-0127 - Lindsey Craig, Planner I, - District 1
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Your Name: _____ **Chris Lesser**
Date: June
I am a Manatee County Resident or Manatee County Landowner.
(delivered via hardcopy &/or electronic mail as written authorization)

Van De Ree, Mark

From: **Ken Nusche** <kenn*****@***.com>
Date: Tue, Jun 9, 2026 at 9:47 AM
Subject: Re: Ivy Run Development: PDR-25-06(Z)(P)/PLN2503-0127
To: Mark vanderee <vanderee2@gmail.com>

Mark you have authorization to speak on my behalf.

Ken Nusche

Manatee County Planning Commission Meeting June 11, 2026:
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Your Name: _____
Date:
I am a Manatee County Resident or Manatee County Landowner.
(delivered via hardcopy &/or electronic mail as written authorization)

Van De Ree, Mark

From: **pamelalaplantel** <pamelala***@***.com>
Date: Tue, Jun 9, 2026 at 11:06 AM
Subject: Re: Ivy Run Development: PDR-25-06(Z)(P)/PLN2503-0127
To: Mark vanderee <vanderee2@gmail.com>

Manatee County Planning Commission Meeting June 11, 2026:
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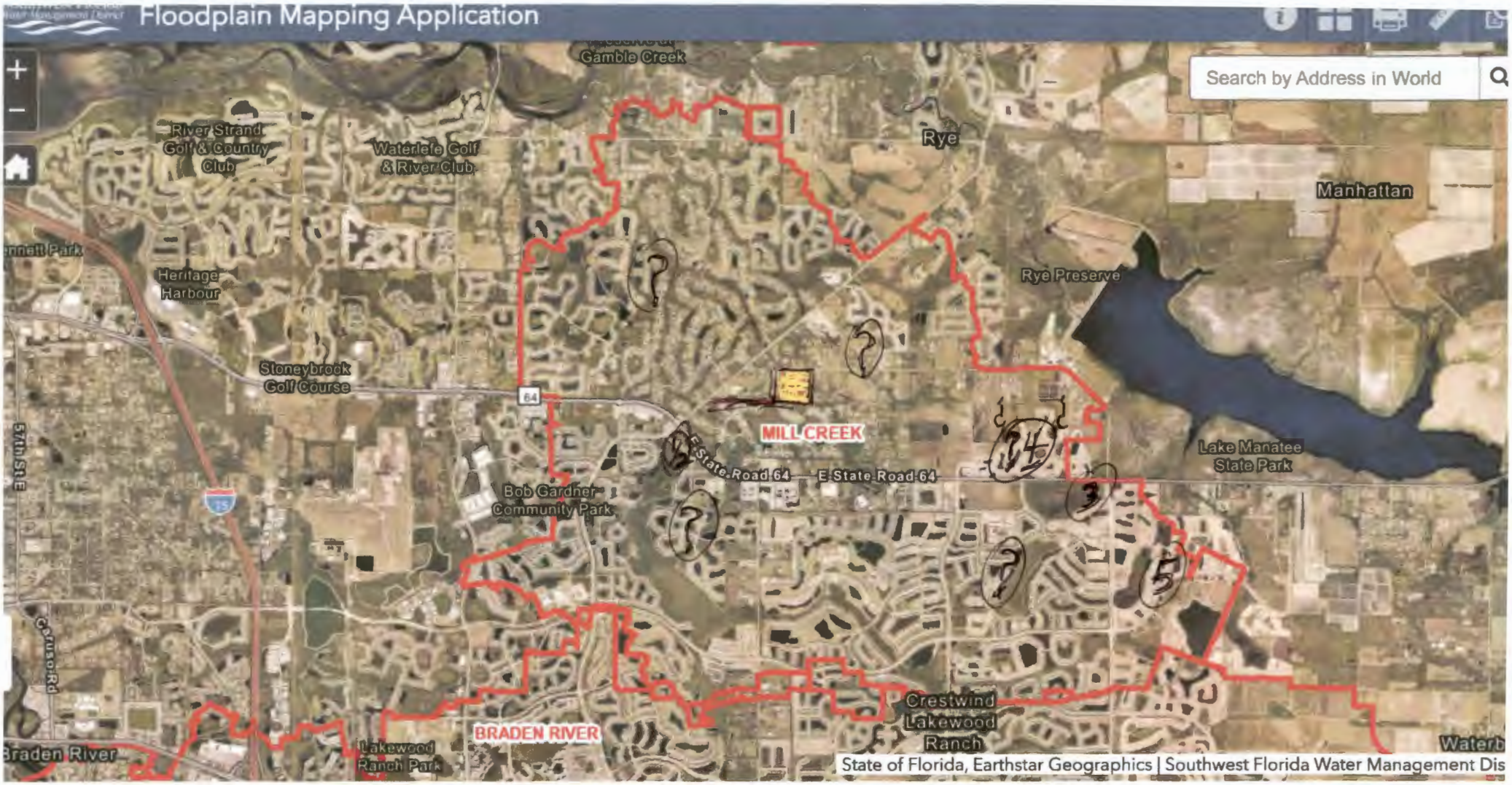
Your Name: __Pamela Laplante_____
Date: .
I am a Manatee County Resident or Manatee County Landowner.
(delivered via hardcopy &/or electronic mail as written authorization)

Land Development
Manatee County
Contact Us
Find Address, Parcel Name
RYE RD
Manatee County Government | Esri, NASA, NGA, USGS, FEMA | Esri C



3000 ACRES : 1950-2007
WETLANDS
LOST IN
COUNTY

10 TO 14+ LOST IN MILL CREEK
2023 TO 2026

Google Maps

14405 Water Line Srv Rd

Bradenton, Florida

Google Street View

Mar 2026 See more dates

Image capture: Mar 2026 © 2026 Google

Fuel Tank Cleaners

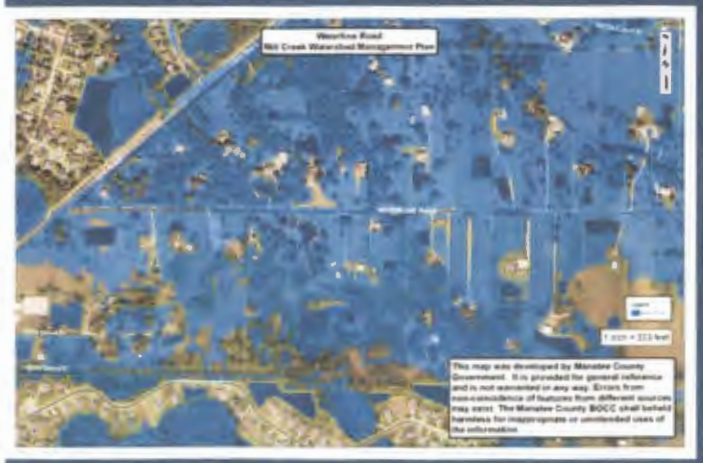
Google Maps

14915 Water Line Srv Rd

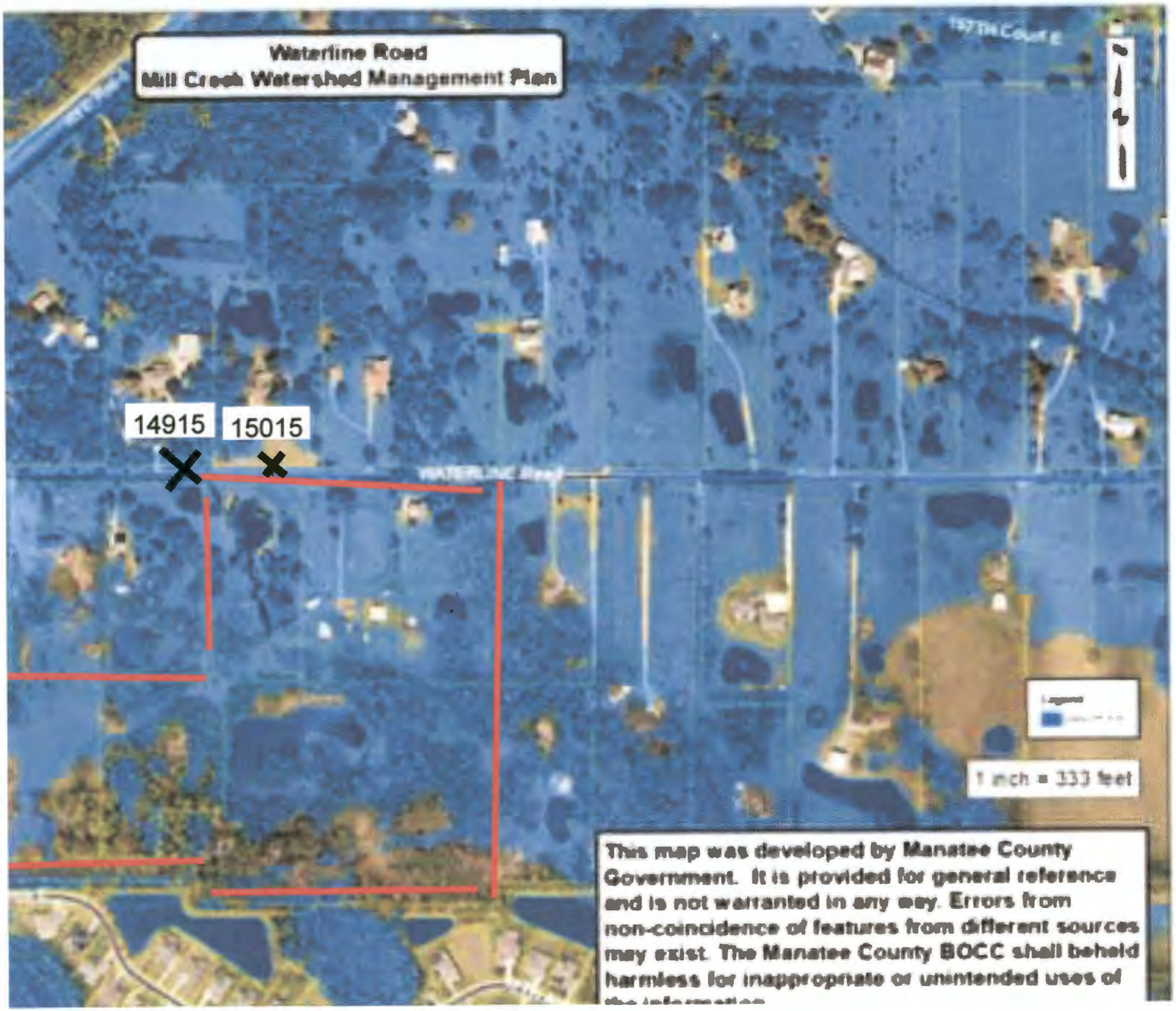
Fuel Tank Cleaners 7th Ave

Outdated Flood Maps

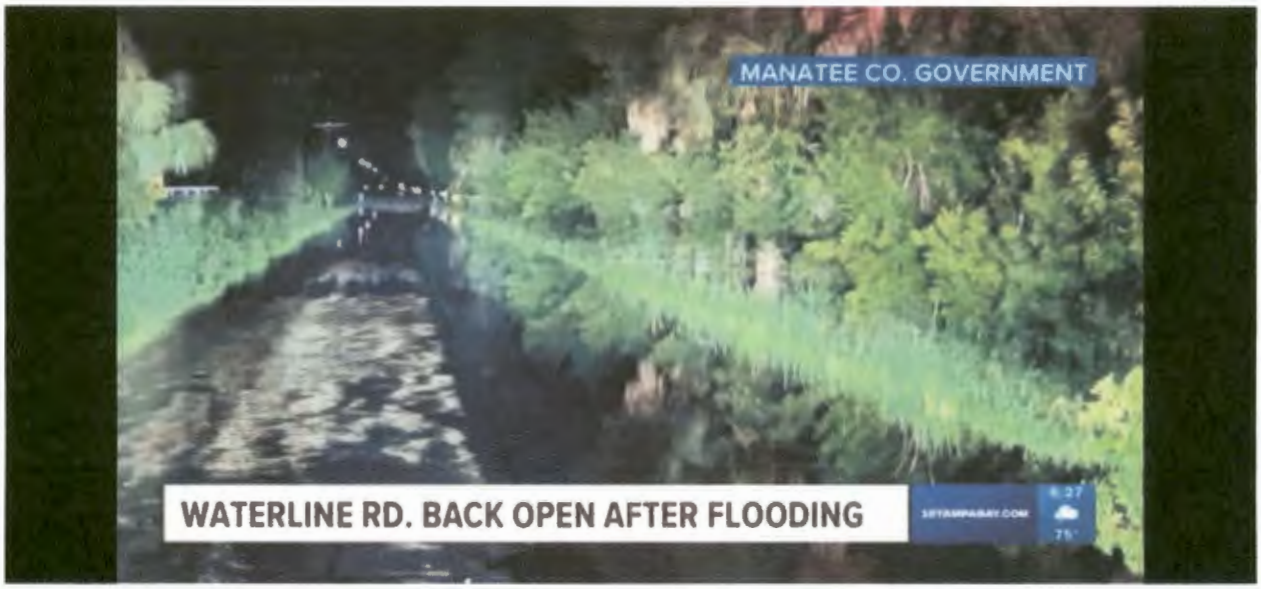
Comparison of FEMA 2014 effective FIRM 100-year Floodplain Delineation versus Mill Creek Watershed Management Plan (WMP)



The FEMA 2014 effective FIRM illustrates minimal 100-year floodplain delineation on Waterline Road and the adjacent properties, whereas inundation is prevalent.


Waterline Road
Mill Creek Watershed Management Plan
14915
15015
WATERLINE Road
1 inch = 333 feet
This map was developed by Manatee County Government. It is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall behold harmless for inappropriate or unintended uses of

WATERLINE ROAD FLOODING- WEST END 2025 15015 Waterline Road



WATERLINE ROAD FLOODING- WEST END 2025

15015 Waterline Road

WATERLINE ROAD FLOODING- WEST END 2025

15015 Waterline Road

WATERLINE ROAD FLOODING- WEST END 2025

WATERLINE ROAD FLOODING- WEST END 2024

WATERLINE ROAD FLOODING- WEST END 2017

LEGEND

ASPHALT PAVEMENT

CONCRETE SURFACE

SURFACE WATER

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

NOTES:

1. REQUIRED IMPROVEMENTS ARE NOT PERMITTED WITHIN RESERVATION SETBACK AREAS.
2. ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS FY 2020-25 AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
3. ALL STREET NAME SIGN SHOP DRAWINGS ARE TO BE REVIEWED BY MANATEE COUNTY PRIOR TO INSTALLATION AND THE SIGNS SHALL BE DESIGNED WITH BLOCK NAMES, NUMBERS AND COLORS AS FOLLOWS:
   - 3.1. PRIVATE STREETS: INTERSECTING WITH PUBLIC ROADS: THE STREET NAME SIGNS SHALL BE 6" D SERIES UPPER/LOWER CASE WHITE TEXT ON BLUE BACKGROUND.
   - 3.2. PUBLIC STREETS: THE STREET NAME SIGNS SHALL BE 6" D SERIES UPPER/LOWER CASE WHITE TEXT ON GREEN BACKGROUND.
   - 3.3. EMERGENCY ACCESS MAINTENANCE STREETS: THE STREET NAME SIGNS SHALL BE 6" D SERIES UPPER/LOWER CASE WHITE TEXT ON BROWN BACKGROUND.

14915

15015

FLOOD ZONE A

WATERLINE ROAD

HWY 70 TO RYE ROAD

300' RIGHT TURN LANE

340' LEFT TURN LANE

PROPERTY BOUNDARY

WETLAND IMPACT 0.05 ACRES

WETLAND BUFFER IMPACT 0.05 ACRES

WETLAND #2 0.162 ACRES

WETLAND BUFFER IMPACT 0.22 ACRES

WETLAND JURISDICTIONAL LINE

STREET C

STREET A

STORMWATER MANAGEMENT

ENTRY SIGNAGE

REAR LOT LINE

MATCH LINE - SEE SHEET C-10

TRENTON T. STRACKBEIN
No. 66342
STATE OF FLORIDA
PROFESSIONAL ENGINEER

IVY RUN

Rezone to Planned Development Residential (PDR) with Preliminary Site Plan

Manatee County
Planning Commission

June 11, 2026

Kimley»Horn

kb HOME

GRIMES GALVANO, PL
Attorneys at Law | Est. 1922

About Us

THE APPLICANT

Stephen Beachy, AICP
KB Home Tampa, LLC

Michael Dady
KB Home Tampa, LLC

THE AGENTS

Philip DiMaria, AICP, CNU-A
Kimley-Horn and Associates, Inc.

Trenton Strackbein, P.E.
Kimley-Horn and Associates, Inc.

Dominic Pardue
Kimley-Horn and Associates, Inc.

Marshall Robinson
Grimes Hawkins Gladfelter
& Galvano, P.L

Michael Yates
Palm Traffic, LLC

Caleb J. Grimes, Esq.
Grimes Hawkins Gladfelter
& Galvano, P.L

Application Summary

Zoning Atlas Amendment

- Rezone from General Agriculture District (A) to Planned Development Residential (PDR) with Preliminary Site Plan (PSP)

Proposed Use

- 131 Single-Family Detached Residential Units with 63.15% Open Space
- Two (2) access points along Waterline Road
- No direct access on Rye Road
- 10’ multiuse trail that connects to Rye Road
- Plan to dedicate 0.59 acres of land to the county
- 8’ opaque privacy fence along majority of southern boundary per neighborhood input

Project Location

- 15108 Waterline Road
- 8 parcels (+/- 51.67 acres)
- One (1) block north of SR 64 and Rye Road roundabout

Revised Application

Revised application excludes one (1) parcel included in previous application

- 562900100, 562915017, 562901058, 562901108, 62901157, 562901256, 563105006, 563105105, and 563110204

LEGEND

Proposed Subject Property

Previously Proposed Additional Parcel

Total Acreage: **+/- 60.77**
180 SF Units

- 562900100, 562901058, 562901108, 62901157, 562901256, 563105006, 563105105, and 563110204

LEGEND

Subject Property

Total Acreage: +/- 51.67
131 SF Units (All shifted East)
removal of vehicle access to Rye Rd.

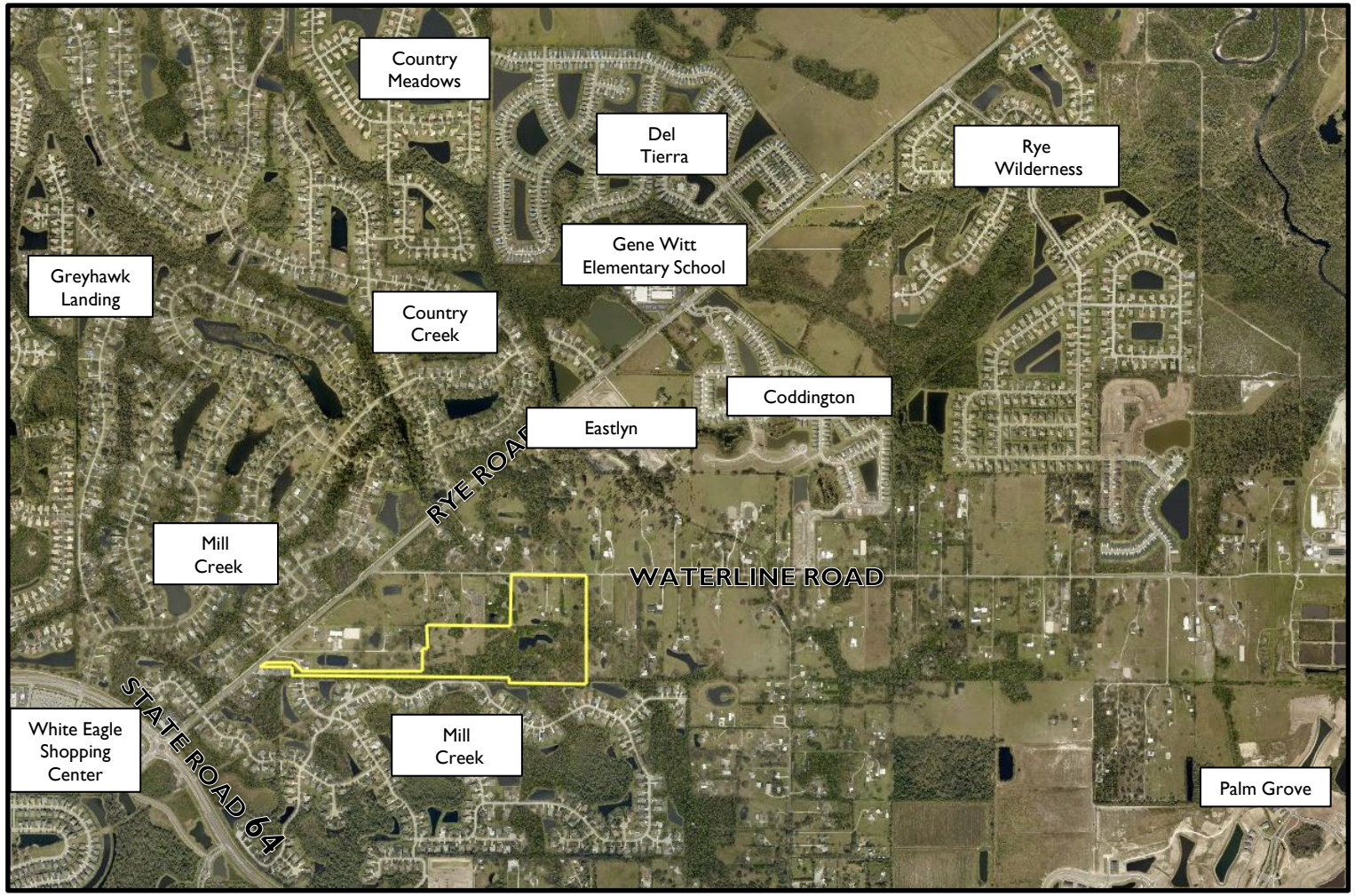
Community Context

- Located in east Manatee County, within area characterized by low to medium density residential development and a Future Land Use Classification of Urban Fringe – 3 DU/acre (UF-3)

- General Agriculture (A) to the north and east and Planned Development Residential (PDR) to the west and south, including the established Mill Creek community, creating a compatible residential context.

- 131 single-family homes at ±2.54 DU/acre, consistent with nearby residential densities, including Mill Creek and Eastlyn communities.

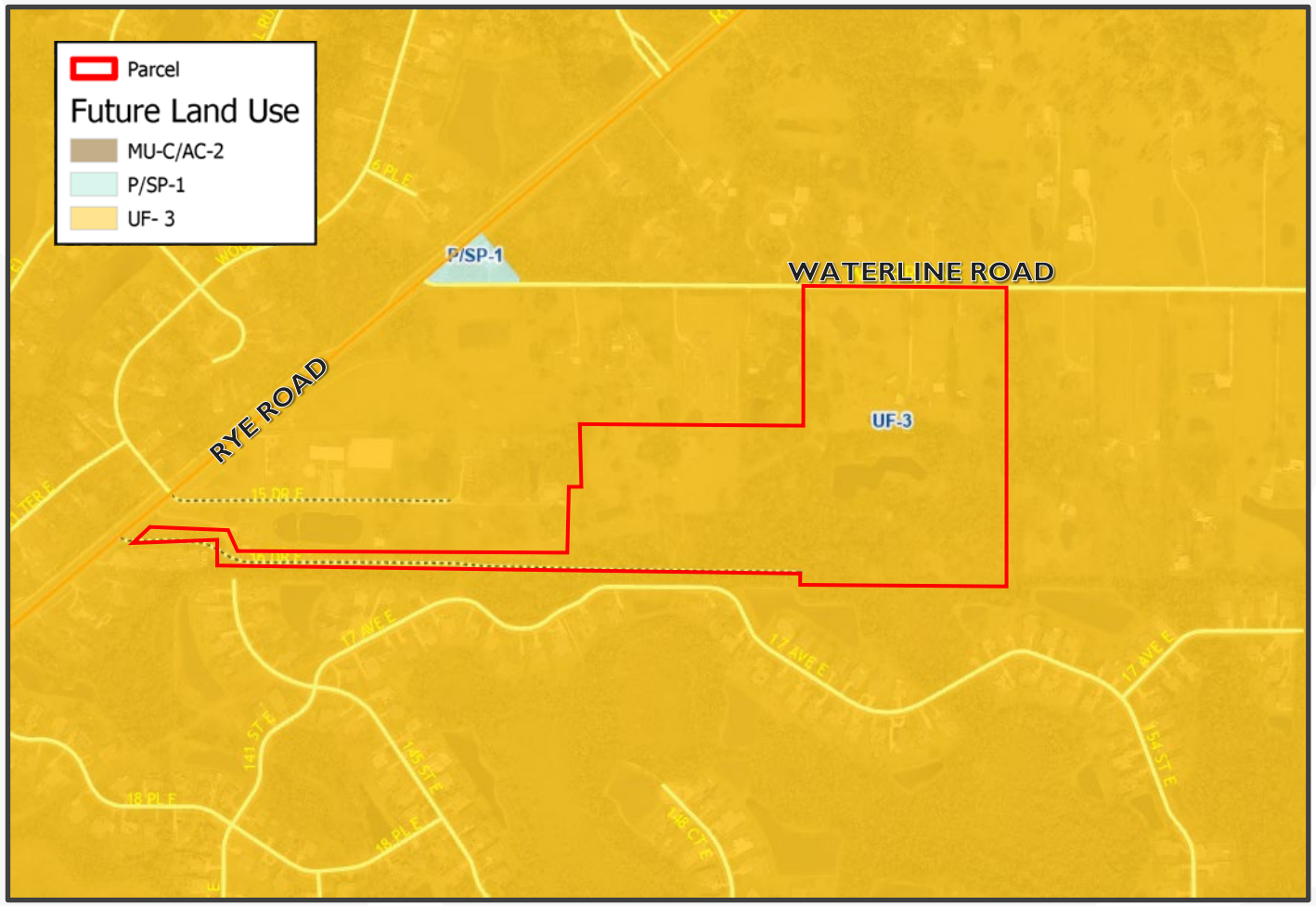
- The site is located in proximity to key community services



Future Land Use

Existing Future Land Use:

- Urban Fringe – 3 DU/acre (UF-3)
- No change proposed

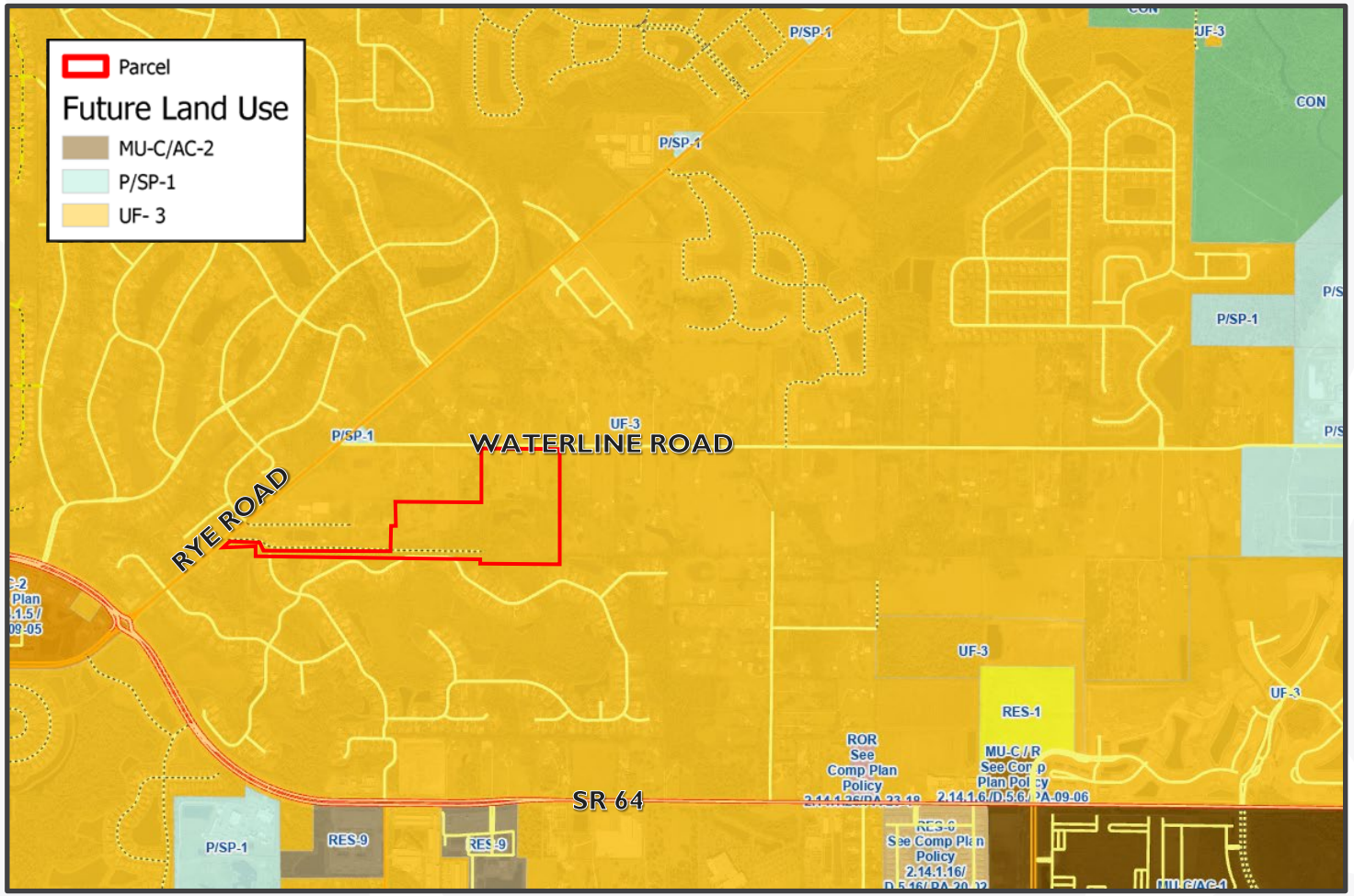


Source: Sarasota County Property Appraiser

Future Land Use

Existing Future Land Use:

- Urban Fringe – 3 DU/acre (UF-3)
- No change proposed

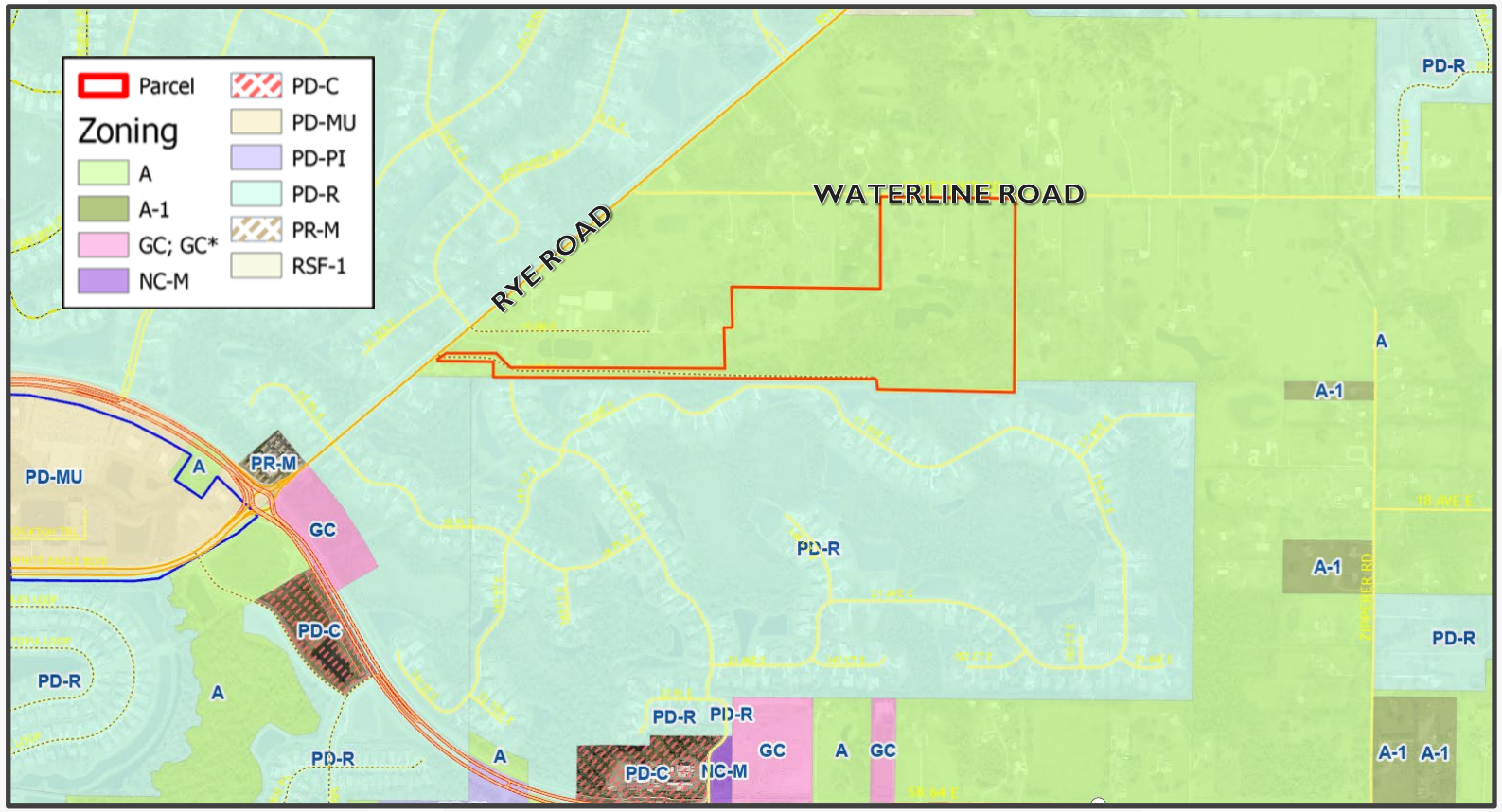


Source: Sarasota County Property Appraiser

Zoning

Existing Zoning:

- General Agriculture District (A)



Source: Sarasota County Property Appraiser

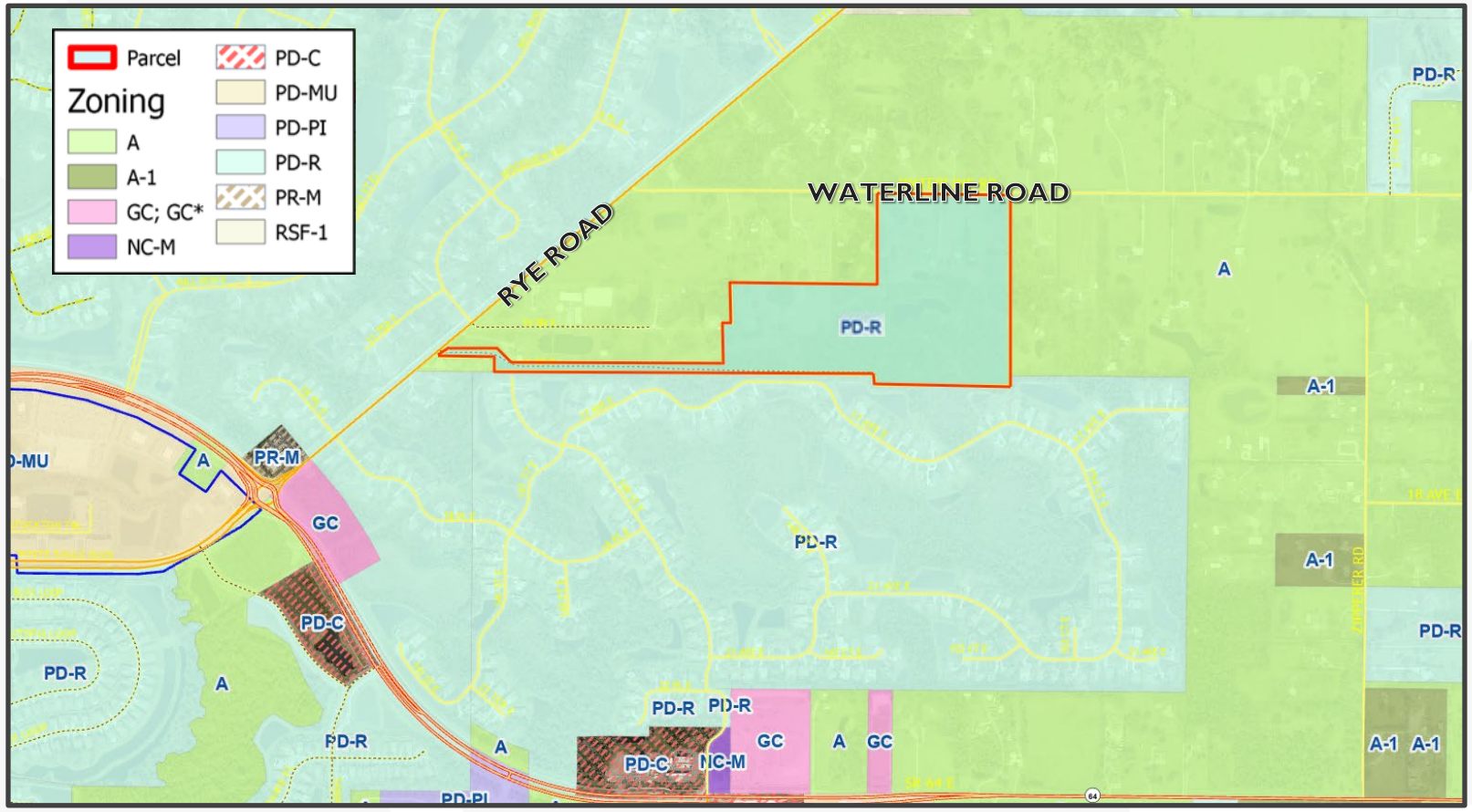
Zoning

Proposed Zoning:

- Planned Development – Residential (PDR)

Proposed Density:

- 2.54 DU/acre



Source: Sarasota County Property Appraiser

Neighborhood Outreach

1. Neighborhood Workshop #1 (April 22, 2025)

- Initial presentation of application
- First iteration of site plan presented
- Questions regarding access points and circulation

2. Neighborhood Workshop #2 (September 25, 2025)

- Updated plan presented
- Focus on traffic operations and residential character
- Interest in improvements at Waterline Rd. & Rye Rd.
- Concerns about density relative to surrounding area
- Questions regarding stormwater and offsite impacts
- Questions on unit types (one-story vs. two-story)

3. Mill Creek VII HOA Meeting (October 21, 2025)

- Direct coordination with adjacent residents
- Discussion of buffering, layout, and proximity concerns
- Request for fencing along southern boundary

3. Meeting with Waterline Neighbor Representatives (June 9, 2026)

- Direct coordination with adjacent residents

Application History & Key Changes

1. **March 2025 (Original Submittal)**
   - 60.96 acres | 180 single-family units
   - Density: 2.96 DU/acre
   - 9 parcels included
   - Two access points (Rye Rd. & Waterline Rd.)
   - Request for reduced buffer and sidewalk requirements
2. **July 2025 (Revised Submittal)**
   - 51.67 acres | 131 single-family units
   - Density reduced to 2.54 DU/acre
   - 1 parcel removed from application
   - Access revised to two (2) Waterline Rd. connections only
   - Added pedestrian trail system with connection to Rye Road
   - 50% open space proposed
3. **December 2025 (Current Design)**
   - 51.67 acres | 131 units (no increase from prior submittal)
   - Open space increased to ~63%
   - Refined layout and buffering
   - Added privacy fencing along southern boundary
   - Trailhead dedication

How Feedback Shaped the Revised Plan

1. Reduced Development Intensity

- Units decreased from 180 to 131
- Overall project area reduced

2. Access & Circulation Adjustments

- Removed direct access to Rye Road
- Consolidated access to Waterline Road
- Added 10’ multiuse trail connection to Rye Road

3. Traffic Considerations

- Traffic signal proposed at Waterline Rd. & Rye Rd. intersection to address traffic impact and safety concerns

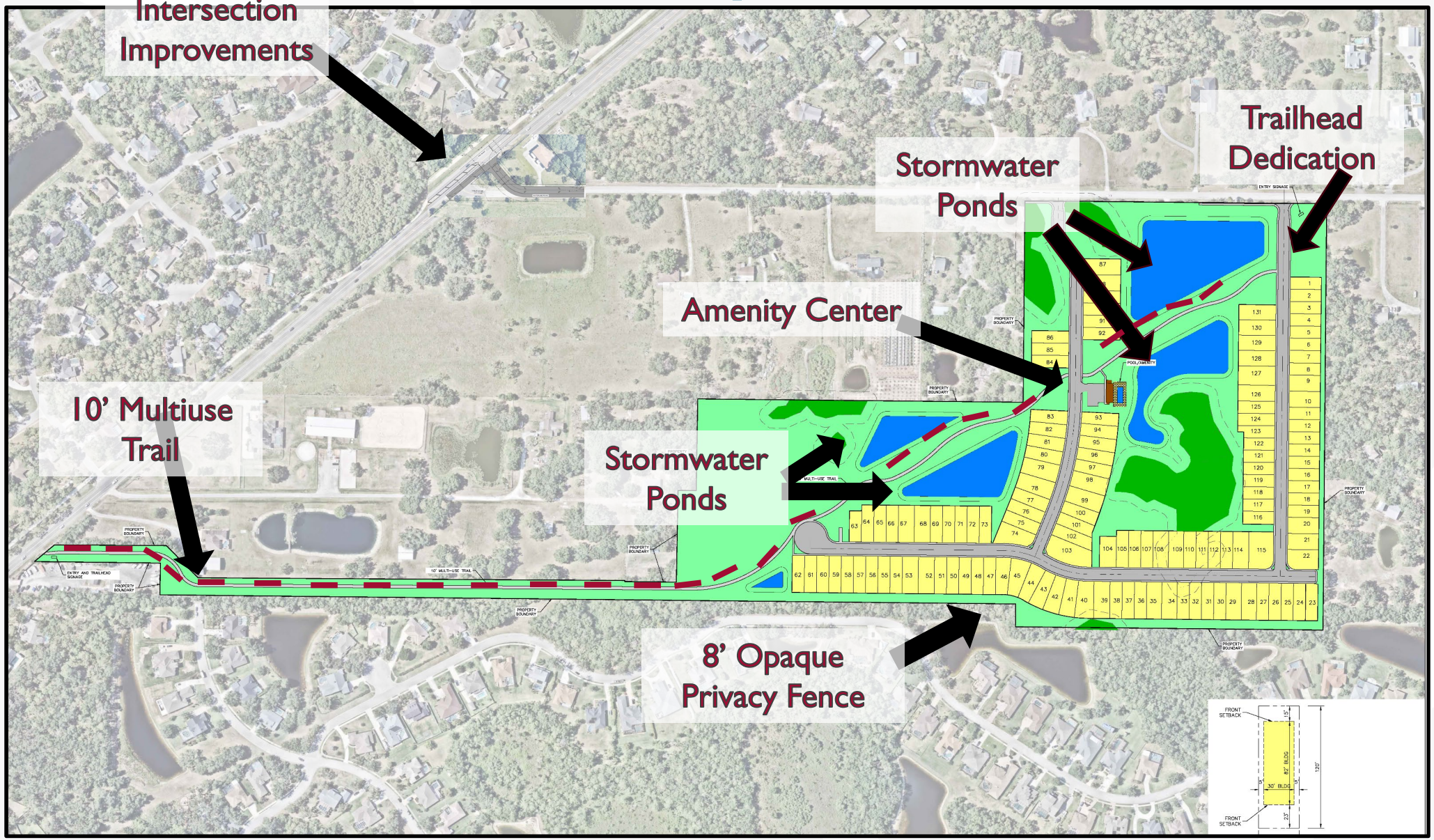
4. Enhanced Buffers & Open Space

- Increased open space to ~63%
- Added 8’ privacy fence along southern boundary per neighbor's requests
- Maintained and refined wetland areas

5. Layout Refinements

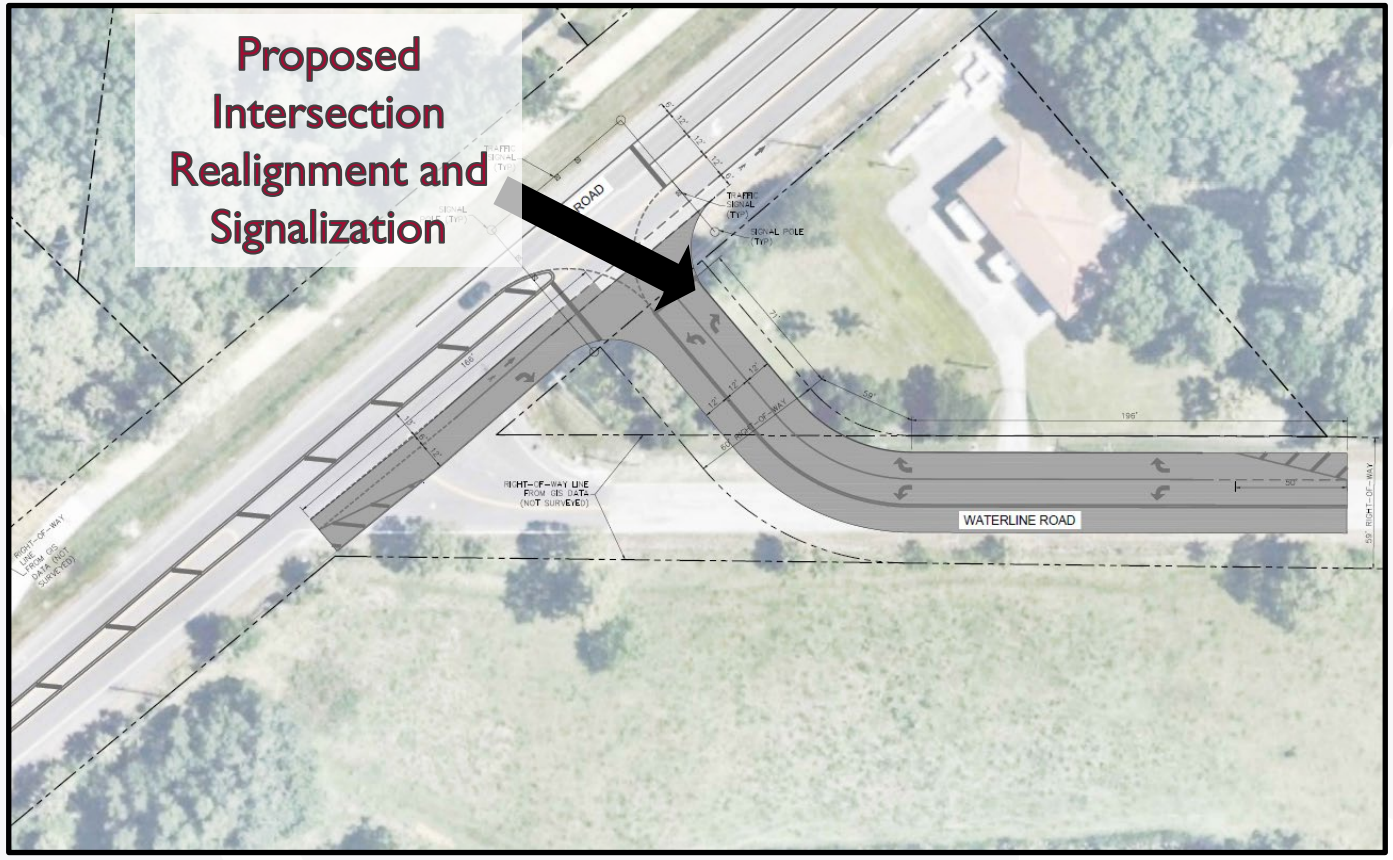
- Adjusted lot placement near adjacent neighborhoods
- Incorporated additional separation where feasible

Preliminary Site Plan

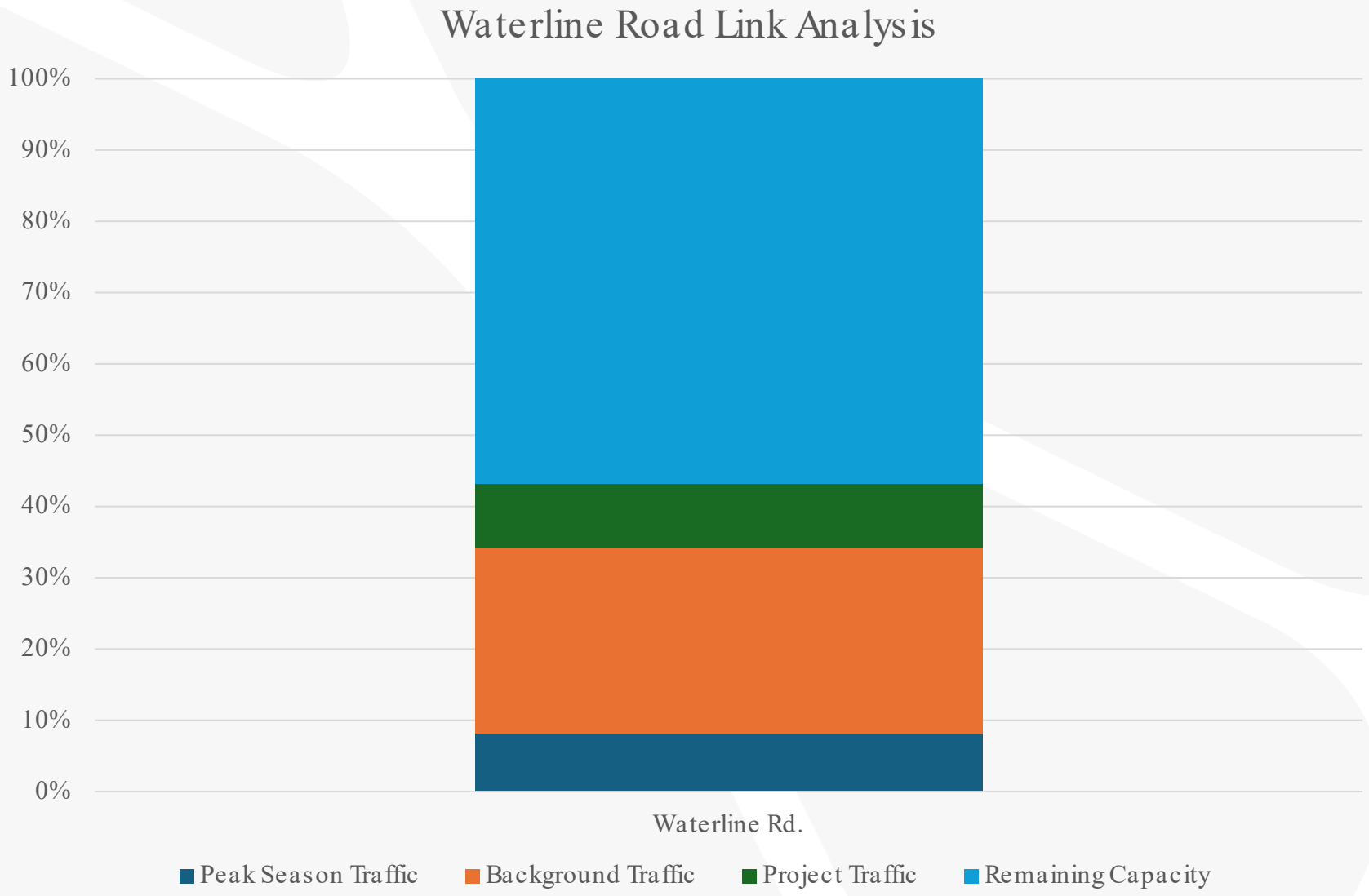


Developer Agreement

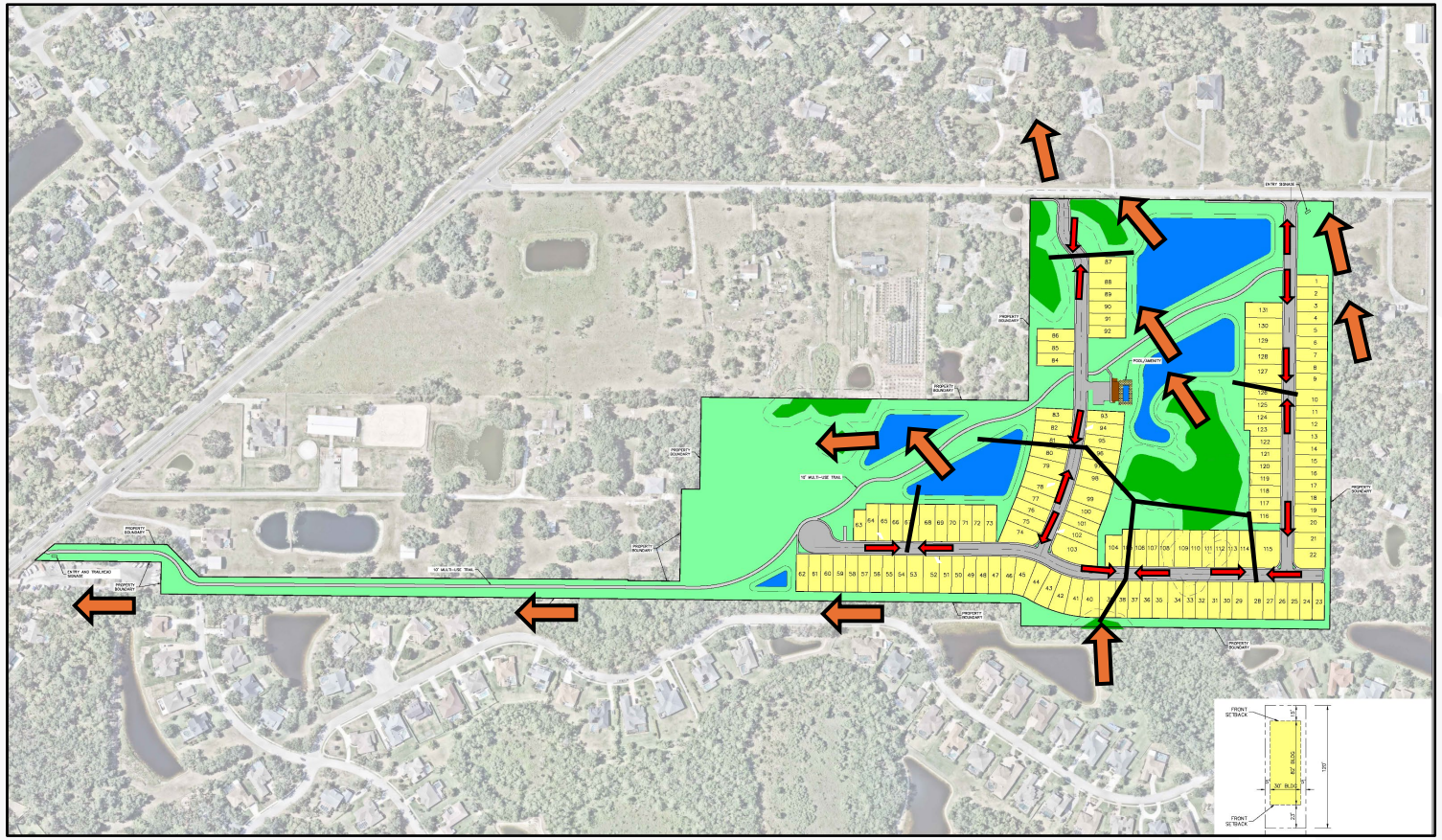
1. **Dedication to Manatee County**
   - Dedication of 0.59 acres of the property to Manatee County for trailhead
2. **Inclusion of public trail**
   - Added pedestrian trail meandering throughout the development, connecting Rye Rd. and Waterline Rd.
3. **Waterline Rd & Rye Rd**
   - Reconfiguration of Waterline Rd. connection to Rye Rd.
   - Traffic signal proposed at Waterline Rd. & Rye Rd. intersection to address traffic impact and safety concerns



Traffic Study



Stormwater Considerations



- Stormwater Management will be designed to SWFWMD and Manatee County requirements consistent with NOAA Atlas 14
- Thoughtful design approach that concentrates development within existing upland areas
- Manatee County requires a 50% reduction in discharge rate from site
- Floodplain impacts to be compensated by project

GRIMES GALVANO, PL
Attorneys at Law | Est. 1922

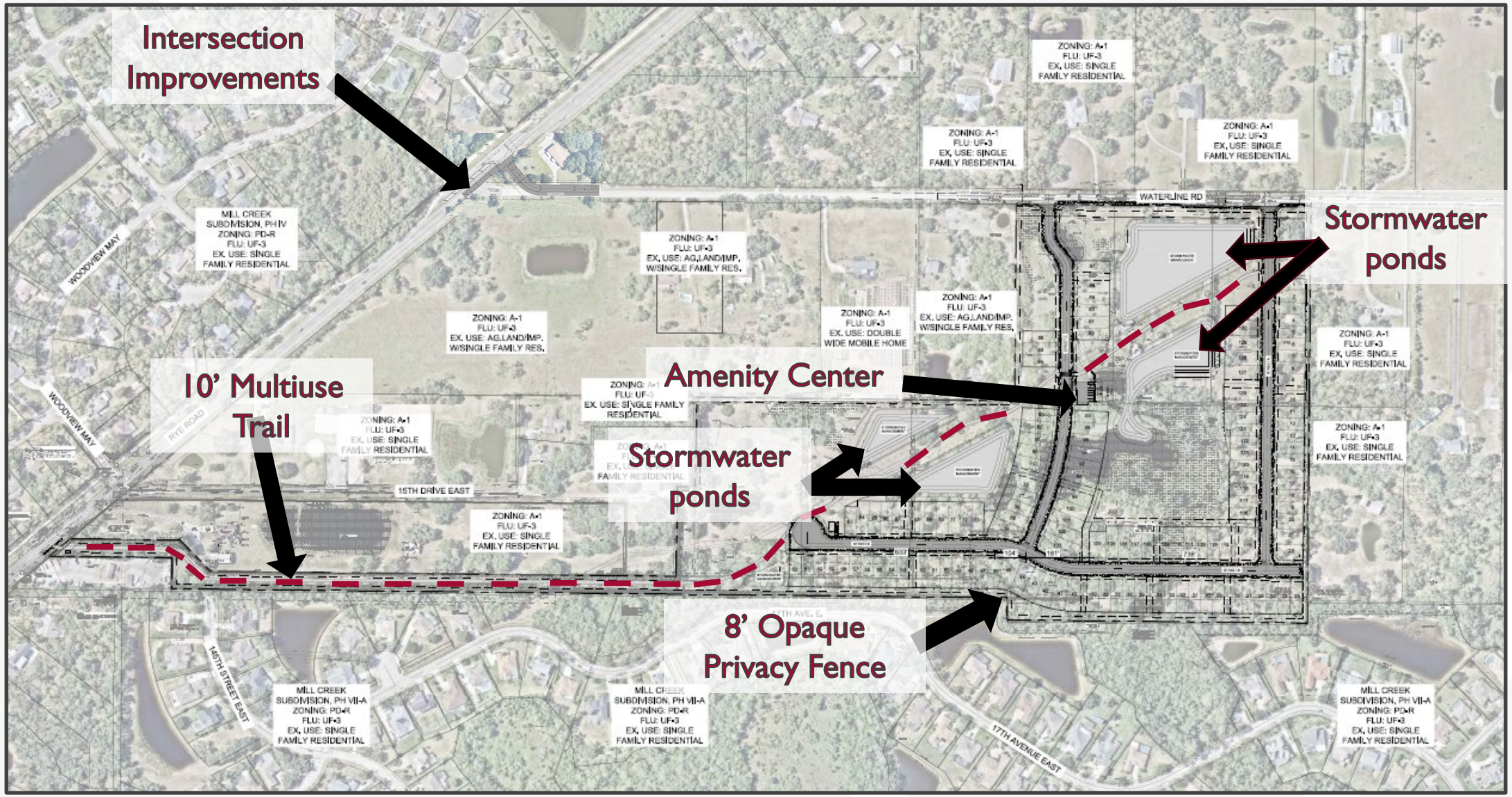
Kimley»Horn
Expect More. Experience Better.

kb HOME

Questions?

Thank you for your time.

Preliminary Site Plan



Preliminary Site Plan

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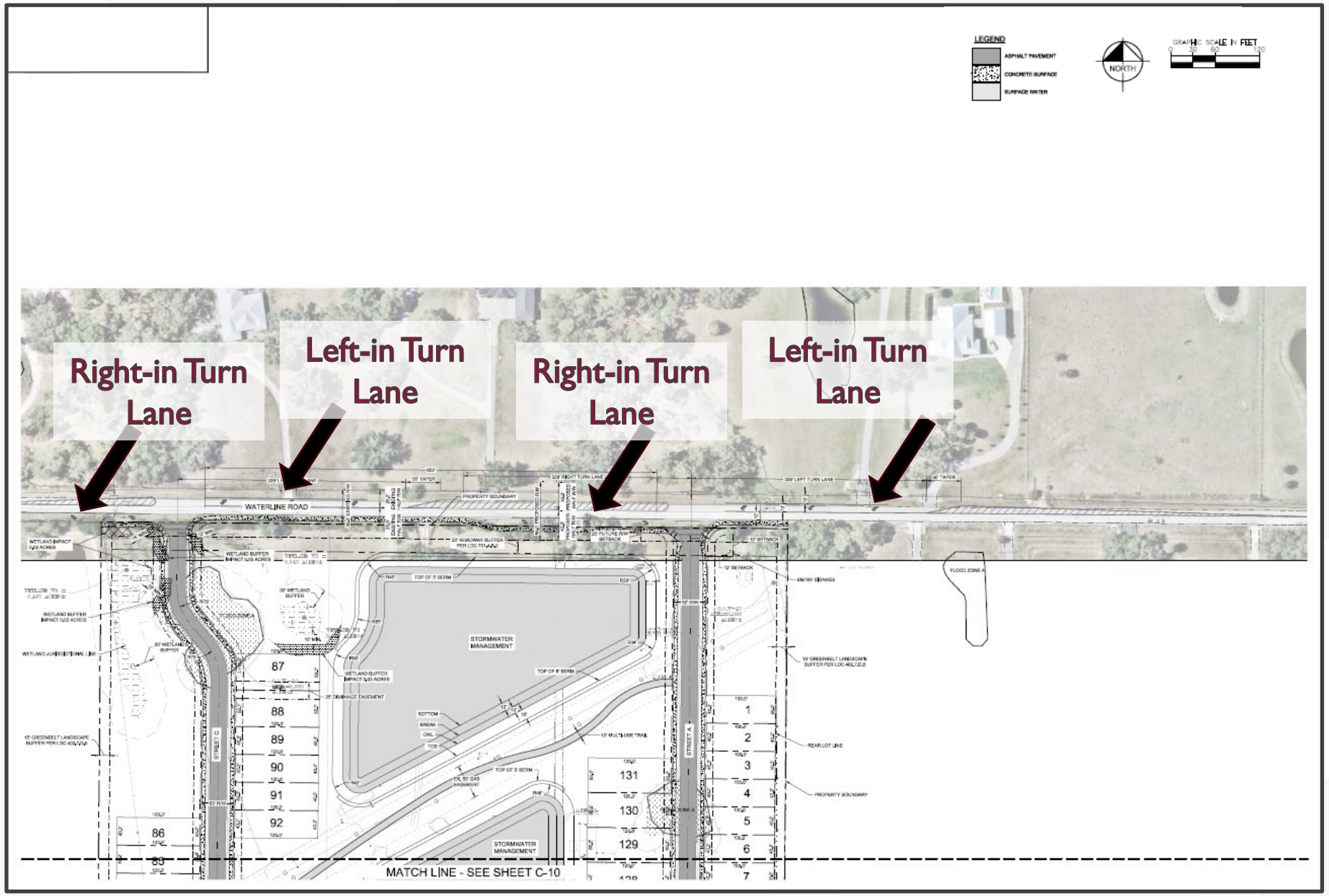
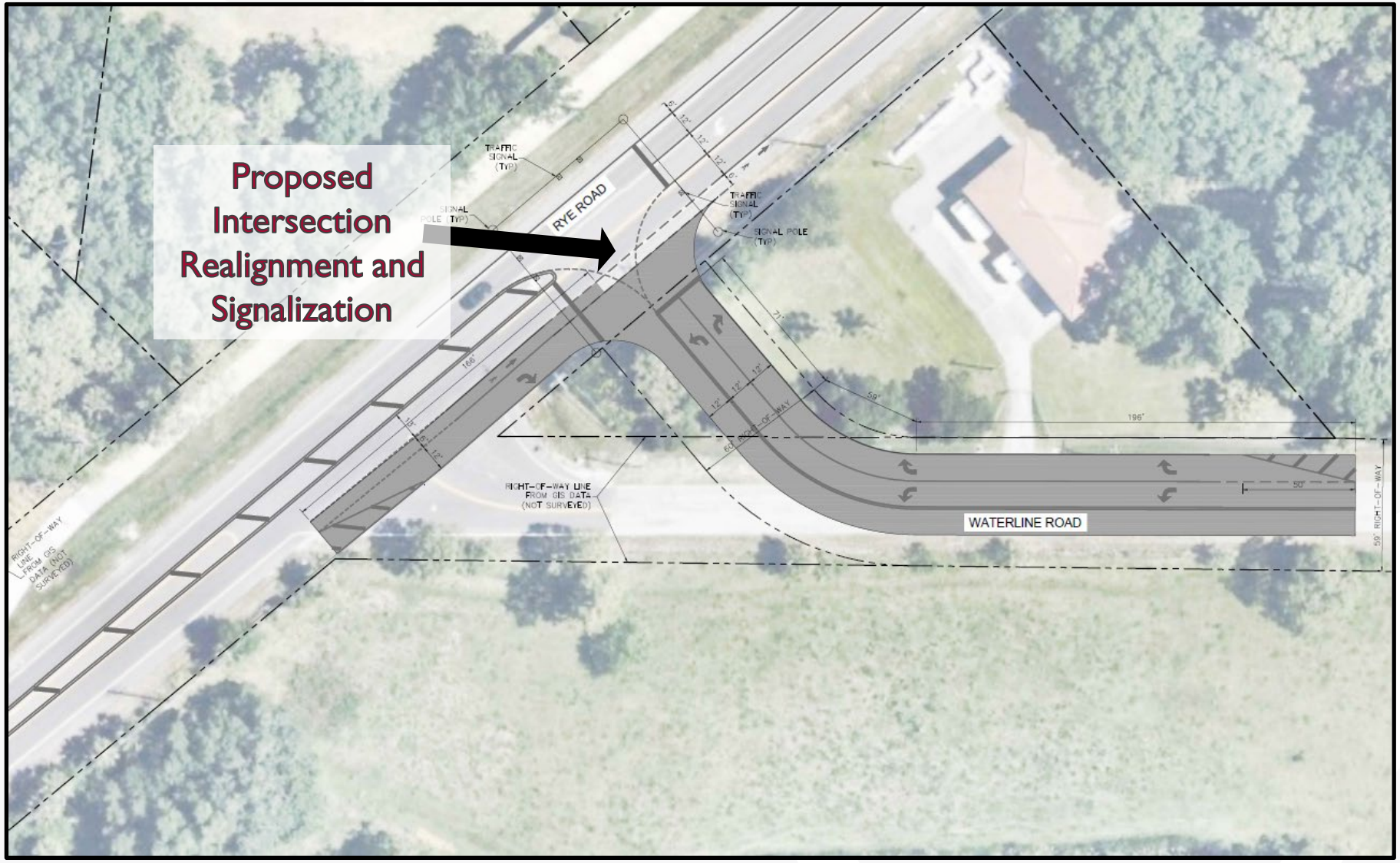
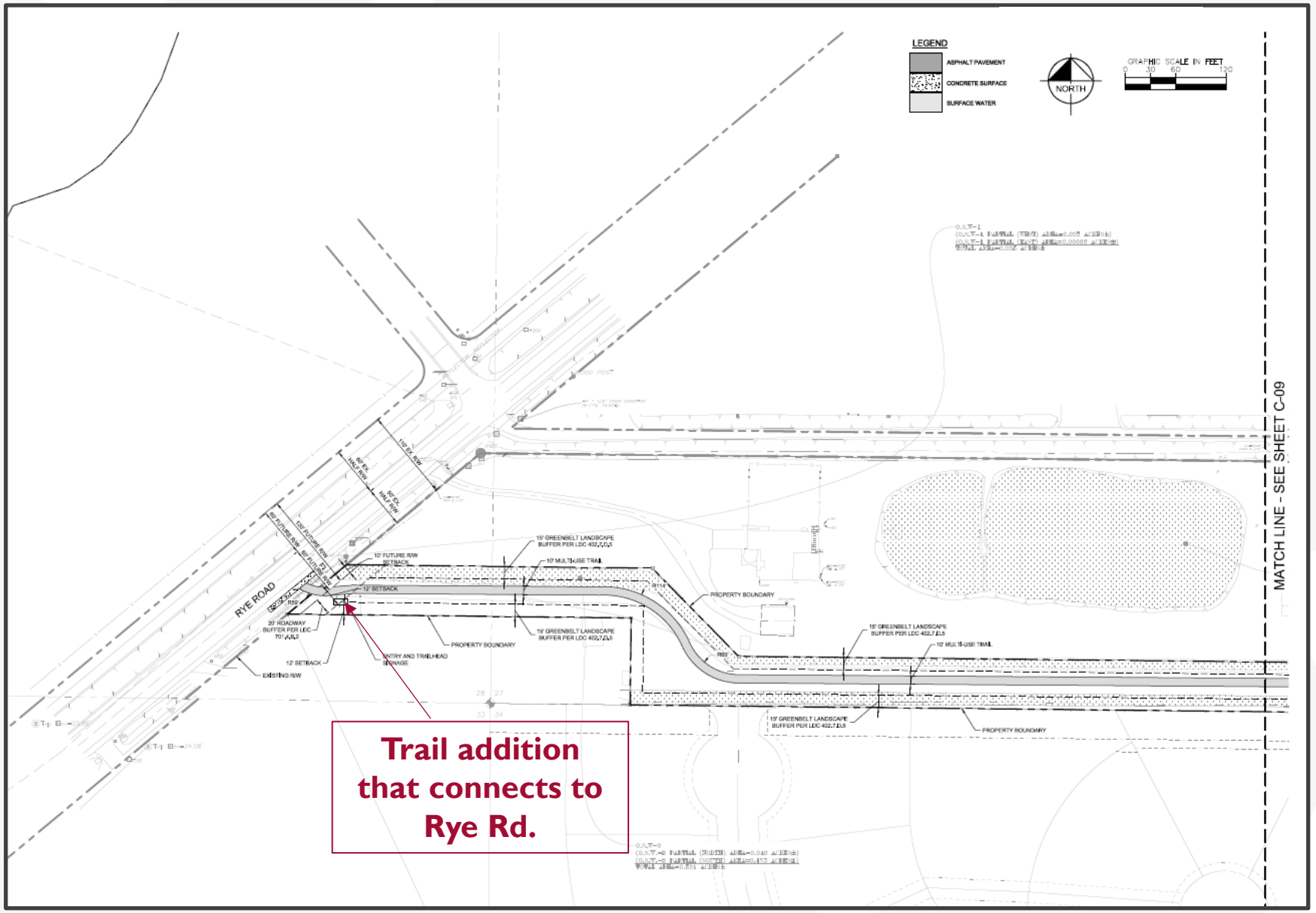


Waterline Rd & Rye Rd Improvements



Preliminary Site Plan



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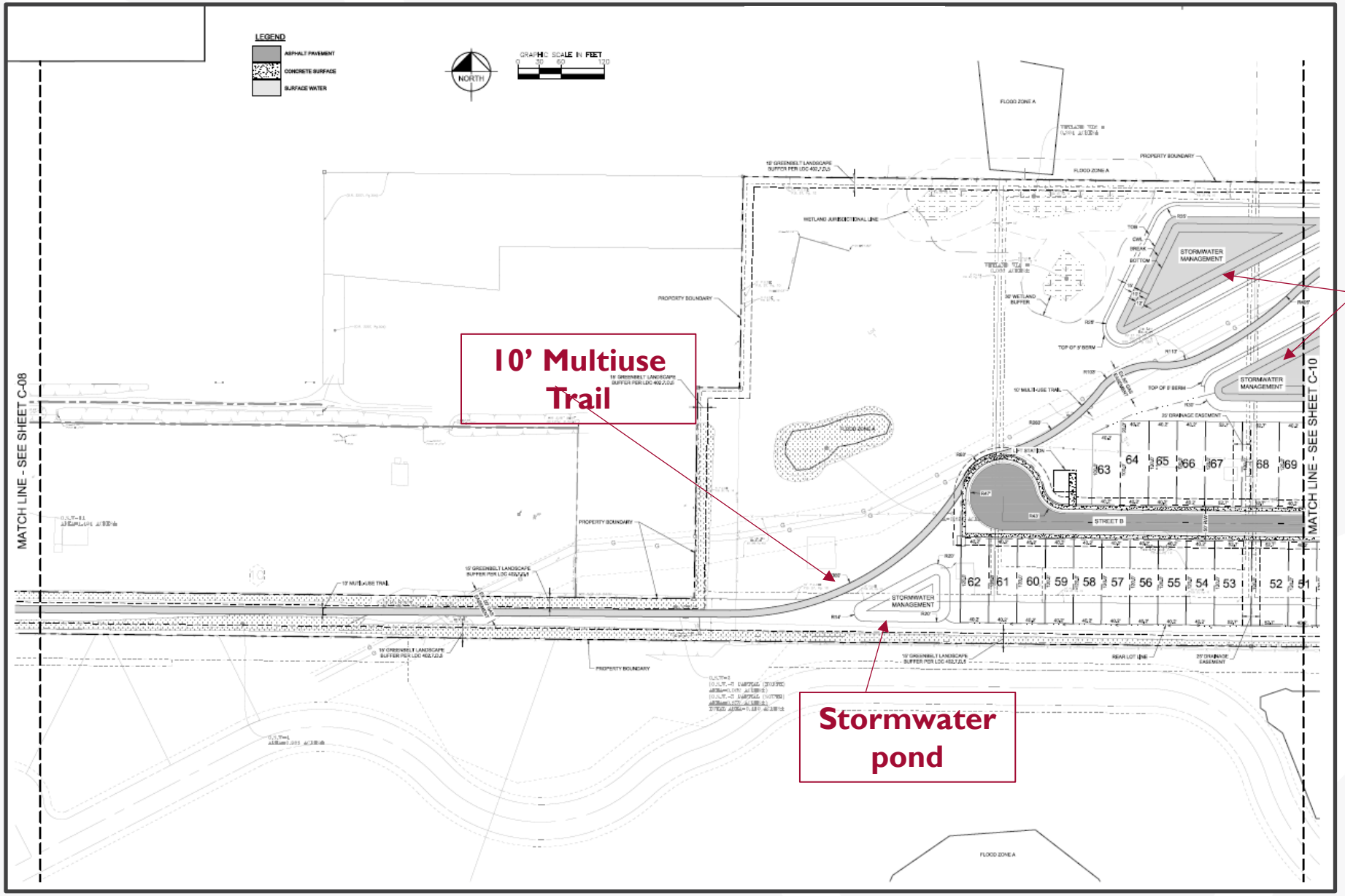

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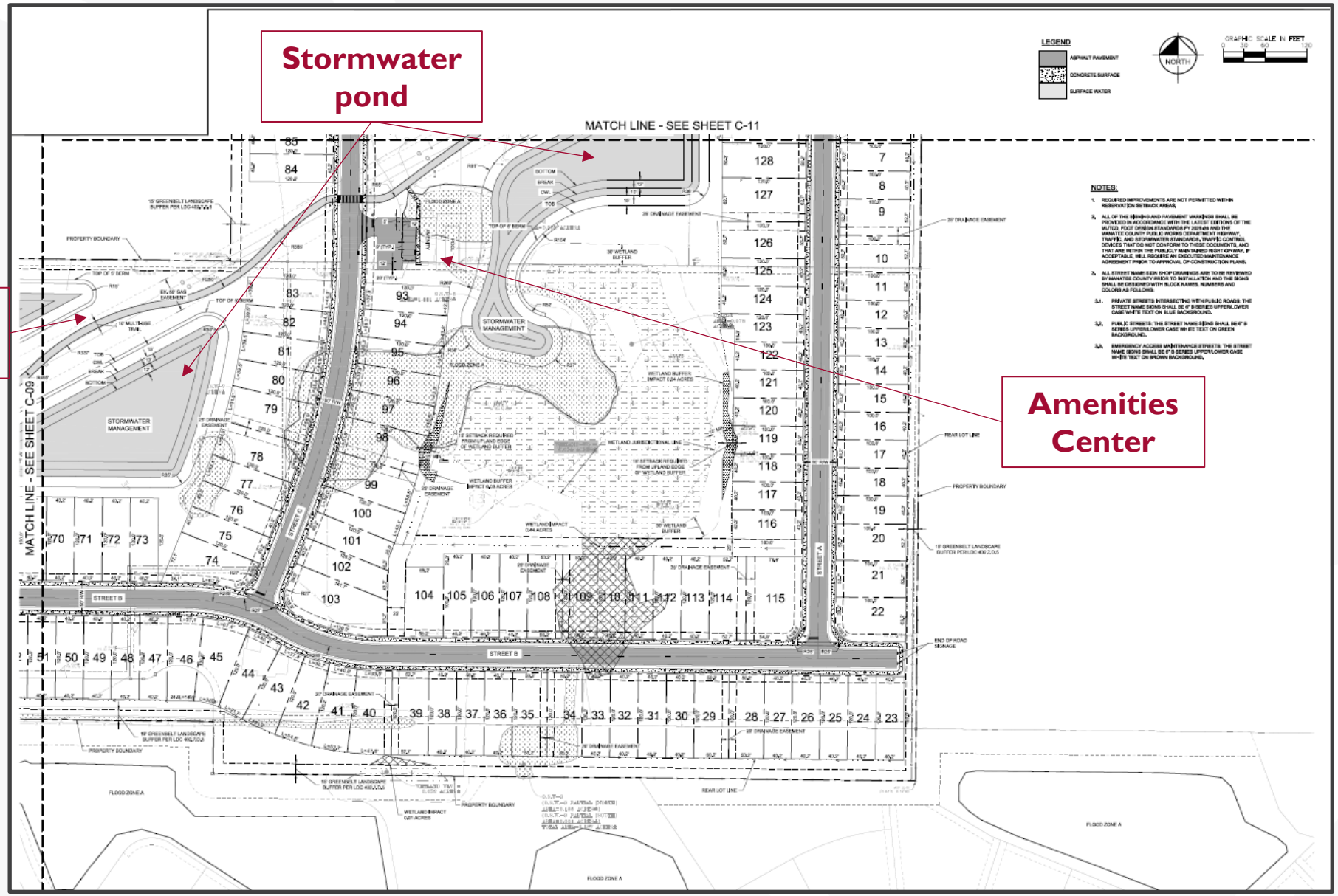
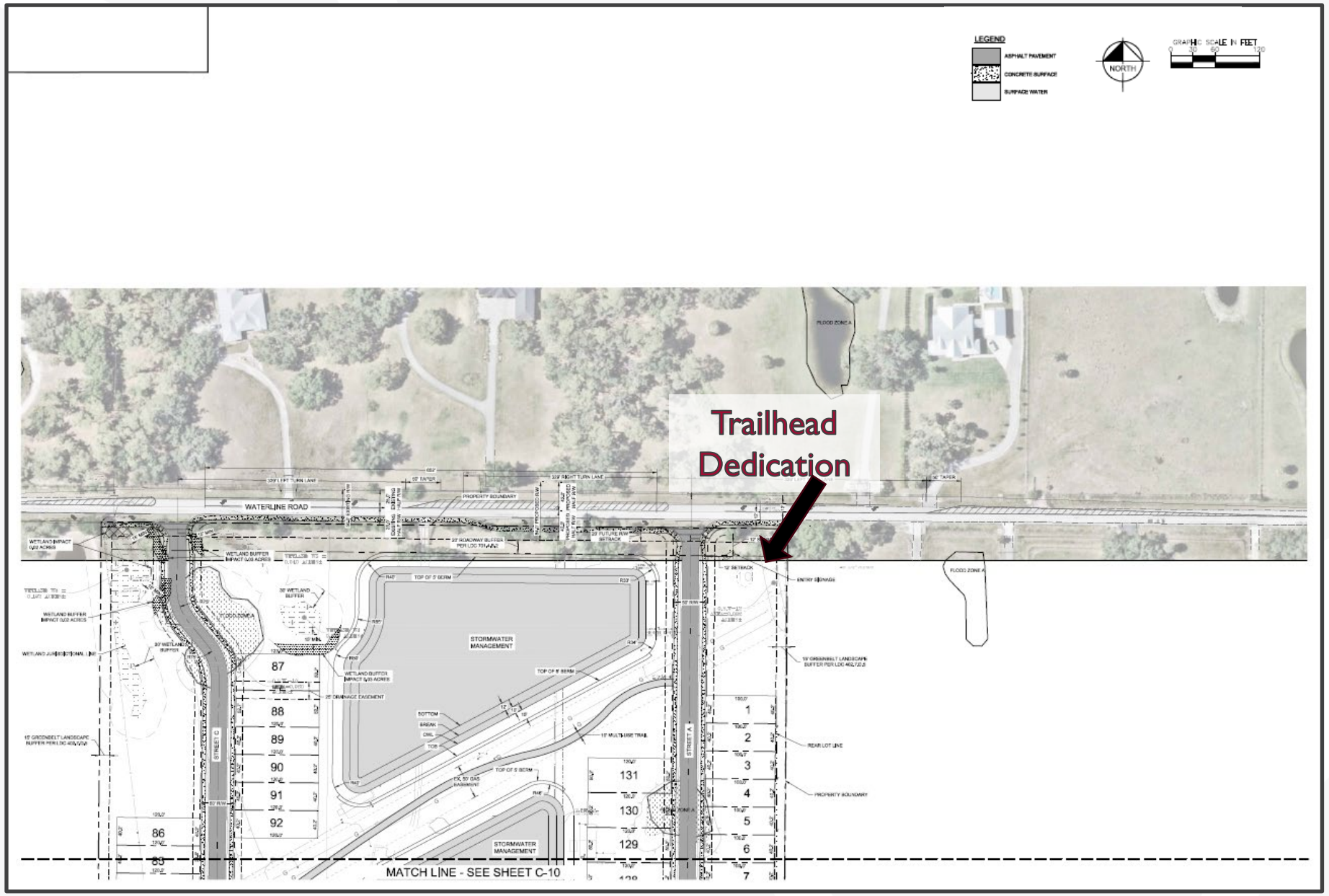


Preliminary Site Plan



Ivy Run

PDR-25-06(Z)(G)
PLN2503-0127

Lindsey Craig, MSURP
Planner I

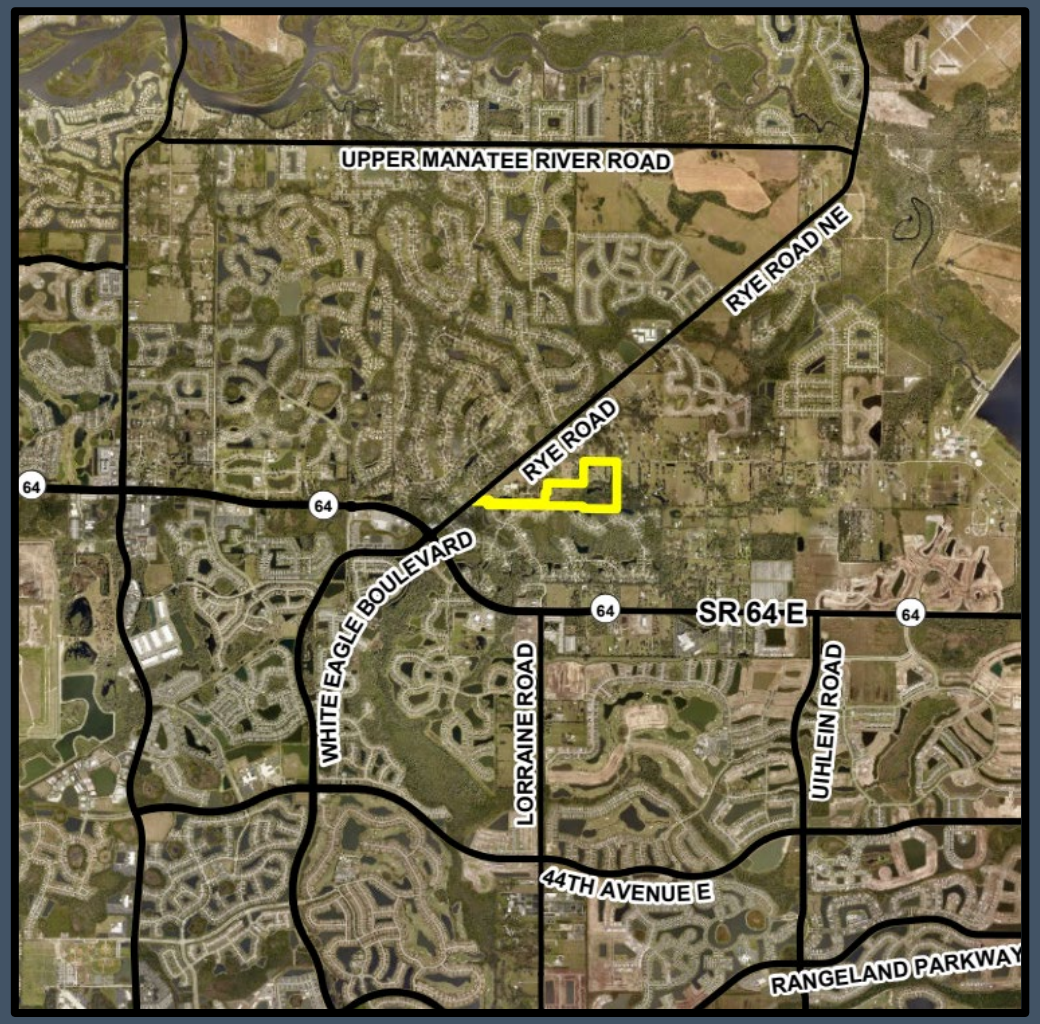
Planning Commission

June 11, 2026

Site Location

General Location: approximately 1,600 feet east of Rye Road and south of Waterline Road

Project Area: 51.67 acres

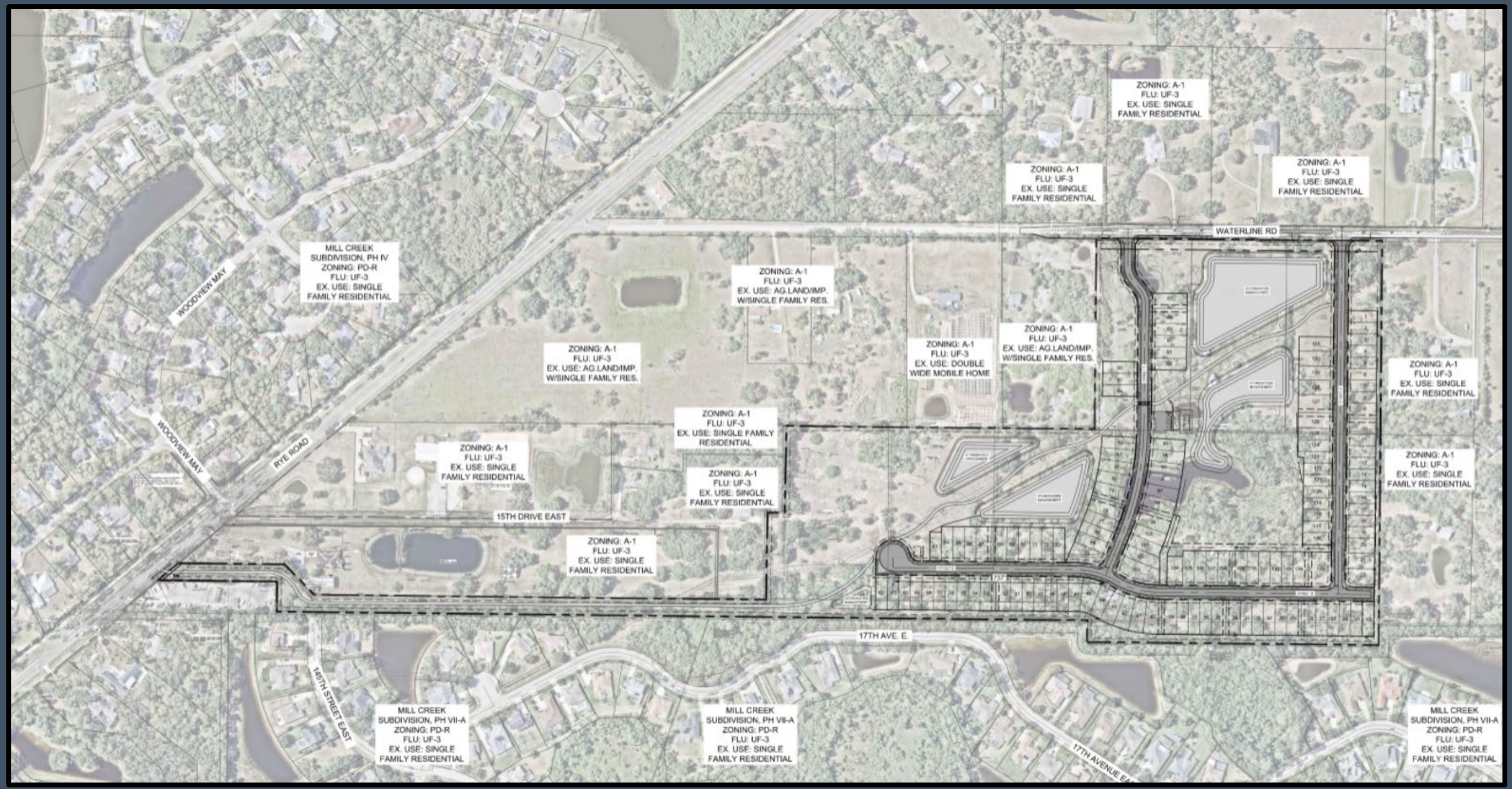


Source: Manatee County

Request

- **Proposed Zoning:** Planned Development Residential (PDR)
- **Site Plan:** Preliminary Site Plan (PSP)
- **Entitlements/Density:** 131 single-family residential dwelling units or 2.54 DU/GA
- **Access:** Waterline Road
- **Overlays:** Not Applicable
- **Schedule of Uses:** Not Applicable
- **Specific Approvals:** None requested
- **Stipulations:** Proffered

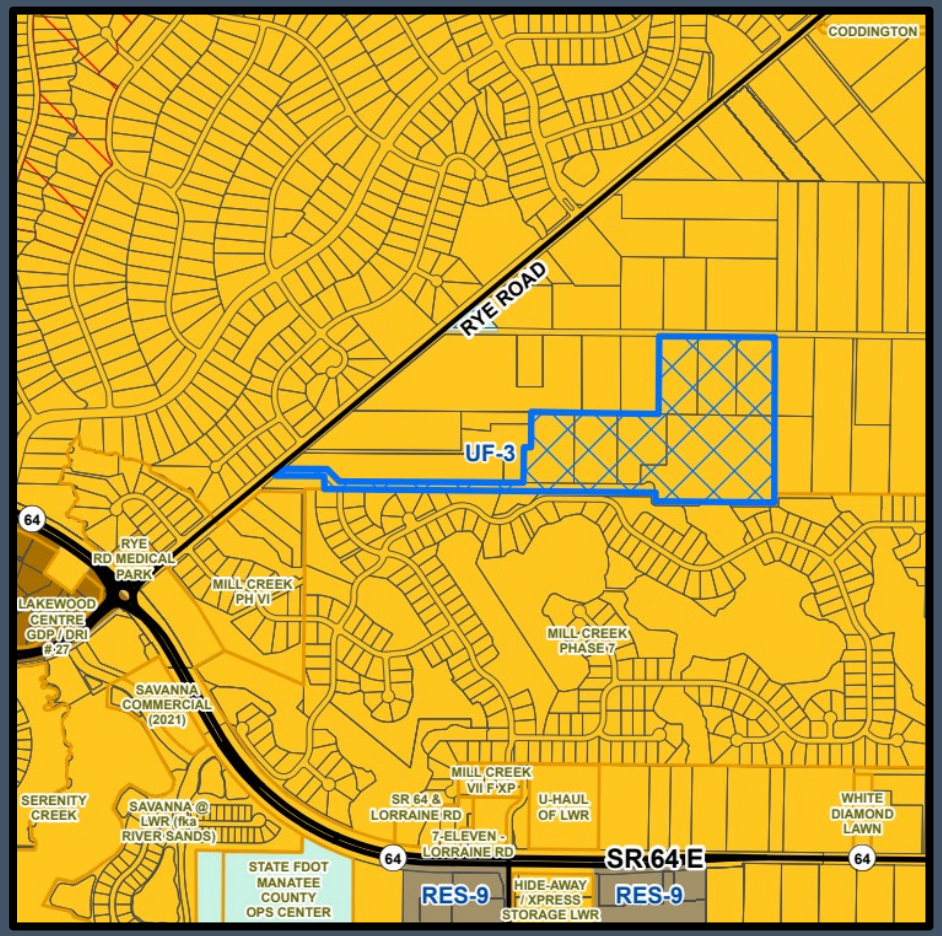
Source: Manatee County

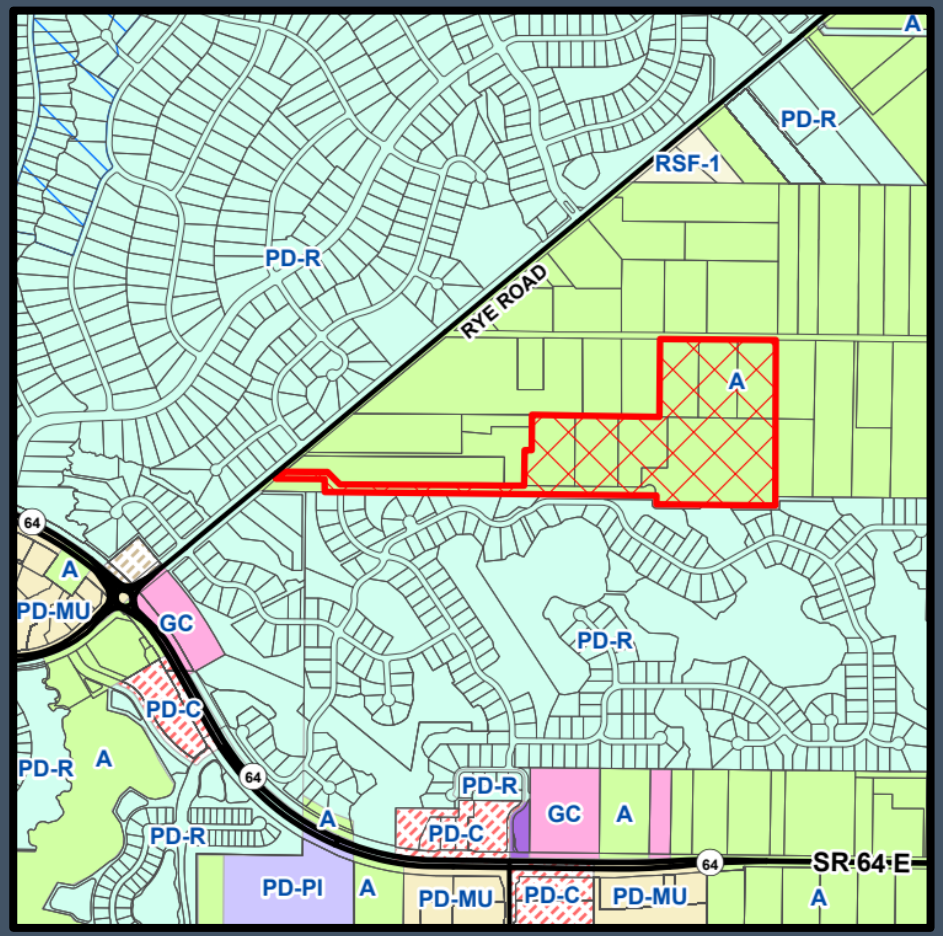


Source: Applicant

Future Land Use & Zoning District

- FLU:
  Urban Fringe – 3 (UF-3)
- Zoning District:
  General Agriculture (A)





Source: Manatee County

Neighborhood Workshop

- **Location:** Virtual
- **Date:** April 22, 2025, and September 25, 2025
- **Summary of Issues and Concerns**
  - Traffic
  - Preservation of existing trees
  - Buffering

Public Facilities

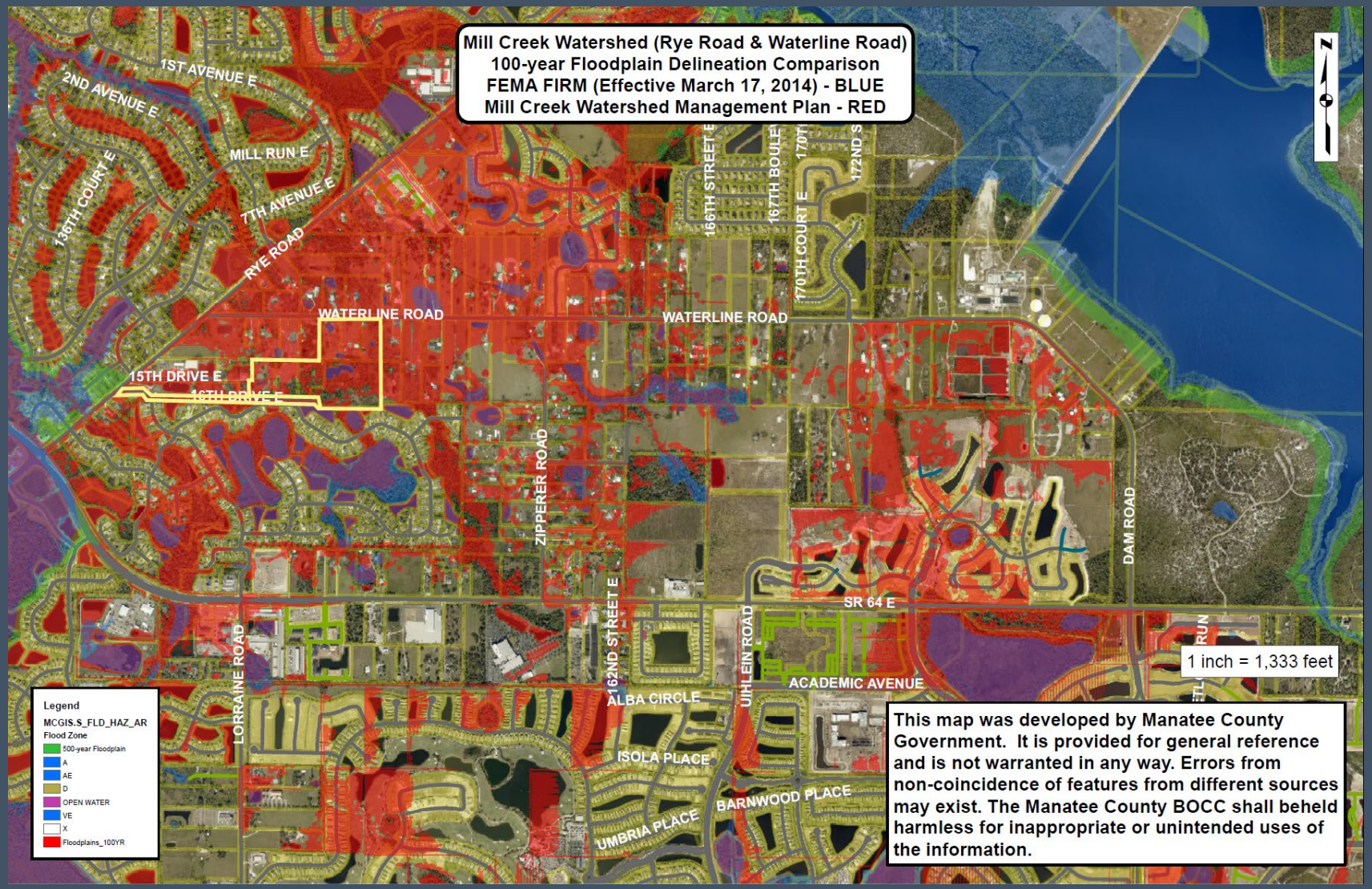
- **County infrastructure facilities exist near the project:**
  - Potable Water
  - Wastewater
  - Reclaimed Water

Manatee County FLORIDA

Floodplain Overlay

FEMA Firm (3-17-2014) – BLUE

Mill Creek Watershed Management Plan - RED



Manatee County FLORIDA

Stormwater Conditions

- A Public Drainage Easement shall be dedicated to Manatee County and be shown on the FSP for the existing ditch along the southern property line and the existing drainage ditch in the northeast corner of the project boundaries.

- In addition, a Public Drainage-Maintenance Access Easement shall be provided along the top-of-bank of these systems. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

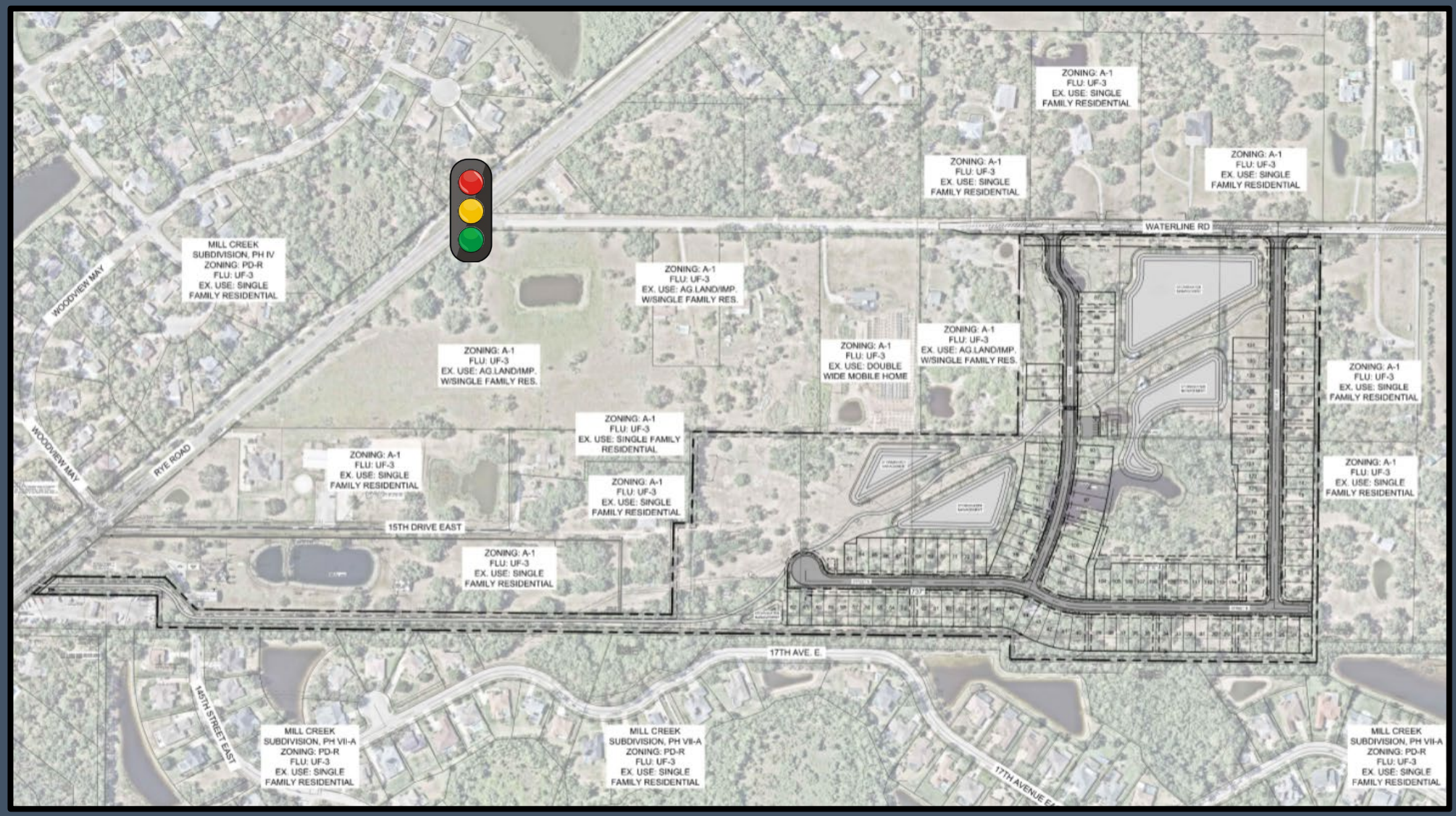
Manatee County FLORIDA

Transportation Link Capacity Analysis

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS *(W/O PROJECT)*	FUTURE LOS *(W/ PROJECT)*
Waterline Road	6120	C	D	D	C

Manatee County FLORIDA

Traffic Light Location



Manatee County FLORIDA

Positive Aspects

- The UF-3 FLUC encourages low density and medium density clustered residential uses.
- The proposed residential development is surrounded by existing residential developments to the north and south.
- A 10-foot-wide multi-use trail begins at Rye Road and extends throughout the development.
- The subject property is west of the FDAB.
- Site design provides 63.15% Open Space, exceeding the required 25% Open Space for the project.
- The applicant will coordinate to construct transportation improvements located at the intersection of Rye Road and Waterline Road.

Negative Aspects with Proposed Mitigating Measures

- 0.47 acres of wetland impacts are proposed.
  - Mitigating Measure: UMAM Mitigation will be required through the SWFWMD.

Notable Conditions of Approval

Environmental

- Only 0.47 acres of impacts to jurisdictional wetlands or wetland buffers.
- No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

Traffic

- Developer shall construct transportation improvements to the intersection of Rye Road and Waterline Road (first phase of development).

Stormwater

- Demonstrate no adverse impacts to surrounding neighboring properties with respect to proposed impacts to the County FEMA 1% annual chance flood hazard area delineation pursuant to the Mill Creek Watershed Management Plan, and post-development discharge of runoff.
- Development shall utilize NOAA Atlas 14 storm model for stormwater and drainage.

Consistency with Comprehensive Plan

- **Policy 2.1.1.4** (Promote development in currently undeveloped areas)
- **Policy 2.1.2.2.** (Limit urban sprawl east of the FDAB)
- **Policy 2.1.2.3.** (Compatibility with existing development)
- **Policy 2.1.2.4.** (Limit urban sprawl)
- **Policy 2.1.2.7** (Appropriate timing)
- **Policy 2.2.1.11.** (UF-3 FLUC)

Manatee County FLORIDA

Compliance with the Land Development Code

- § 312.6 – Neighborhood Workshops
- § 321.3 – Review Criteria
- § 342.4 – Review Criteria For All Zoning Map Amendments
- § 402.6 - General Design Requirements For All Planned Development Site Plans
- § 402.7.D - Planned Development Residential

Manatee County FLORIDA

Conclusion

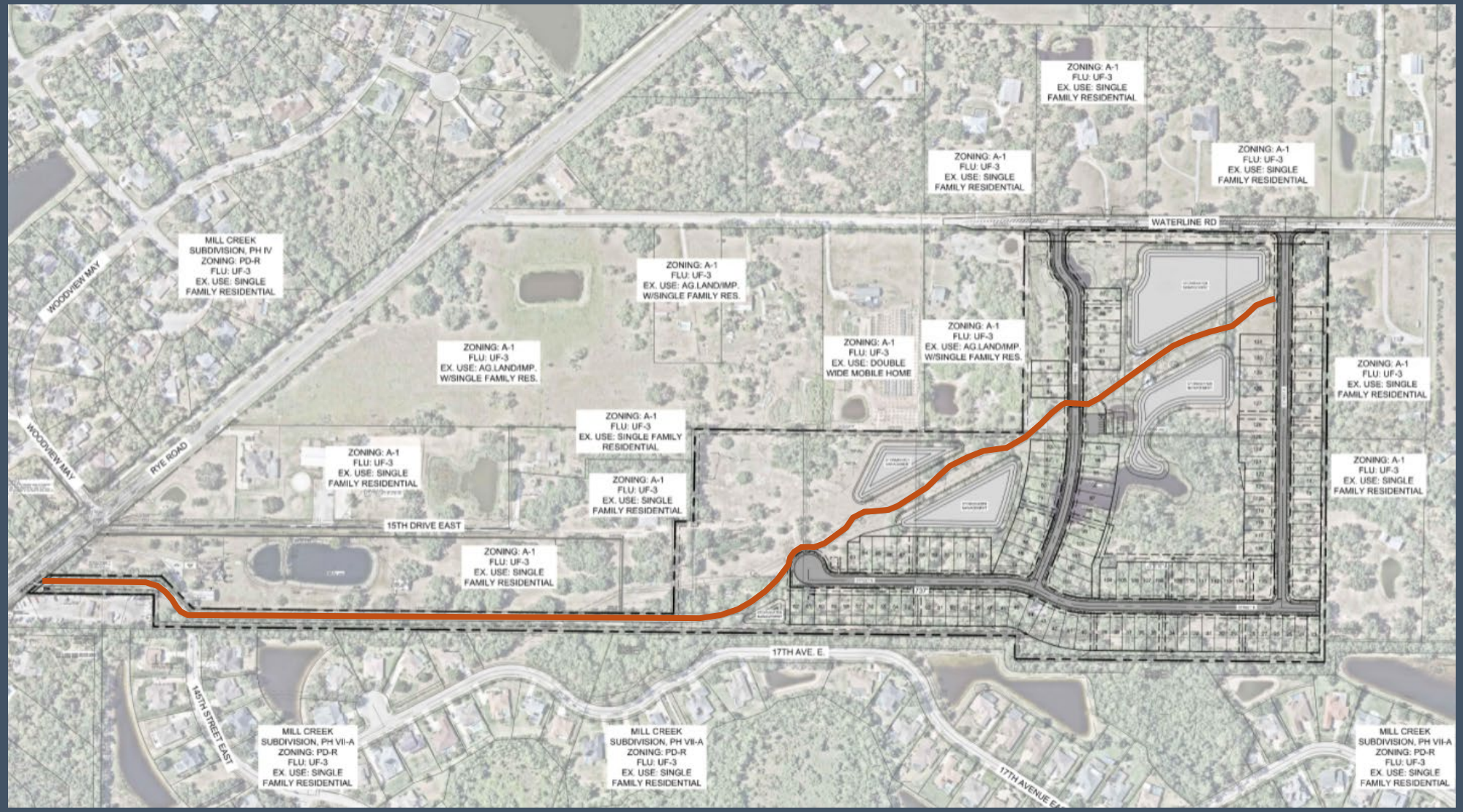
- The request may demonstrate consistency with the goals, objectives, and policies of the Comprehensive Plan, as well as the applicable standards of the Land Development Code.
- Staff will conduct additional analysis for compliance with the requirements of the Land Development Code and Comprehensive Plan at time of the Final Site Plan submittal.

Manatee County FLORIDA

Thank you!

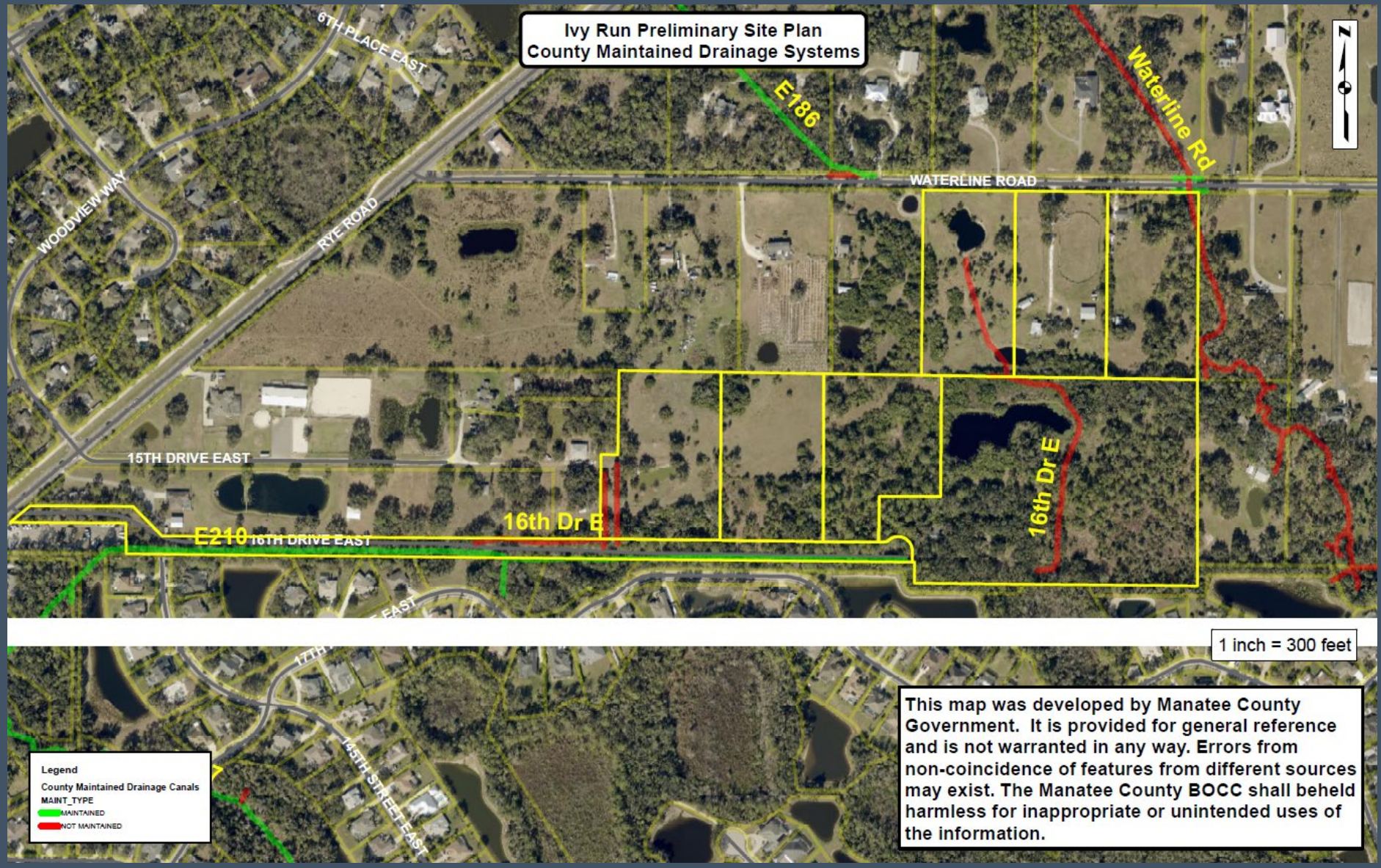
Manatee County
FLORIDA

Multi-use Location



Manatee County FLORIDA

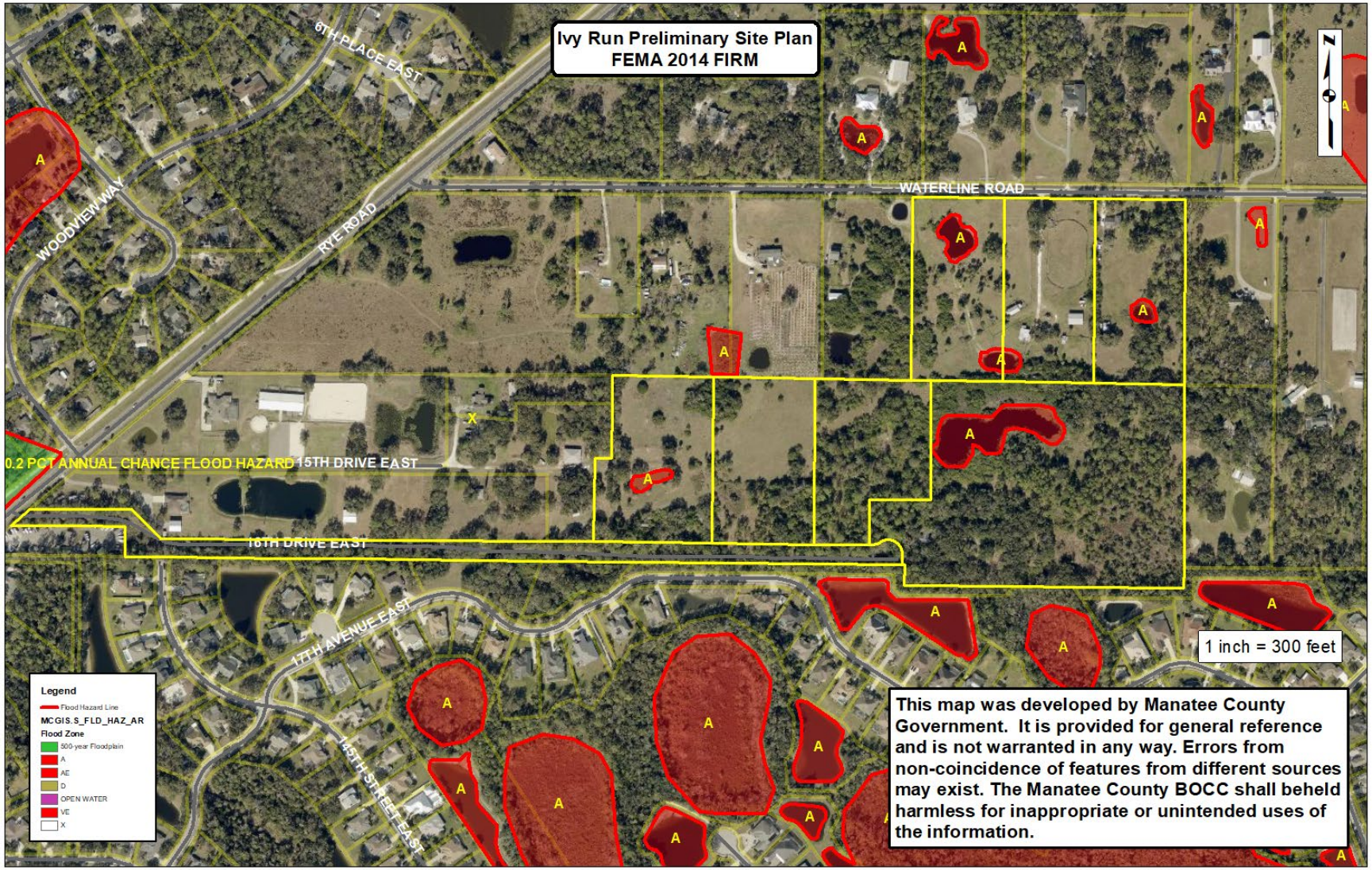
County Maintained Drainage System



Manatee County FLORIDA

Floodplain

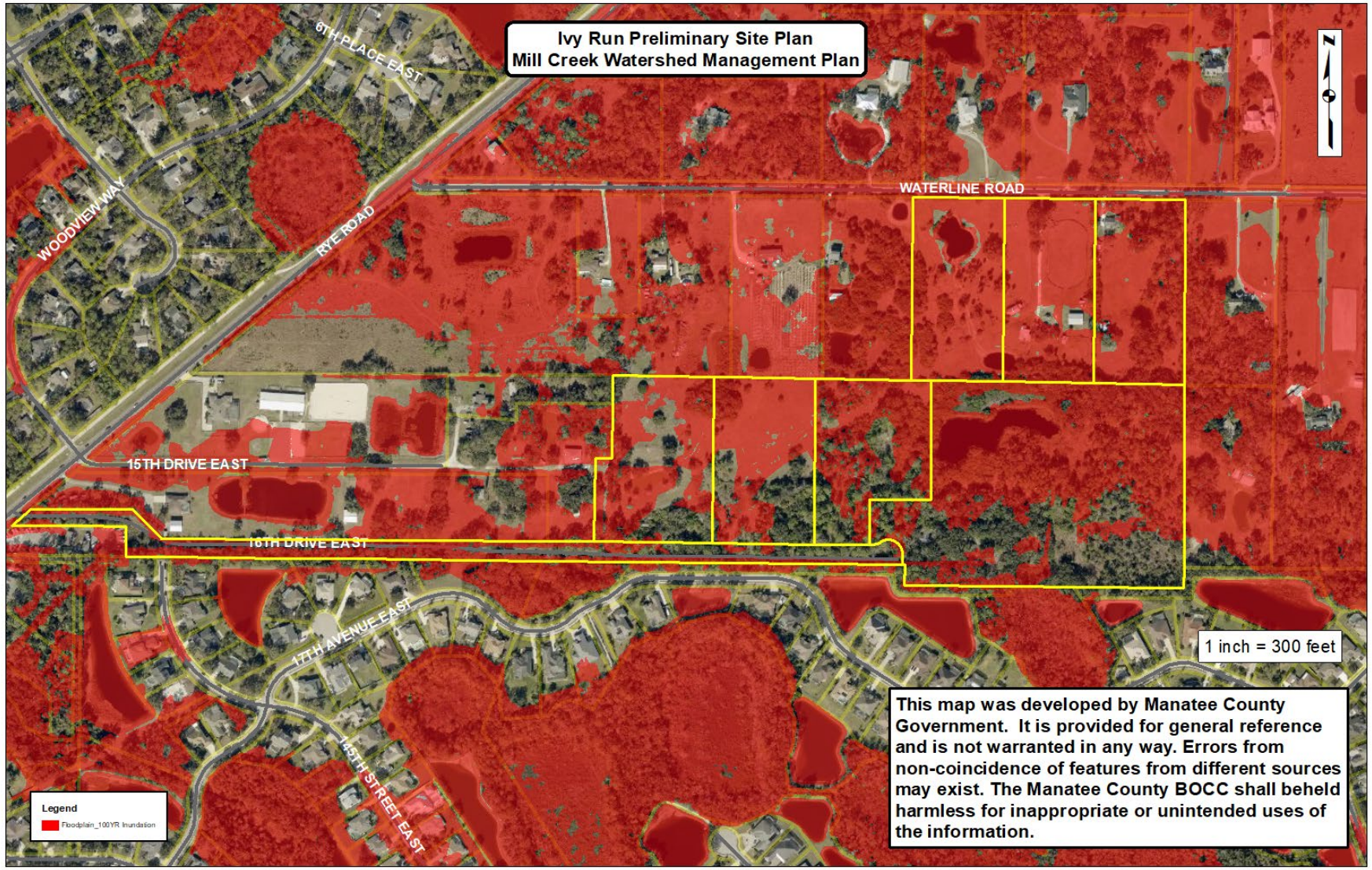
FEMA Firm (3-17-2014)



Manatee County FLORIDA

Floodplain

Mill Creek Watershed Management Plan



Manatee County FLORIDA

Stormwater Conditions

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:

NOAA Atlas 14 rainfall data shall be used for stormwater modeling.

Storm Frequency:	Cumulative Rainfall:	Rainfall Distribution:
2.33-year/24-hour	4.5 inches	FLMOD
10-year/24-hour	NOAA Atlas 14	FLMOD
25-year/24-hour	NOAA Atlas 14	FLMOD
50-year/24-hour	NOAA Atlas 14	FLMOD
100-year/24-hour	NOAA Atlas 14	FLMOD
100-year/72-hour	18 inches	FDOT-72

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 shall be submitted to demonstrate compliance prior to commencement of construction.

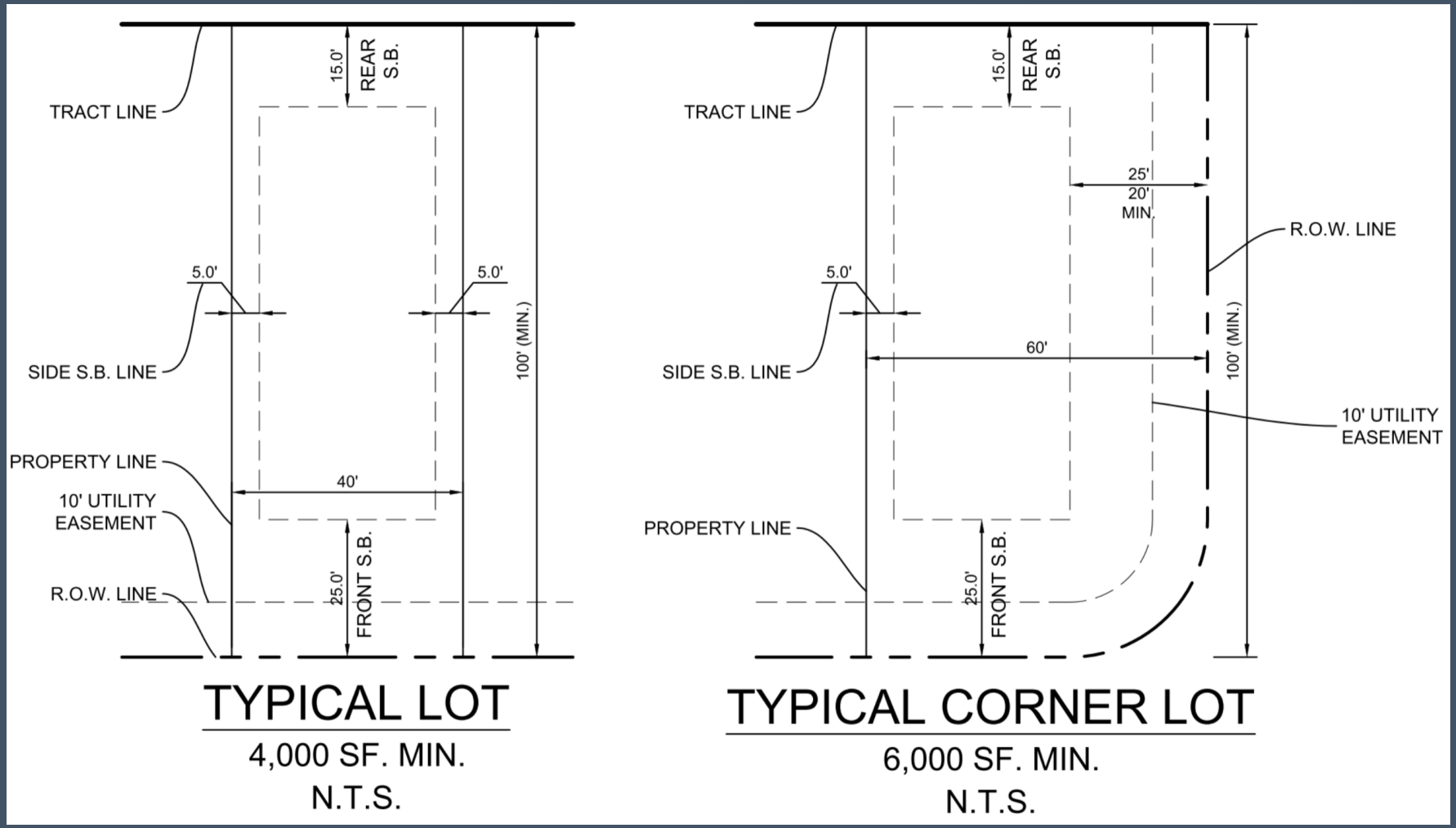
Manatee County FLORIDA

Public Facilities

- Potable Water Infrastructure
  - Existing County 30-inch WM on the west side of Rye Rd. R/W
  - Existing County 8-inch WM on the west side of 145th St. East R/W
  - Existing County 36-inch WM on the south side of Waterline Road
- Wastewater Infrastructure
  - Existing County 12-inch forcemain on the west side of Rye Rd. R/W
  - Existing county 8-inch forcemain on the east side of Rye Rd. R/W
  - Existing County 8-inch gravity and manhole within 145th St. East R/W
  - Existing county 10-inch forcemain on the north side of waterline rd. R/w (as of the time of this preapp this fm does not have capacity
- Reclaimed Water Infrastructure
  - Existing County 30 inch reclaim on the west side of Rye Rd. R/W
  - Existing County 4 inch reclaim main on the east side of 145th St. East R/W

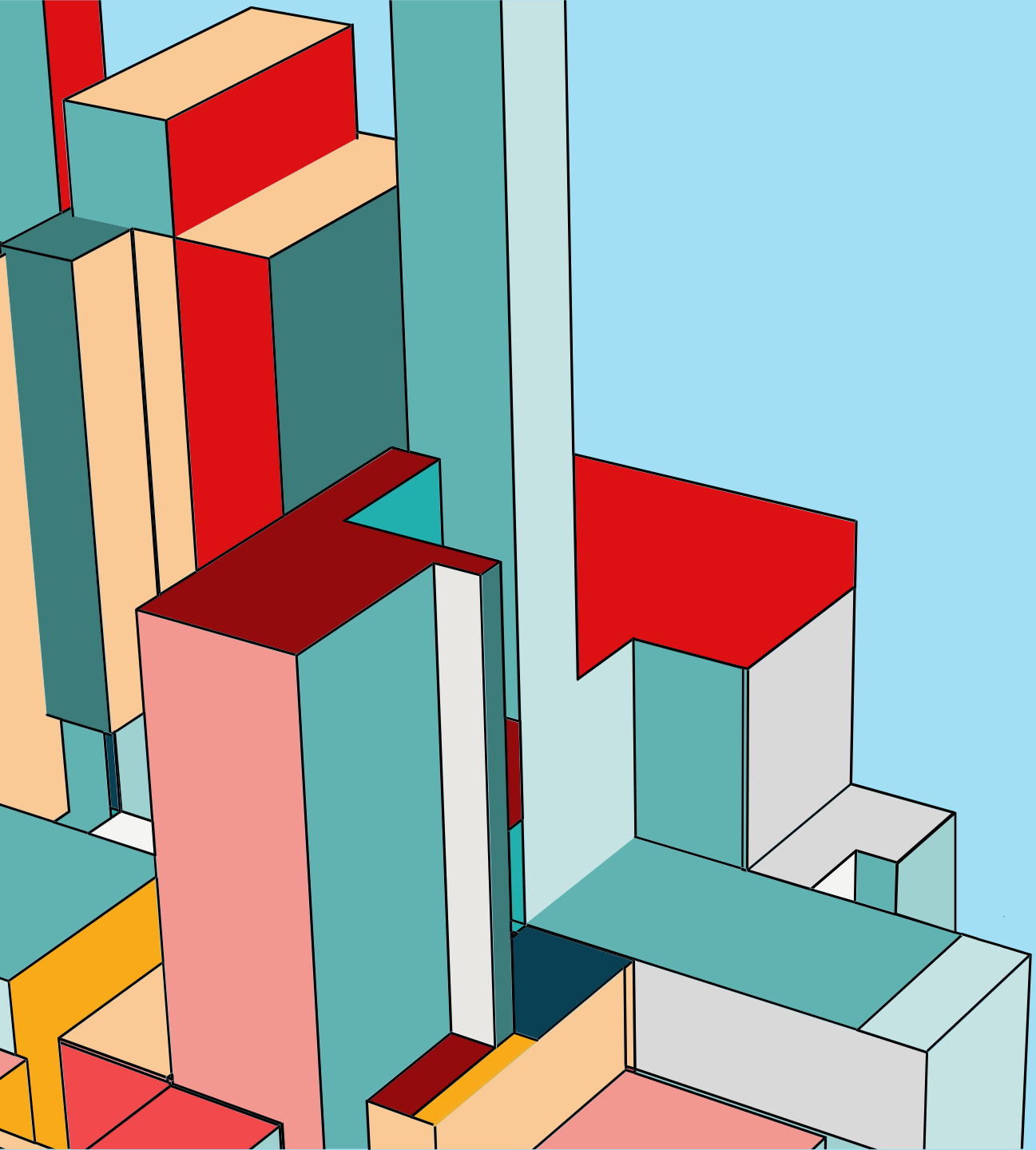
Manatee County FLORIDA

Development Standards



Source: Applicant

Manatee County FLORIDA



CASE :**PLN2503-0127**

IVY RUN
PDR-25-06(Z)(P)
PLANNING BOARD REVIEW

PRESENTED BY: GREGORY MARINO
AS AN AFFECTED PARTY OF RECORD

DATE: 6/11/26

FORMAL POSITION STATEMENT & LEGAL STANDING – IVY RUN

TO THE MANATEE COUNTY OFFICIALS:

My name is Gregory Marino, a resident of Manatee County, sworn in and I am appearing today as an **affected party of record** to provide **Competent Substantial Evidence** regarding Project PLN2503-0127 – Ivy Run

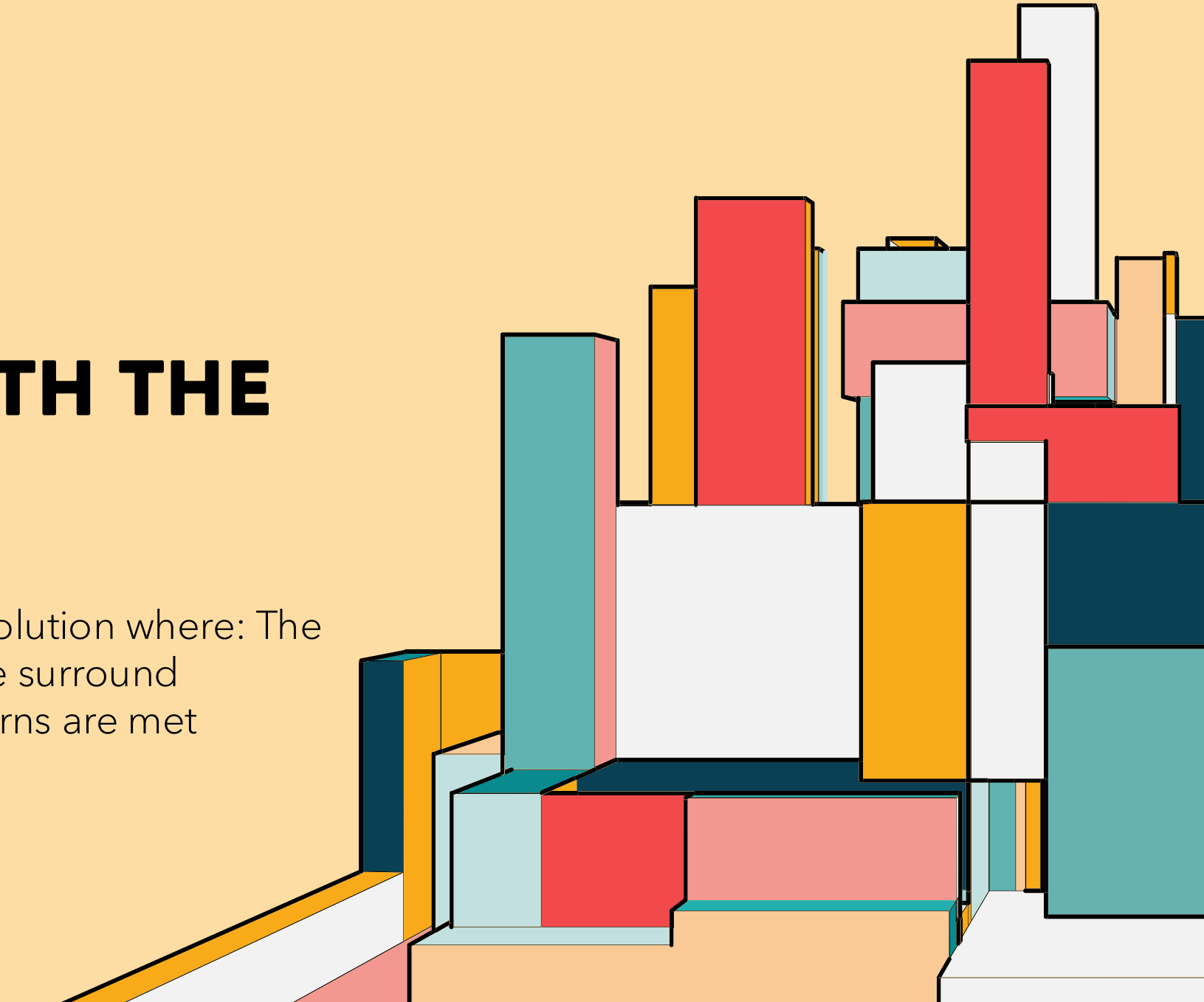
My testimony serves as a formal challenge to the Applicant's claim of **Infrastructure Concurrency**. Under **Manatee County Comprehensive Plan Policy 5.2.2.1**, the County is prohibited from issuing development orders that cause a public facility to operate below the adopted Level of Service (LOS) standard.

This project is **inconsistent** with **Policy 2.6.1.1** regarding compatibility. This projects does not allow for the acceptable transition to a level of PDR to the adjacent Agricultural properties and Mill Cree VII and the earlier Mill Creek on the west side of Rye Rd.

Approval of this project would not only violate the **Concurrency Mandate** of the Comprehensive Plan but would also further degrade the already compromised **Life-Safety Response times** for East Manatee Fire Rescue.
As a matter of law and public safety, I respectfully request that this Board **DENY** this application for lack of available capacity."

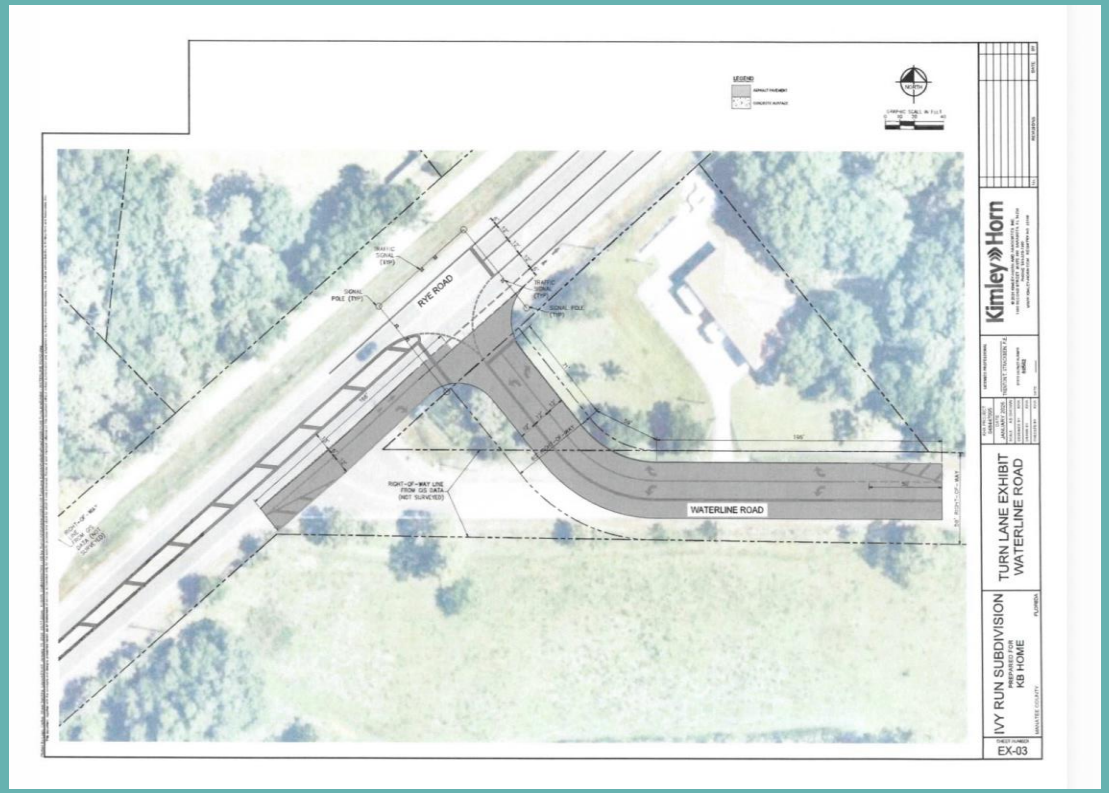
WORKING WITH THE APPLICANT

Overall objective: Reach a solution where: The county, the applicant and the surround neighbor's needs and concerns are met



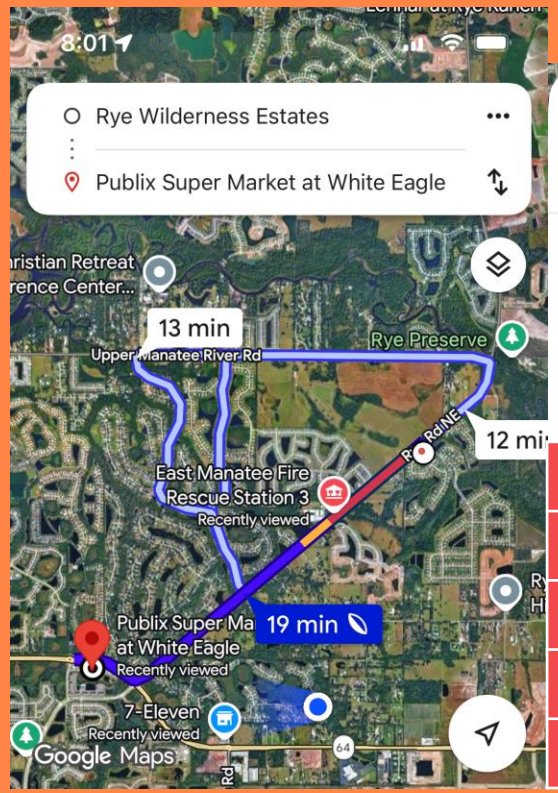
TRAFFIC LIGHT EFFECTS– MICRO VIEW VS. MACRO VIEW

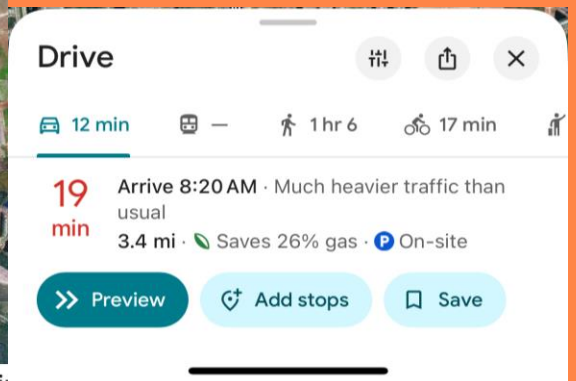
Micro View



Macro View

May 12, 2026





Leave time:	8:01am
Avg speed:	10.74MPH
Miles traveled	3.4 Miles
Time Length:	19 Mins
LOS	F

"In transportation engineering, intersections are interdependent."

EFFECTS OF TRAFFIC LIGHT TO EXISTING MORNING COMMUTE

Traffic light impacts	Description
The Compression Trap:	Replacing a continuous slow crawl with a hard red phase completely cuts off trunk line flow, destroying natural vehicle elasticity.
The 450-Foot Wall:	A standard 60-second red cycle at a peak flow rate of 15 vehicles/minute instantly stacks a dead-stop queue.
The Main Drain Clog:	The intersection at Rye Road and SR 64 is the ultimate downstream bottleneck. Fixing Waterline Road while SR 64 is clogged does nothing to clear the backup.
Queue Spill-back:	Because the physical distance between intersections is so constrained, the morning queue from SR 64 will regularly spill backward directly through the new Waterline intersection.
Green-Light Failure:	Once the SR 64 queue breaches Waterline Road, the new light becomes entirely useless. Drivers will look at a green light but be trapped by a physically blocked intersection box

Land Development options offered to Applicant

OPTION #1 – ASSET PRESERVATION

Overview & Concept | Regional Offset Site

•**Core Concept:** Convert the entire gross acreage of the Ivy Run parcel into a permanent, deed-restricted **Regional Conservation Offset Site**.
•**Development Footprint:** Eliminates 100% of residential structural density, completely halting new infrastructure demands on the corridor.
•**Ecological Focus:** Prioritizes native wetland restoration, stormwater nutrient-loading management, and a protected wildlife preservation sanctuary.

Strategic Outcome | Portfolio Pipeline Acceleration

Corporate Stature: Elevates KB Homes in the public and regulatory eye as a highly progressive leader in regional conservation and sustainable land practices.
Uncontested Entitlements: Secures immediate, unanimous neighborhood and county alignment, transforming local opposition into a collaborative partner.
Pipeline Velocity: Accelerates time-to-market for multiple high-density projects elsewhere in the county by injecting proprietary mitigation credits directly into their pro formas.

OPTION #2- ASSET CAPACITY UTILIZATION

Overview & Density | Character Alignment

Core Concept: Redesign the plat from 131 high-density tract homes to **38 premium semi-custom estates**.
Lot Dimensions: Uniform **0.5-acre lots** that natively match the existing character of Mill Creek VII and adjacent rural properties.
Product Scale: High-end 2,600 to 3,600 sq. ft. residential profiles featuring low-impact horizontal layouts.

Strategic Outcome | Guaranteed Deal Certainty

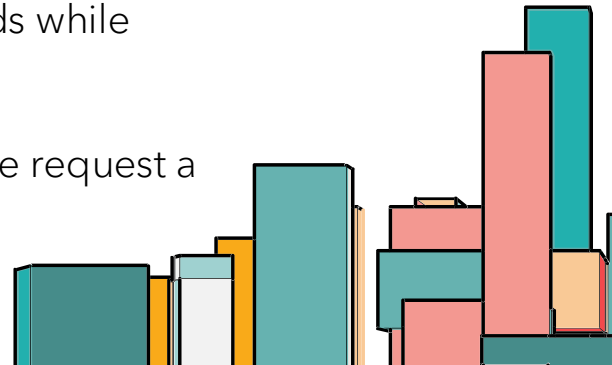
Community Stance: Transforms a unified, highly organized neighborhood opposition into a collaborative, supportive partner for an uncontested approval.
Pipeline Velocity: Eliminates the high probability of a total project denial at the BOCC in September, protecting sunk pursuit capital and accelerating time-to-market.

CLOSING

In closing, I am here to bring our community's case to a close and ask this Board for a full and final denial of this project for the third time in seven years.

Time has not cured this application; it has only made the surrounding infrastructure crisis worse. Our team has proven today that this project violates the Manatee County Comprehensive Plan on three distinct fronts:
First, Macro-Traffic Failure: As John and Kathy demonstrated, the State Road 64 and Rye Road corridors are facing active structural degradation. Rye rd corridor has recently been added to the county's official Traffic Safety Concern List. Whenever Interstate 75 bottlenecks, Rye Road acts as the primary regional relief valve. Injecting high-density residential volume into an active safety hazard completely contradicts your own infrastructure mandates to compound existing traffic.
Second, Watershed Degradation: As Mark established, our localized stormwater and drainage systems are already at capacity. Paving over this critical segment of the watershed will cause irreversible, compounding drainage issues for the broader, connected ecosystem downstream.
Third, Incompatibility: We respect the right to develop land, but KB Home is a contingent contract purchaser with zero long-term stake in Manatee County. They are proposing a dense, out-of-character production product that is fundamentally jarring to the established, large-lot architectural identity of Mill Creek.
The developer's proposed traffic light is a hyper-localized band-aid that solves their immediate exit needs while shifting a massive safety tax onto existing taxpayers.

KB Home is the wrong builder, with the wrong plan, at the absolute worst time for this failing corridor. We request a full denial. Thank you."

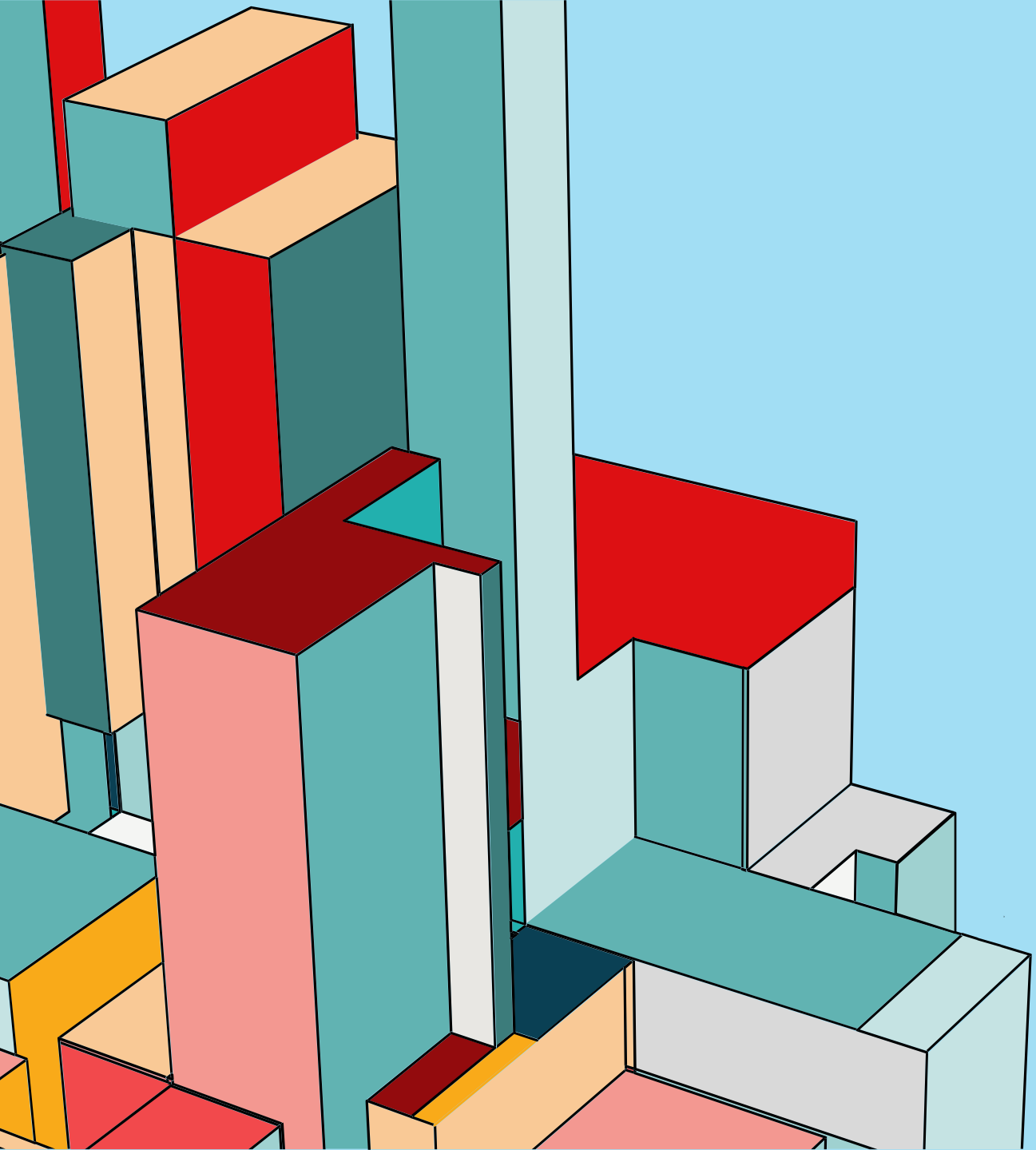


THANK YOU

Greg Marino

941-281-5563

gregorymarino77@gmail.com



CASE :PLN2503-0127

IVY RUN
PDR-25-06(Z)(P)
PLANNING BOARD REVIEW

PRESENTED BY: KATHY MCKINNON
AS AN AFFECTED PARTY OF RECORD

DATE: 6/11/26

FORMAL POSITION STATEMENT & LEGAL STANDING – IVY RUN

TO THE MANATEE COUNTY OFFICIALS:

My name is Kathy McKinnon, I've been sworn in and a resident of Manatee County, appearing today as an affected party of record to provide Competent Substantial Evidence regarding Project PLN2503-0127 – Ivy Run

My testimony serves as a formal challenge to the Applicant's claim of Infrastructure Concurrency. Under Manatee County Comprehensive Plan Policy 5.2.2.1, the County is prohibited from issuing development orders that cause a public facility to operate below the adopted Level of Service (LOS) standard.

This project is inconsistent with Policy 2.6.1.1 regarding compatibility. This projects does not allow for the acceptable transition to a level of PDR to the adjacent Agricultural properties and Mill Cree VII and the earlier Mill Creek on the west side of Rye Rd.

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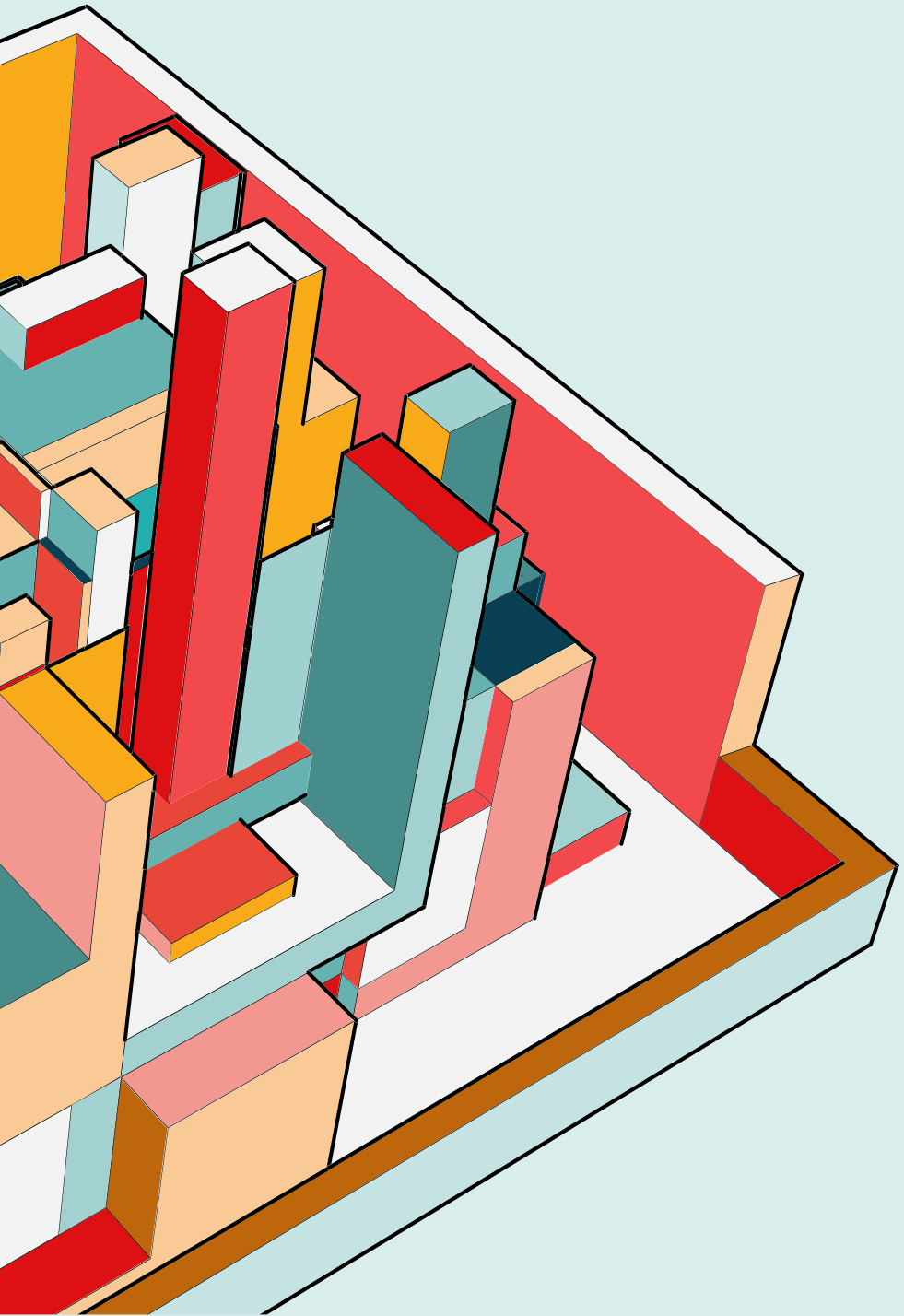


TRAFFIC SAFETY

FOLLOW THE LEAD FROM COUNTY AUTHORITY –

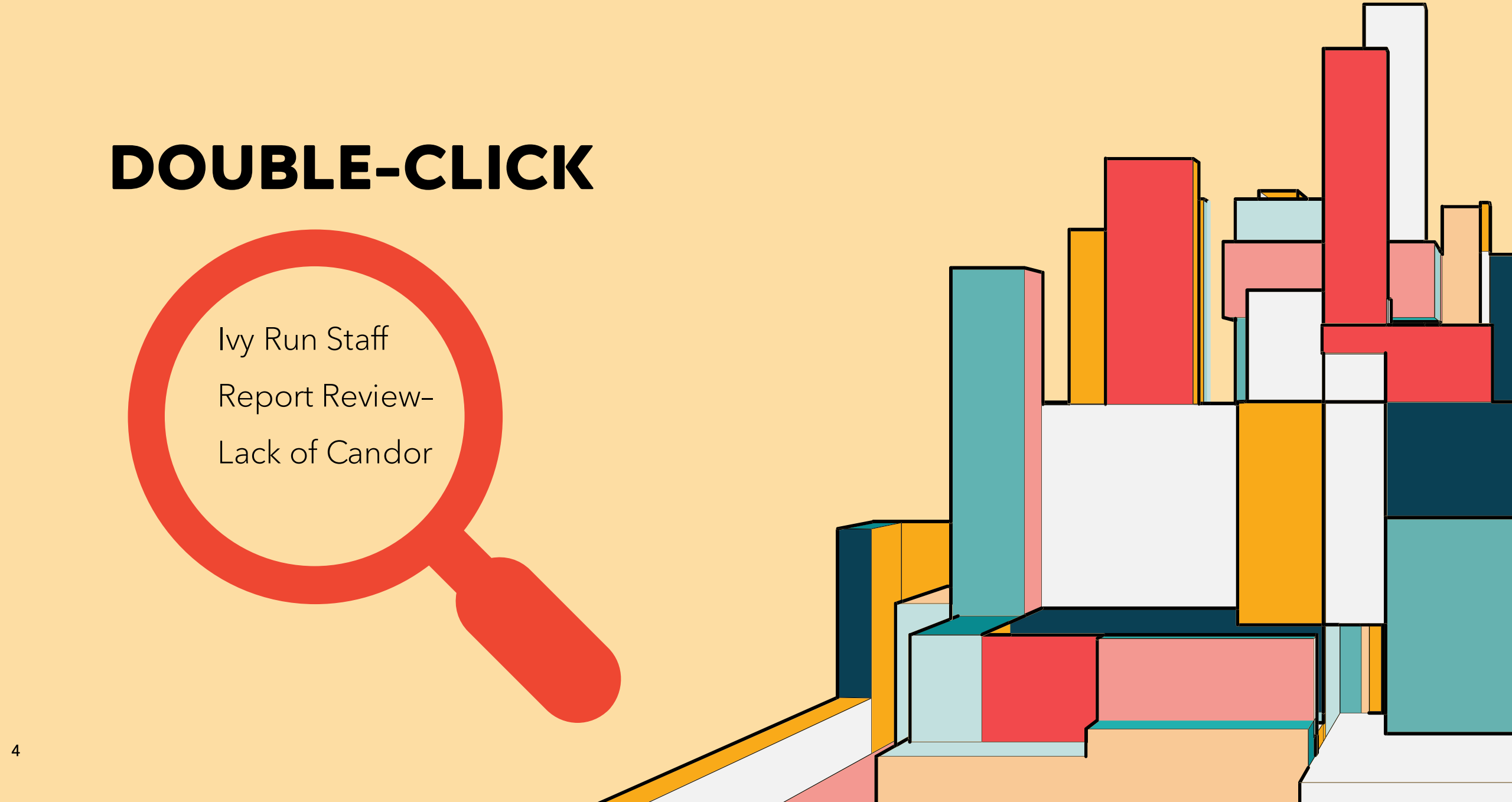
-STAFF REPORTS
- COMMISSIONER'S STATEMENTS
-PAST DENIALS

DOUBLE-CLICK

Ivy Run Staff

Report Review–

Lack of Candor



A LACK OF CANDOR: PRESENTING THE FULL PICTURE OF CORRIDOR FAILURE

IVY RUN STAFF REPORT

NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (W/PROJECT)
Waterline Road	6120	D	C	C

YORK STAFF REPORT

Project PLN2309-0137 YORT 2351 – BOCC 4/23/26

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	EXISTING LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
Rye Road	2921	D	C	F/D*	F/D*

*With Rye Road widening from 2 lanes to 4 lanes according to CIP Project ID: PJ6118362.

A STAFF MEMBER'S RESPONSIBILITY IS TO CONSIDER THE FULL ENVIRONMENT, AND DISCLOSE THE FULL PICTURE

COUNTY STAFF'S POINT ON THE ROAD SYSTEM

- Staff comments
- Commissioner comments

STAFF COMMENTSTAFF ACKNOWLEDGMENT OF INFRASTRUCTURE FAILURES

Relevance to IVY RUN:	It sits in the same corridor and Waterline to Dam Rd to Rt 64 is an exit
Source:	Manatee County Development Services (McDevitt, J., Dec 4, 2025).
The Admission	Link 3070 (SR 64/Rye Rd corridor) is **"Projected to be deficient"** due to background traffic.
The Funding Truth:	No FDOT or County 5-year plan exists to fix the deficiency.
The Policy Violation:	**Comprehensive Plan Objective 2.1.2** requires that all land-use changes be compatible with available infrastructure. Approving 131 units on a segment the County has already labeled "Deficient" is a direct violation of this objective.

STAFF REPORT – MASSIVE GAP IN ADOPTED VS. FUTURE

Who

Staffer, James McDevitt' admission on Feb 28, 2026

Where

In both the Bus Barn (PDR-23-45(Z)(P)) and Zipperer Road (PDR-24-08(Z)(P)) Staff Reports, a specific table under the "Transportation" section contains the following data point

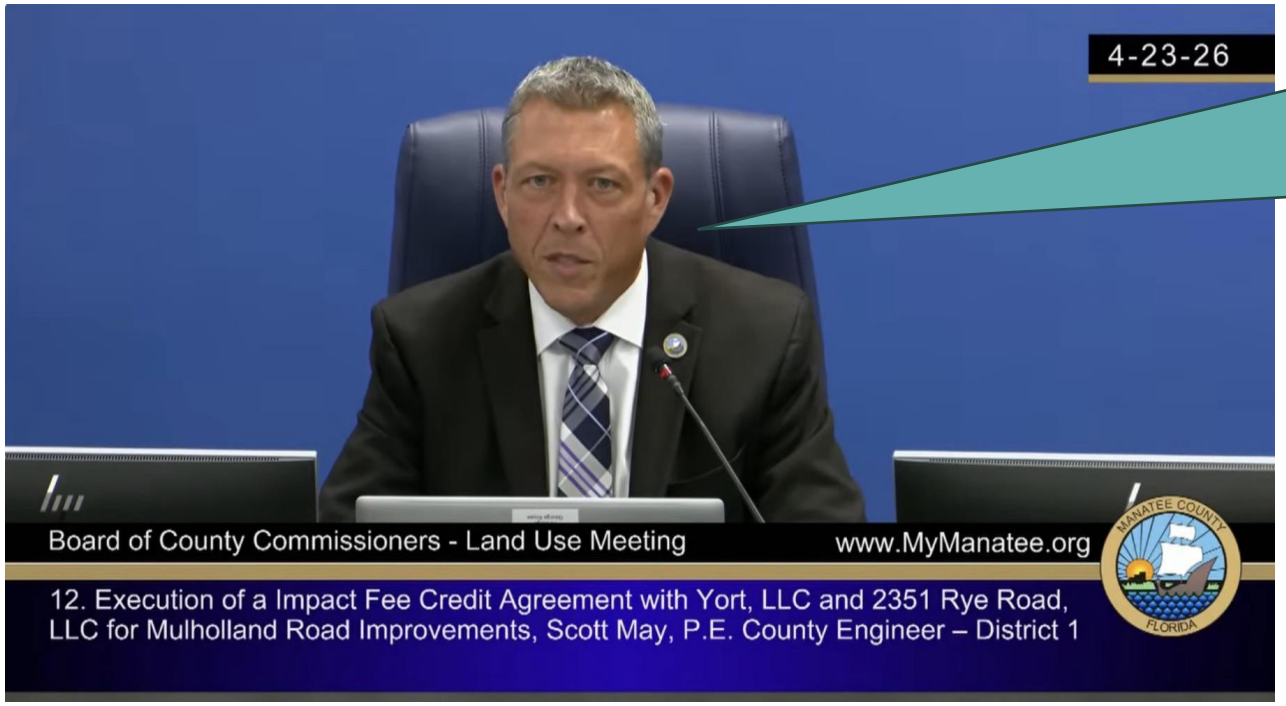
What

Link	Adopted LOS	Existing LOS	Future LOS (With/Without Project)
SR 64	C	B*	F**

The table includes a double-asterisk (**) footnote written by Staff (under James's oversight) that states:"Future LOS (with & without project) is anticipated to be F unless SR 64 is widened to 4-lanes, which is required to maintain LOS standard C."

COMMISSIONER KRUSE'S COMMENTS ON RYE RD. (4/23/26) YORT DELIBERATIONS FOR DENIAL

Timeframe: Approx. 06:14:30 – 06:15:25



"Today, Rye is one of my few roads that I seriously think we have to consider [denial] because it is an actual safety concern, not just a pain in the ass of driving too slow. So I'm going to be on board with this denial..."

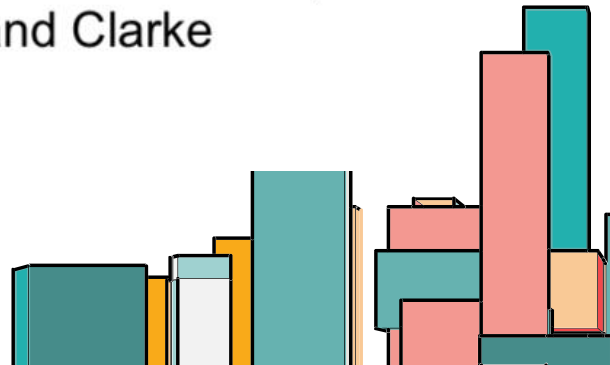
Watch clip: https://www.youtube.com/watch?v=a2uoC8jK7mM&t=22510s

COUNTY TRAFFIC REVIEW STUDY

May 6, 2026 - Work Session

Subject

Discussion on Transportation Planning (Traffic Circulation Plan, Traffic Study Review Process, Comprehensive Plan amendment Element 5) and Capital Improvement Program (Definition and Context and Purpose, Process and Looking Forward), Prony Bonnaire Fils, Ph.D., Transportation Planning and Traffic Engineering Division Manager, and Clarke Davis, Deputy Director, Public Works Department - Countywide



RYE RD. MAKES THE COUNTY "HOTSPOTS"
CAPACITY: BASED ON "LINK SHEET"

Staff Emphasize "Hotspots"

Link No.	Road	From	To	Peak Hour Volume	Peak Hour Res. Trips	Emerging Total Vol	Peak Hour "Capacity"	Peak Hour Vol/Cap	Emerging Vol/Cap
2749	MOCCASIN WALLOW RD	I-75 EAST RAMP	BUFFALO RD	2,777	5,665	8,442	3,175	0.87	2.66
2752	MOCCASIN WALLOW RD	CARTER RD	SEA CHASE AVE	1,672	4,839	6,511	2,520	0.66	2.58
2200	BUCKEYE RD	ARTISAN LAKES PKW	SWEETWATER PRESERVE BLVD	330	3,489	3,819	1,616	0.20	2.36
2751	MOCCASIN WALLOW RD	71ST AVE E	CARTER RD	2,253	4,562	6,815	3,360	0.67	2.03
2750	MOCCASIN WALLOW RD	BUFFALO RD	71ST AVE E	2,253	4,139	6,392	3,175	0.71	2.01
2753	MOCCASIN WALLOW RD	SEA CHASE AVE	SAWGRASS RD	1,672	4,577	6,249	3,175	0.53	1.97
2754	MOCCASIN WALLOW RD	SAWGRASS RD	115TH AVE E	1,672	4,530	6,202	3,175	0.53	1.95
2201	BUCKEYE RD	SWEETWATER PRESERVE BLVD	CARTER RD	330	2,746	3,076	1,616	0.20	1.90
2925	RYE RD	WATERLINE SRV RD	SR 64	1,896	1,275	3,171	1,697	1.12	1.87
2755	MOCCASIN WALLOW RD	115TH AVE E	FT HAMER RD	1,672	4,148	5,820	3,175	0.53	1.83
2275	CARTER RD	MOCCASIN WALLOW Rd	BUCKEYE RD	522	2,352	2,874	1,616	0.32	1.78
4210	ARTISAN LAKES PKW	MOCCASIN WALLOW RD	BUCKEYE RD	3,241	2,751	5,992	3,528	0.92	1.70
4270	44TH AVE E	CREEKWOOD BLVD	LENA ROAD	1,786	1,299	3,085	1,818	0.98	1.70
2202	BUCKEYE RD	CARTER RD	SAWGRASS RD	330	2,395	2,725	1,616	0.20	1.69
2741	MOCCASIN WALLOW RD	ARTISAN LAKES PKWY	GATEWAY BLVD/ 49TH AVE E	1,065	4,034	5,099	3,175	0.34	1.61
4271	44TH AVE E	LENA ROAD	LAKEWOOD RANCH BLVD	1,155	1,891	3,046	1,909	0.61	1.60
2357	CR 675/ RUTLAND RD	SAND MARSH AVE	JIM DAVIS RD	809	1,859	2,668	1,697	0.48	1.57
6745	SWEETWATER PRESERVE BLVD-N	BUCKEYE ROAD	HILLSBOROUGH COUNTY	-	2,548	2,548	1,659	-	1.54
2394	EL CONQUISTADOR PKWY	66TH ST W	53RD AVE W	936	1,596	2,532	1,659	0.56	1.53
6785	CARTER RD	GROVE LAGOON RD	MOCCASIN WALLOW RD	1,764	1,143	2,907	1,909	0.92	1.52
4120	FT HAMER RD	MOCCASIN WALLOW RD	NORTH RIVER RANCH TRL	826	2,079	2,905	1,909	0.43	1.52
2756	MOCCASIN WALLOW RD	FT HAMER RD	US 301	1,672	2,980	4,652	3,175	0.53	1.47
2520	FT HAMER RD	US 301	GOLF COURSE RD	1,365	1,205	2,570	1,818	0.75	1.41
6780	CARTER RD	ERIE RD	GROVE LAGOON RD	1,764	923	2,687	1,909	0.92	1.41
3216	UNIVERSITY PKWY	HONORE AVE	COOPER CREEK BLVD	6,120	319	6,439	4,602	1.33	1.40
3220	UNIVERSITY PKWY	I-75 EAST RAMP	MARKET ST	5,535	896	6,431	4,602	1.20	1.40
3235	LAKEWOOD RANCH BLVD	44TH AVE E	SR 64	2,786	1,597	4,383	3,175	0.88	1.38
3226	UNIVERSITY PKWY	LORRAINE RD	BOURNESIDE BLVD	2,655	59	2,714	2,004	1.32	1.35

Broken or borderline today plus broken future is "bad." Of four marked, one is a new high priority, two are constrained, and one is a developer commitment.

WHAT IS A HOTSPOT?

RYE RD IS HIGHLIGHT WITH THE MOST DEFICITS

Reservation Link Sheet-Excerpt

Link No	Road Name	From Street	To Street	Jurisdiction	Function classification	# Lane	Adopted LOS	Existing LOS	Projected LOS	AADT	Peak Hour Base	Peak Hour Res	Peak Hour Total	Roadway Capacity	Available Capacity
2885	PORT HARBOUR PKWY	KAY RD	GOLDEN HARBOUR TRL	MC	UC	2D	D	C	C	9895	891	415	1306	2121	815
2890	PROSPECT RD	63RD AVE E	WHITFIELD AVE E	MC	UC	2U	D	C	C	1358	122	0	122	1909	1787
2900	PROSPECT RD	WHITFIELD AVE E	TALLEVAST RD	MC	UC	2U	D	C	C	3321	299	0	299	1818	1519
2910	RANGELAND PKWY	LAKEWOOD RANCH BLVD	NEWHAVEN BLVD	MC	UC	4D	D	C	C	12134	1092	948	2040	3175	1135
2911	RANGELAND PKWY	NEWHAVEN BLVD	WHITE EAGLE BLVD	MC	UC	4D	D	C	C	12134	1092	1,454	2,546	3175	629
2912	RANGELAND PKWY	WHITE EAGLE BLVD	LORRAINE RD	MC	UC	4D	D	C	C	8304	747	1005	1752	3175	1423
2914	RANGELAND PKWY	LORRAINE RD	POST BLVD	MC	UC	4D	D	C	C	8304	747	1,000	1747	3175	1428
2916	RANGELAND PKWY	POST BLVD	UIHLEIN RD	MC	UC	4D	D	C	C	8304	747	1,214	1961	3175	1214
2917	RANGELAND PKWY	UIHLEIN RD	BOURNESIDE BLVD	MC	UC	4D	D	C	C	8304	747	1,155	1902	3175	1273
2918	RYE RD - Not Exist	SR 62	CR 675/ RUTLAND RD	MC	MAC	2U	C	C	C	5470	492	450	942	1408	466
2920	RYE RD	CR 675/ RUTLAND RD	GOLF COURSE RD	MC	UC	2U	D	C	C	5470	520	845	1365	1616	251
2921	RYE RD	GOLF COURSE RD	MULLHOLAND RD	MC	UC	2U	D	C	E/F	9695	921	1,169	2090	1616	-474
2922	RYE RD	MULLHOLAND RD	UPPER MANATEE RR	MC	UC	2U	D	C	E/F	9695	921	1,237	2158	1616	-542
2923	RYE RD	UPPER MANATEE RR	167TH BLVD NE	MC	UC	2U	D	C	E/F	14528	1380	1,236	2616	2020	-596
2924	RYE RD	167TH BLVD NE	WATERLINE SRV RD	MC	UC	2U	D	C	E/F	14528	1380	1,224	2604	2121	-483
2925	RYE RD	WATERLINE SRV RD	SR 64	MC	UC	2U	D	E/F	E/F	19959	1896	1,275	3171	1697	-1474

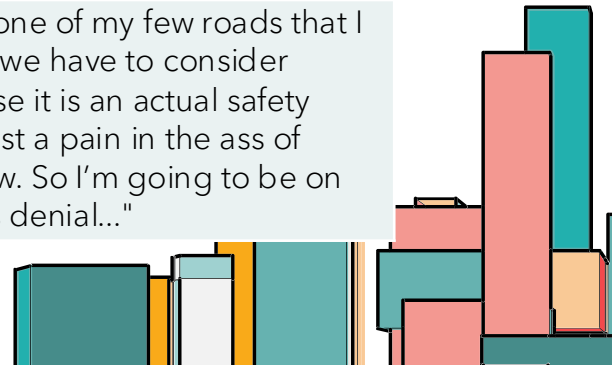
Link Sheet Updated Monthly

DENIALS/WITHDRAWALS SURROUNDING IVY RUN

CHART OF THE PAST DENIALS/WITHDRAWALS (LAST 6 MONTHS)

All within 5 miles of IVY RUN

Project Name	Location	Type	Outcome	Key Reason for Denial	Special attention - Notes
M/I Homes	Zipperer Rd	Residential	DENIED (Jan 2026)	Density/Roads: Rezone from Ag to PDR was deemed too intense for the local road network.	Decision Basis: The Board ruled the project was inconsistent with the Comprehensive Plan due to infrastructure failure.Specifically, they cited the lack of student safety (no bus turnaround on narrow roads) and the inability of the local road network to support the shift from Agriculture to PDR density
Altman Rye	Waterline Rd	Residential	WITHDRAWN	Traffic "F": Developer pulled out after Staff/Commissioners cited the "F" rating on Rye Rd. Knowing a Denial was eminent	The "F" Grade: Commissioners found that while Rye Road currently holds a "C" rating, it is a "functional fiction." They stated that once currently approved construction is finished, the Level of Service will drop to an "F" (Total System Breakdown).
Yort Land Holdings	Rye Rd	Residential	DENIED	Compatibility: The 733 units were considered too dense for the rural-transition zone.	"Today, Rye is one of my few roads that I seriously think we have to consider [denial] because it is an actual safety concern, not just a pain in the ass of driving too slow. So I'm going to be on board with this denial..."



MOST RELEVANT DEVELOPMENT DENIAL/WITHDRAWAL

The "Altman Rye" project (PDR-25-05) is the "sister project" to Ivy Run- 15805 Waterline Road (directly adjacent to your area),

Category	Details
The Project Specs	A rezone of **17.87 acres** from Agriculture (A) to Planned Development Residential (PDR) to build **100 rental townhomes**.
The "Unanimous No" (December 11, 2025)	The Planning Commission voted **6–0 to recommend DENIAL** of Altman Rye. **The Commissioners' reasoning was devastating for the developers:** **The "F" Grade:** Commissioners found that while Rye Road currently holds a "C" rating, it is a "functional fiction." They stated that once currently approved construction is finished, the Level of Service will drop to an **"F" (Total System Breakdown)**. **Safety over Density:** The Commission explicitly stated that the timing was "not perfect" and the intensity was too high for a two-lane rural corridor
The "Midnight Withdrawal" (January 8, 2026)	Perhaps the most telling detail: Altman **officially withdrew the project** on January 8, 2026, the very day it was supposed to go before the Board of County Commissioners (BOCC) for a final vote.

MORNING RUSH HOUR REALITY

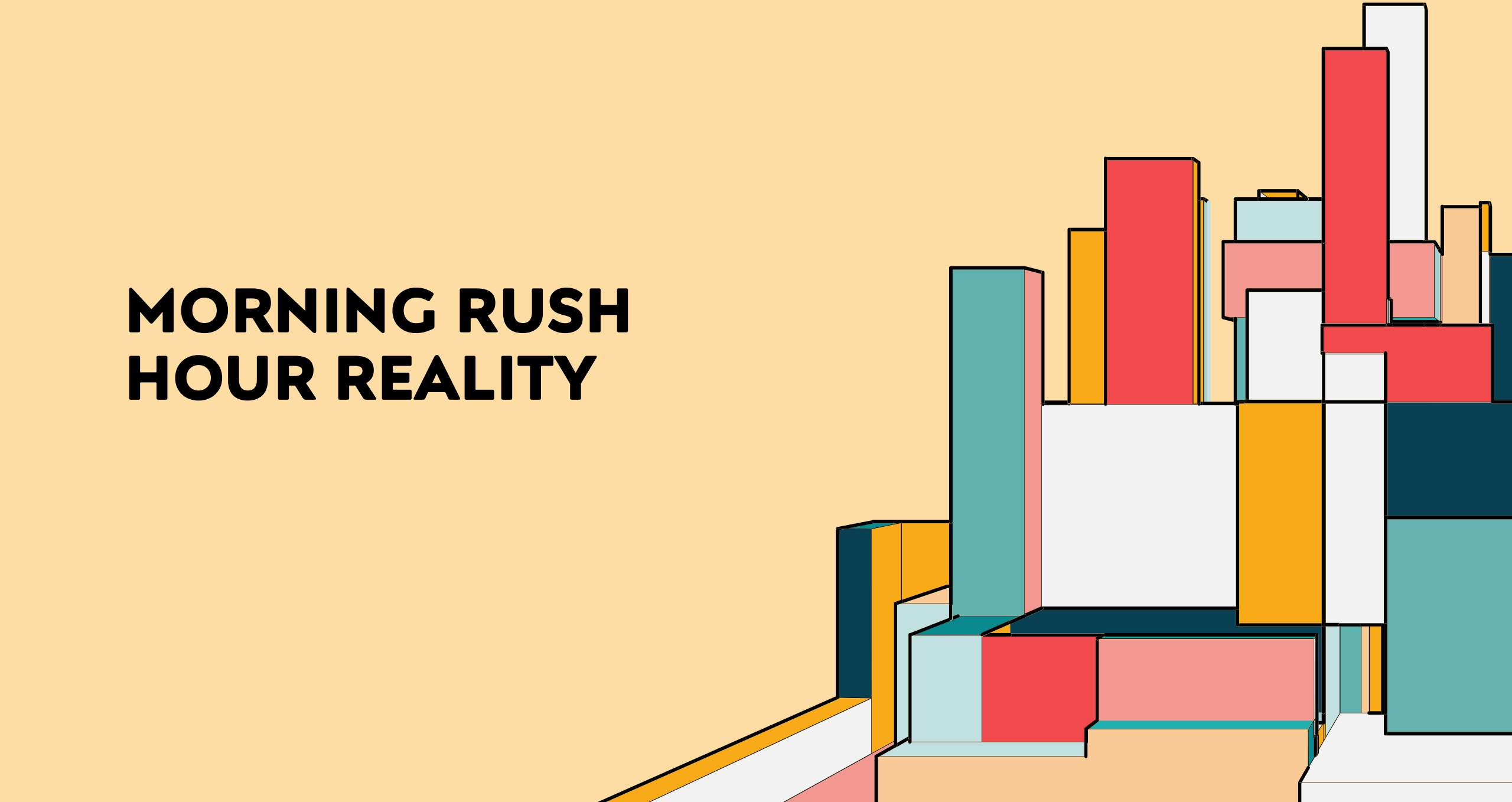


EXHIBIT A

Description: Driving South on Rye Rd from Rye wilderness to Publix- White Eagle - 3.4 miles

Date: 5/12/26 – Between 7:54am to 8:01AM

Summary observation: Traffic was so slow, GPS suggested to go north for an additional 3 miles to arrive faster.

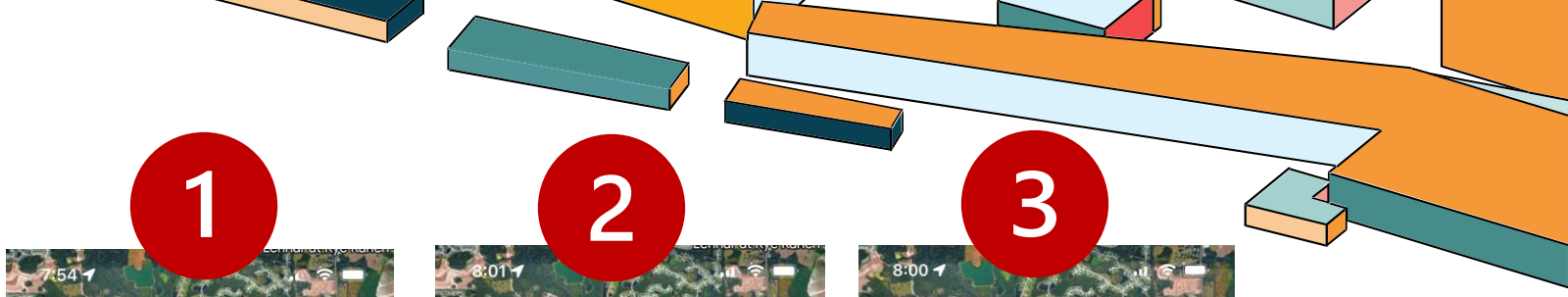
Systemic Failure Delay: The data documents that trips which should take 8 minutes are taking **14-19** minutes at. That is a 100% delay factor, which is the hallmark of LOS F.

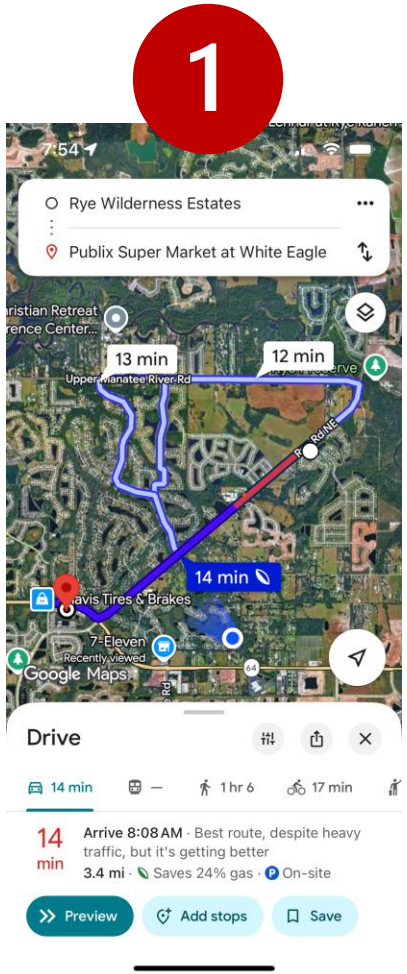
EMPIRICAL EVIDENCE OF SYSTEMIC FAILURE

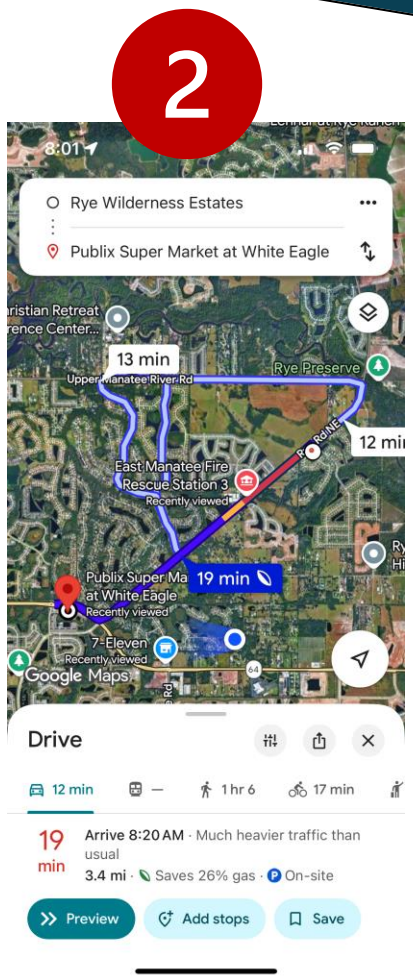
Observed Speed: As low as 10.74/MPH (**LOS F**)

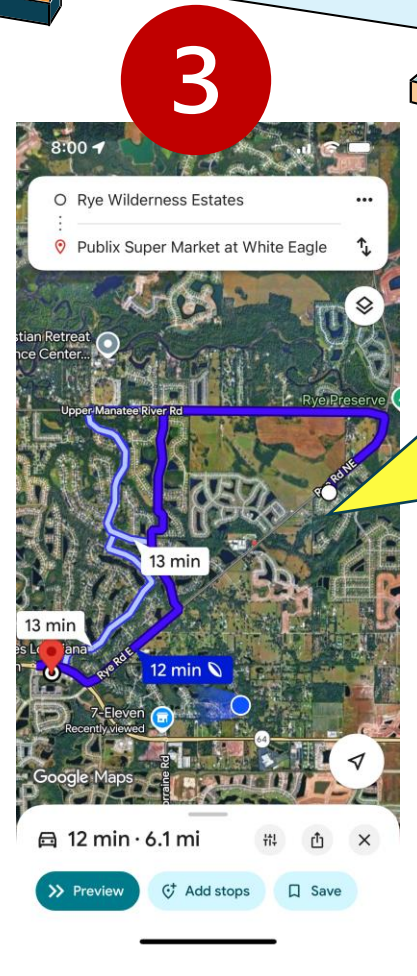
Legal Speed Minimum: 24.1 MPH (**LOS D**)

Status: Non-Concurrent under Policy 5.2.2.1









A Resident has to drive in the opposite direction of where they intended to escape the traffic

Leave time:	7:54am	8:01am	8:00am
Avg speed:	14.57 MPH	10.74MPH	30.5MPH
Miles traveled	3.4 Miles	3.4 Miles	6.1 Miles
Time Length:	14 Mins	19 Mins	12 Mins

CLOSING COMMENTS

Commissioners, as we close this technical look at the asphalt, let's be entirely clear about what the data is telling us. We are not talking about a minor inconvenience or a few extra minutes added to a morning commute. We are talking about an acute, systemic life-safety violation on a corridor that our own town officials have already put on the record as a public safety hazard.

The applicant stands before you today proposing to patch a failing, 10-mile-an-hour, Existing Level of Service F gridlock with a single traffic light. In our neighborhood meeting on Tuesday, they openly admitted that this light is not a comprehensive infrastructure solution—they confessed it is a localized sales tool designed to help sell their houses, dismissively telling us that 'you have to start somewhere.'

But traffic engineering is not a guessing game, and public safety does not 'start somewhere' by creating an engineered bottleneck on a primary emergency evacuation route. This proposed light does not add a single inch of asphalt. Instead, it will stack bumper-to-bumper traffic directly across a critical fire rescue corridor, weaponize the deceleration zone outside Fire Station 3, and completely lock down the SR 64 roundabout, which is already failing at 600% capacity.

The data proves that this applicant's project cannot clear the baseline safety hurdles required by our Comprehensive Plan. To walk you through how this project impacts our community's legal framework and the viable, low-impact alternatives we brought to the table, I will now turn the floor over to Greg."