

**MANATEE COUNTY ZONING ORDINANCE  
Z-84-76/PSP-13-21(P) – WELLS FARGO BANK/CREEKWOOD COMMONS WEST  
(DTS#20130206)**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING A PRELIMINARY SITE PLAN FOR 112 LOTS FOR SINGLE-FAMILY ATTACHED RESIDENCES ON APPROXIMATELY 20.75 ON THE EAST SIDE OF CREEKWOOD BOULEVARD, APPROXIMATELY ½ MILES NORTHEAST OF THE INTERSECTION OF SR 70 AND CREEKWOOD BOULEVARD AT 7715 52<sup>ND</sup> TERRACE EAST, BRADENTON IN THE PDR/WP-E/ST (PLANNED DEVELOPMENT RESIDENTIAL/WATERSHED PROTECTION-EVERS/SPECIAL TREATMENT OVERLAY DISTRICTS); SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Wells Fargo Bank, NA (the "Applicant") filed an application for a Preliminary Site Plan for approximately 20.75 acres described in Exhibit "A", attached hereto, (the "Property") for 112 lots for single-family attached residences; and

**WHEREAS**, the applicant filed a request for Special Approval for: 1) a project in the MU (Mixed Use) Future Land Use Category; 2) Entranceway, 3) partially within the Watershed Protection Evers Overlay District, and 4) partially within Special Treatment Overlay District; and

**WHEREAS**, the applicant filed a request for Specific Approval for an alternative to Sections 702.6.8, 740.2.6.18, 722.1.4.3, 712.2.8, 714.8.7, 715.3.4, and 715.3.2.3 Option E of the Land Development Code; and

**WHEREAS**, Planning staff recommended approval of the Preliminary Site Plan, Special Approval and Specific Approval applications subject to the stipulations contained in the staff report; and

**WHEREAS**, the Manatee County Planning Commission, after due public notice, held a public hearing on December 12, 2013 to consider the Preliminary Site Plan, Special Approval and Specific Approval applications, received the staff recommendation, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

**WHEREAS**, the Manatee County Planning Commission, as the County's Local Planning Agency, found the applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code, and recommended approval of the applications, subject to the stipulations contained in the staff report.

**NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:**

**Section 1. FINDINGS OF FACT.** The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for a Preliminary Site Plan as it relates to the real property described in Exhibit "A" of this Ordinance:

B. The Board of County Commissioners held a duly noticed public hearing on December 17, 2013 regarding the proposed Preliminary Site Plan described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, (the Manatee County Land Development Code), and has further considered the information received at the public hearing.

D. The proposed Preliminary Site Plan regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.

E. The Board finds that the purpose of the Special Approval regulation are satisfied by the analysis provided in the staff report and proposed design which indicates that proposed project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

F. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 702.6.8, the Board finds that the request of the Land Development Code regulations are satisfied to an equivalent degree due to adequate accessibility to the existing stormwater facilities and separation distance to Normal Water Level.

G. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 740.2.6.18, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the roads will be private and the street turnover will be acknowledged in the Homeowners Association documents.

H. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 722.1.4.3, the Board finds that the public purpose and intent of the Land Development Code regulations are satisfied to an equivalent degree because safe and efficient pedestrian access will not be compromised, as this subdivision is gated, private, and has no inter-neighborhood ties.

I. Notwithstanding the failure of this plan to comply with the requirements of Land Development Section 712.2.8, the Board finds that the public purpose and intent of the Land Development Code regulations are satisfied to an equivalent degree because public safety will not be compromised.

J. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 714.8.7, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed design because the required number of trees and canopy will be provided.

K. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 715.3.4, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree, as providing less trees will prevent future removal to prevent conflicts with infrastructure.

L. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Sections 715.3.2.3, Option E, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed design because adequate buffer and landscaping will be provided.

**Section 2. PRELIMINARY SITE PLAN.** The Preliminary Site Plan is hereby approved for 112 lots for single-family attached residences upon the Property subject to the following Stipulations:

**STIPULATIONS**

**A. DESIGN AND LAND USE CONDITIONS:**

1. Compliance with all applicable regulations of the Zoning Ordinance Z-84-76(R10) shall be demonstrated at time of Final Site Plan.
2. Pursuant to Ordinance No. Z-84-76(R10) a "Noise Analysis" shall be provided prior to the approval of the Final Site Plan.
3. Compliance will all applicable regulations of LDC Sections 604.1 – Evers Watershed Overlay District, 604.4 – Special Treatment Overlay District, and 737 - Entranceways shall be demonstrated at time of Final Site Plan.
4. No new detention or retention ponds shall be constructed within landscape buffers or greenbelt buffers.
5. Recreational amenities shall be shown on the Final Site Plan and installed prior to Final Plat.
6. A 6-foot high wall or fence shall be installed along the south property boundary on the areas adjacent to Lots 45 thru 74.
7. Any walls or fences within perimeter buffers shall be measured from the finished grade or the adjacent roadway or lot (exclusive any swales), whichever elevation is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.
8. The gates to the project (entrance and emergency access) shall be accessible to EMS by either a remote control or siren activated system. Prior to Final Site Plan approval, the applicant shall receive written approval from EMS and the Fire Marshall approving the proposed system.

**B. PUBLIC WORKS CONDITIONS:**

1. The applicant shall demonstrate with the Final Site Plan submittal acceptable hammerhead turnaround pavement is provided for Public Safety, Fire, and Solid Waste Vehicles to maneuver and complete a turnaround movements. Such maneuvering analysis shall be provided with modeling analysis reviewed and approved by Public Works Department.
2. Prior to Final Plat approval, a sign shall be installed on the hammerhead turnaround indicating that no parking is allowed within these areas and shall be used for emergency vehicles only.

**C. STORMWATER CONDITIONS:**

1. This project shall be required to reduce the calculated pre-development flow rate by a full twenty-five percent (25%) for all stormwater outfall flow directly or indirectly into Evers Reservoir/Braden River. Modeling shall be used to determine pre- and post-development flows.
2. This project shall be required to provide 150% water quality treatment for Evers Reservoir/Braden River Watershed.

**D. ENVIRONMENTAL CONDITIONS:**

1. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.
2. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
3. 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. Comprehensive Plan Policy 3.2.1.8 prohibits the use of treated effluent within the WO Overlay District.

**E. NOTICES**

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the sales contract and in the Final Site Plan shall include language to inform prospective homeowners of:
  - a) All planned thoroughfares adjacent to the project (I-75 and Creekwood Boulevard) including the location and number of lanes for each one,
  - b) Potential noise associated with the planned roadways,
  - c) The location of an existing large commercial development (384,523 square feet) adjacent to south property boundary,
  - d) The roads within the Creekwood West Common Subdivision will be privately

maintained, and are not designed to Manatee County Transportation Standards, i.e. sidewalk placement, right-of way widths, etc. In order for the private streets to be accepted into the County maintained system, approval is required from the Manatee County Public Works Department and Board of County Commissioners. There are no assurances of acceptance by the Board, even if the roadways have been brought up to current Manatee County Standards.

Should the homeowners wish to proceed at a later date with the process for acceptance of maintenance, be advised that all costs associated with the up-grades to current Manatee County Standards shall be borne entirely by the homeowners.

**Section 3. SPECIFIC AND SPECIAL APPROVALS.** Specific Approval is hereby granted for an alternative to Sections 702.6.8, 740.2.6.18, 722.1.4.3, 712.2.8, 714.8.7, 715.3.4 AND 715.3.2.3 Option E. This Specific Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof. Special Approval is hereby granted for: 1) a project in the Mixed Use Future Land Use Category; 2) in the Entranceway; 3) partially within the Watershed Protection Evers Overlay District, and 4) partially within the Special Treatment Overlay District. This Special Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof.

**Section 4. SEVERABILITY.** If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

**Section 5. CODIFICATION.** Pursuant to § 125.68(1), Florida Statutes, the ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

**Section 6. STATE AND FEDERAL PERMITTING.** The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

**Section 7. EFFECTIVE DATE.** This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

**PASSED AND DULY ADOPTED**, by the Board of County Commissioners of Manatee County, Florida on the 17<sup>th</sup> day of December, 2013.

**BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA**



BY: *Larry Bustle*  
Larry Bustle, Chairman

**ATTEST:** R. B. SHORE  
Clerk of the Circuit Court

BY: *Chibi Lesmer*  
Deputy Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

Exhibit "A"

A PARCEL OF LAND LYING IN SEC 11, 12, 13 & 14, TWN 35S, RNG 10E, BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT SW COR OF TRACT A-1 OF CREEKWOOD PH TWO, SUBPHASE E, A SUB REC IN PB 29, PG 28; TH S 88 DEG 26 MIN 54 SEC E, ALG S LN OF SD TRACT A-1, AND S LN OF TRACT A-2 OF CREEKWOOD PH TWO, SUBPHASE G AND SUBPHASE H, A SUB REC IN PB 29, PG 194, A DIST OF 735.64; TH S 02 DEG 29 MIN 21 SEC W, A DIST OF 68.40 FT; TH S 08 DEG 37 MIN 53 SEC W, A DIST OF 50.48 FT; TH S 15 DEG 43 MIN 45 SEC W, A DIST OF 85.67 FT; TH S 02 DEG 12 MIN 15 SEC W, A DIST OF 47.98 FT; TH S 79 DEG 02 MIN 30 SEC E, A DIST OF 26.35 FT; TH S 23 DEG 55 MIN 44 SEC W, A DIST OF 312.24 FT; TH N 66 DEG 03 MIN 43 SEC W, A DIST OF 418.99 FT TO A PT OF CURVATURE TO LEFT, HAVING A RADIUS OF 212.37 FT; TH ALG SD CURVE TO LEFT, THROUGH A C/A OF 18 DEG 23 MIN 05 SEC, A DIST OF 68.14 FT HAVING CHORD BEARING OF N 77 DEG 48 MIN 40 SEC W, A CHORD DISTANCE OF 67.85 FT TO A PT OF REVERSE CURVE TO RIGHT HAVING A RADIUS OF 236.0 FT; TH ALG SD CURVE THROUGH A C/A OF 23 DEG 58 MIN 34 SEC, A DIST OF 98.76 FT, HAVING A CHORD BEARING OF N 73 DEG 33 MIN 40 SEC W, A CHORD DIST OF 98.04 FT TO A PT OF TANGENCY; TH N 66 DEG 04 MIN 32 SEC W, A DIST OF 78.85 FT; TH S 33 DEG 09 MIN 28 SEC W, A DIST OF 216.10 FT; TH N 61 DEG 57 MIN 49 SEC W, A DIST OF 384.73 FT TO A PT OF CURVATURE TO RIGHT HAVING A RADIUS OF 44.17 FT, TH ALG SD CURVE TO RIGHT, THROUGH A C/A OF 75 DEG 54 MIN 46 SEC, A DIST OF 58.52 FT, A CHORD BEARING OF N 24 DEG 37 MIN 45 SEC W, A CHORD DIST OF 54.34 FT TO A PT OF TANGENCY, TH N 17 DEG 45 MIN 59 SEC E, A DIST OF 50.40 FT TO PT LYING ON SLY R/W LN OF CREEKWOOD BLVD OF CREEKWOOD PH ONE, SUBPHASE 1, UNIT A-1, A SUB REC IN PB 25, PG 185, SD PT ALSO BEING ON A CURVE CONCAVE NWLY, HAVING A RADIUS OF 555.0 FT; THE FOLLOWING (2) COURSES ARE ALG SD SLY R/W (1) TH NELY ALG SD CURVE THROUGH A C/A OF 03 DEG 01 MIN 24 SEC, A DIST OF 29.29 FT, A CHORD BEARING OF N 85 DEG 51 MIN 59 SEC E, A CHORD DIST OF 29.28 FT TO A PT OF COMPOUND CURVE, HAVING A RADIUS OF 645.0 FT; (2) TH NELY ALG SD CURVE THROUGH A C/A OF 45 DEG 42 MIN 07 SEC, A DIST OF 514.48 FT, HAVING A CHORD BEARING OF N 64 DEG 31 MIN 18 SEC E, A CHORD DIST OF 500.95 FT TO POB; CONTAINING 9.77 AC M/L (OR 2009/2453) P1#17308.0075/9

A PARCEL OF LAND LYING IN SEC 11, 12, 13, & 14, TWN 35, RNG 18, BEING PARTICULARLY DESC AS FOLLOWS: COM AT THE SW COR OF TRACT A-1 OF CREEKWOOD PH 2, SP E, A SUB AS PER THE PLAT THEREOF REC IN PB 29 PG 28, OF THE PRMCF; TH S 88 DEG 26 MIN 54 SEC E, ALG THE S LN OF SD TRACT A-1, AND THE S LN OF TRACT A-2 OF CREEKWOOD PH 2, SP G AND SP H, A SUB AS PER THE PLAT THEREOF REC IN PB 29 PG 194 OF THE PRMCF A DIST OF 735.64 FT FOR A POB; BEG TH CONT ALG SD S LN OF TRACT A-2 A DIST OF 200.05 FT TO AN INT WITH THE WLY LTD ACCESS R/W/L OF ST RD 93 (INTERSTATE 75); TH ALG SD LTD ACCESS R/W/L, THE FOLLOWING TWO (2) COURSES: (1) S 01 DEG 01 MIN 53 SEC W, A DIST OF 420.62 FT; (2) S 04 DEG 54 MIN 36 SEC W, A DIST OF 417.32 FT; TO THE NLY LN OF CREEKWOOD WEST COMMERCIAL PH 2 PER THE PLAT THEREOF REC IN PB 37 PG 16 OF THE PRMCF; TH ALG SD NLY LN OF CREEKWOOD WEST COMMERCIAL PH 2, THE FOLLOWING (4) COURSES: (1) N 72 DEG 59 MIN 05 SEC W, A DIST OF 649.77 FT; (2) N 64 DEG 34 MIN 42 SEC W, A DIST OF 392.39 FT; (3) N 88 DEG 26 MIN 41 SEC W, A DIST OF 772.77 FT; (4) N 36 DEG 38 MIN 45 SEC W, A DIST OF 100.00 FT TO AN INT WITH ELY R/W/L OF 72ND BLVD E (ALSO KNOWN AS "CREEKWOOD BLVD") OF CREEKWOOD PH 1, SP I, A SUB AS PER THE PLAT THEREOF REC IN PB 28 PG 168 OF AFORESAID PUBLIC RECORDS AND A PT ON THE ARC OF A CURVE TO THE LEFT WHOSE RAD PT BEARS N 18 DEG 25 MIN 13 SEC W, AT A DIST OF 645.00 FT; TH ALG THE ELY R/W OF SD 72ND BLVD E, THE FOLLOWING TWO (2): (1) NELY ALG THE ARC OF SD CURVE THROUGH A C/A 16 DEG 51 MIN 42 SEC, A DIST OF 189.82 FT, HAVING A CHORD BEARING OF N 63 DEG 09 MIN 27 SEC E, A CHORD DIST OF 189.13 FT TO A PRC WITH A CURVE TO THE RIGHT HAVING A RAD OF 555.00 FT; (2) NELY ALG THE ARC SD CURVE THROUGH A C/A OF 29 DEG 36 MIN 26 SEC, A DIST OF 286.79 FT HAVING A CHORD BEARING OF N 69 DEG 33 MIN 04 SEC E, A CHORD DIST OF 283.61 FT; TH S 17 DEG 45 MIN 59 SEC W, A DIST OF 50.40 FT TO A PT OF CURVATURE TO THE LEFT HAVING A RAD OF 44.17 FT; TH ALG SD CURVE TO THE RIGHT, THROUGH A C/A OF 75 DEG 54 MIN 46 SEC, A DIST OF 58.52 FT, A CHORD BEARING OF S 24 DEG 37 MIN 45 SEC E, A CHORD DIST OF 54.34 FT TO A P.T., TH S 61 DEG 57 MIN 49 SEC E, A DIST OF 384.73 FT; TH N 33 DEG 09 MIN 28 SEC E, A DIST OF 216.10 FT; TH S 66 DEG 04 MIN 32 SEC E, A DIST OF 78.85 FT TO A PT OF CURVATURE TO THE LEFT, HAVING A RAD OF 236.00 FT; TH ALG SD CURVE TO THE LEFT, THROUGH A C/A OF 23 DEG 58 MIN 34 SEC, A DIST OF 98.76 FT HAVING A CHORD BEARING OF S 73 DEG 33 MIN 40 SEC E, A CHORD DIST OF 98.04 FT TO A PRC TO THE RIGHT HAVING A RAD OF 212.37 FT; TH ALG SD CURVE TO THE RIGHT THROUGH A C/A OF 18 DEG 23 MIN 05 SEC, A DIST OF 68.14 FT, HAVING A CHORD BEARING OF S 77 DEG 48 MIN 40 SEC E, A CHORD DIST OF 67.85 FT TO A P.T.; TH S 66 DEG 03 MIN 43 SEC E, A DIST OF 418.99 FT; TH N 23 DEG 55 MIN 44 SEC E, A DIST OF 312.24 FT; TH N 79 DEG 02 MIN 30 SEC W, A DIST OF 26.35 FT; TH N 02 DEG 12 MIN 15 SEC E, A DIST OF 47.98 FT; TH N 15 DEG 43 MIN 45 SEC E, A DIST OF 85.67 FT; TH N 08 DEG 37 MIN 53 SEC E, A DIST OF 50.48 FT; TH N 02 DEG 29 MIN 21 SEC E, A DIST OF 68.40 FT TO THE POB (2103/3789), P1#17310.0125/9

**Copy of Newspaper Advertising**

**Bradenton Herald**

**NOTICE OF ZONING IN UNINCORPORATED MANATEE COUNTY**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Manatee County will conduct a Public Hearing on Tuesday, December 17, 2013, at 9:00 A.M. at the Manatee County Government Administrative Center, 1st Floor Chambers, to consider and act upon the following matters:

**ORDINANCE 13-25 - CREEKWOOD (DRI # 13)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated development order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 12-15) to approve the following changes to Map H and the Ordinance: 1) modify the land use of Parcel G from office to residential; 2) increase the total number of residential units by 112 for a total of 1,362 units and decrease the office square footage by 125,000 square feet for a total of 100,000 square feet; 3) delete land use condition #1 regarding maximum density in the watershed; 4) amend the stipulations related to the I-75 bridge approach; and 5) update the development order to reflect terminology changes, current land development code and comprehensive plan amendments, and department references; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,250 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 225,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel G is located on the north side of SR 70, west of I-75, and east of

Creekwood Boulevard, approximately 1/2 mile northeast of the intersection of SR 70 and Creekwood Boulevard at 7715 52nd Terrace E, Bradenton (±20.75 acres) and the present zoning is PDC/WP-E/ST (Planned Development Commercial/ Watershed Protection/Special Treatment Overlay Districts).

**Z-84-76(R10) - WELLS FARGO BANK NA / CREEKWOOD (DTS #20130202)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R9) to amend the General Development Plan to:

1. Modify the land use of Parcel G from office to residential;
2. Rezone Parcel G from PDC/WP-E/ST (Planned Development Commercial/ Watershed Protection/Special Treatment Overlay Districts) to PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay Districts);
3. Add 112 residential units and decrease office square footage by 125,000 square feet;
4. Delete Land Use Condition 1 related to maximum density in the Watershed;
5. Remove references to Parcel G related to non-residential development;
6. Revise Land Use Condition 7, related to the width of a bicycle and pedestrian path along Lena Road, to be consistent with previously approved Land Use Conditions 5 of the Ordinance 12-15 (Creekwood - DRI # 13);
7. Amend the stipulations related to the I-75 bridge approach;
8. Update the Zoning Ordinance to reflect department references; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel G is located on the north side of SR 70, west of I-75, and east of Creekwood Boulevard, approximately 1/2 mile northeast of the

intersection of SR 70 and Creekwood Boulevard at 7715 52nd Terrace E, Bradenton (±20.75 acres) and the present zoning is PDC/WP-E/ST (Planned Development Commercial/ Watershed Protection/Special Treatment Overlay Districts).

**Z-84-76/PSP-13-21(P) - WELLS FARGO BANK/CREEKWOOD COMMONS WEST (DTS #20130206)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 112 lots for single-family attached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The ±20.75-acre site is located on the east side of Creekwood Boulevard, approximately 1/2 mile northeast of intersection of SR 70 and Creekwood Boulevard at 7715 52nd Terrace E, Bradenton, and the present zoning is PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts), and is the subject of a rezone request to PDR/WP-E/ST.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: [planning.agenda@mymanatee.org](mailto:planning.agenda@mymanatee.org)

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

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should

contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

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

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS  
Manatee County Building and Development Services Department  
Manatee County, Florida  
12/4/2013.





## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

December 19, 2013

Honorable R. B. "Chips" Shore  
Clerk of the Circuit Court  
Manatee County  
Post Office Box 25400  
Bradenton, Florida 34206

Attention: Robin Liberty, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. Z-84-76/PSP-13-21(P), which was filed in this office on December 19, 2013.

Sincerely,

Liz Cloud  
Program Administrator

LC/elr

Enclosure

# CREEKWOOD WEST COMMONS

## PRELIMINARY SITE PLAN

LOCATED IN:  
**SECTIONS 11,12,13,14, TOWNSHIP 35 S, RANGE 18 E**  
**IN MANATEE COUNTY, FLORIDA**

Sheet List Table	
Sheet Number	Sheet Title
PL-1	COVER SHEET
PL-2	AERIAL
PL-3	OVERALL PRELIMINARY SITE PLAN
PL-4	OVERALL PRELIMINARY ENGINEERING INTENT
PL-5	PRELIMINARY LANDSCAPE PLAN
PL-6	PRELIMINARY LANDSCAPE PLAN NOTES

**OPEN SPACE**

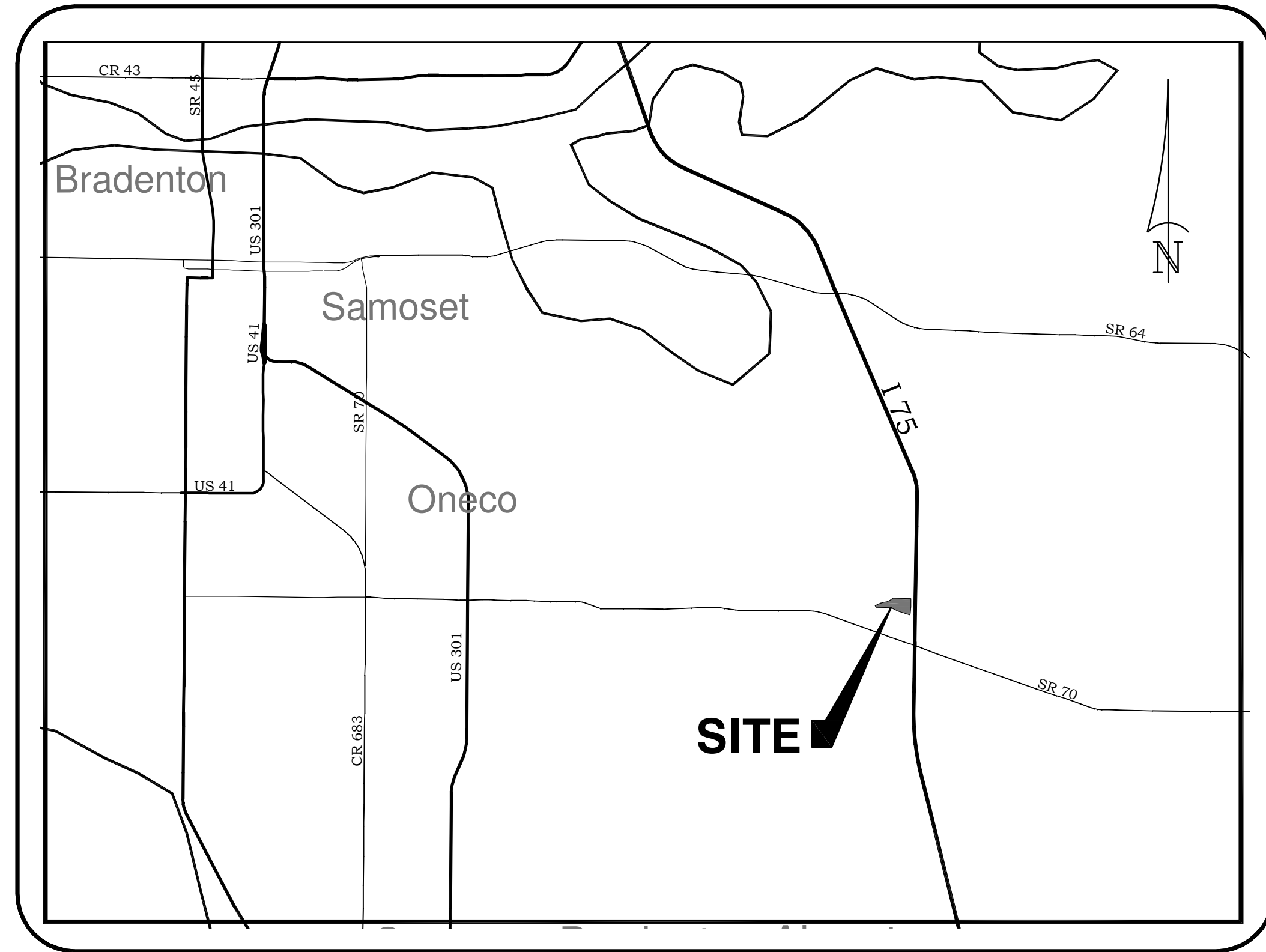
Required Minimum Open Space = 35% (7.26 AC) (20.75 x 35% = 7.26 AC)

Up to 75% of the required open space may be comprised of waterbodies. (75% x 7.26 AC = 5.44 AC)

Total Waterbodies Acreage = 4.5 AC

Total Proposed Open Space = 36% (7.5 AC)

- NOTES**
- Total Acreage of Site is 20.75 Acres
  - Total maximum number of units is 112 units.  
 Total allowed in MU portion is 12.8 x 9 d.u. = 115 d.u.  
 Total allowed in RES-6 portion without special Approval is 7.9 ac x 4.5 d.u. = 35 d.u.  
 Total allowed in RES-6 portion with special Approval is 7.9 ac x 6 d.u. = 47 d.u.  
 Recreation Area = 0.89 ac
  - Total proposed number of units is 112 units.  
 Proposed Overall Density is 112 Units / 20.7 ac = 5.4 du/acre  
 Total proposed in MU portion is 84 Units  
 Total proposed in RES-6 portion is 28 Units  
 Net density = 112 Units / 19.81 ac = 5.65 du/acre  
 Total acreage (20.75) - Recreational land (0.89) - Jurisdictional acreage (0.05) = Net Residential Acreage (19.81)
  - Proposed Setbacks:  
 Front - 25'  
 Side - 5' (16' min. Between Buildings)  
 Rear - 10'  
 Waterfront - 21' MIN.
  - The Max Building Height is 35'
  - The project is to be built in one phase.
  - The Proposed Use is Single Family Attached Residential.
  - The site is located within the MU (12.8 ac) and RES-6 (7.9 ac) Future Land Use Categories.
  - The site is currently a parking lot, zoned PDC/WP-E/ST. Site is being rezoned to PDR W/GDP Application.
  - The site is not located in a Floodway or the Floodplain. The site is in Flood Zone X on F.I.R.M. Panel 1201530354C Revised July 15, 1992.
  - Two parking spaces will be provided for each dwelling unit via garage and driveway. 19 Guest parking spaces shown.
  - There are no known foundations, mounds, midden areas of historic origin or existing easements on this site.
  - There are jurisdictional wetlands within the boundaries of this project, as shown on the site plan.
  - There are no wells within the boundaries of this plan.
  - Common open space shall be owned and maintained by the Homeowners Association (HOA).
  - Project lighting will be approved with the Final Site Plan.
  - Infrastructure construction is expected to commence with approval of the FSP/CP and prior to the CLOS expiration.
  - Sanitary sewer and potable water will be constructed to Manatee County standards and publicly maintained. All potable water and/or wastewater facilities shown are conceptual only and are only included to show the intent to comply with the requirements of Section 722 of the Manatee County LDC. The actual size and location of these facilities will be finalized during the construction plan review process. Should the Applicant enter into an agreement with the private development to the South to utilize the private sewer system then the applicant may do so and the Sanitary Sewer will be Privately Maintained.
  - A 10' minimum utility easement will be located along all front lot lines and a 5' utility easement along all side and rear lot lines.
  - Solid waste disposal will be provided by Manatee County with individual can pick-up.
  - Street tree landscaping will be approved with the Final Site Plan.
  - The Developer shall provide signs adjacent to wetland buffers/conservation easements indicating that the area is a conservation area, as required by Section 719.11.1.3.3 of the LDC. The type and location of such signs shall be shown and approved by the Planning Department with the Final Site Plan. Conservation signs shall be installed prior to Final Plat approval.
  - Prior to Final Plat approval, a Conservation Easement for the areas defined as post-development jurisdictional wetlands and wetland buffers shall be dedicated to the County in accordance with Section 719.11.1.3 of the LDC.
  - Finish floor elevations will be a minimum of 21" above the highest elevation of the street or the crown of the road whichever is greater, as measured along the entire frontage of the lot on which the building is located. Details to be approved with the Final Site Plan. Recreation parcels will be in conformance with Manatee County Land Development Code, Section 703.2.24.2.5.
  - Flowage easements will be provided from top-of-bank to top-of-bank along all retained existing drainage ditches and natural conveyance systems.
  - All storm drain pipe systems, both public and private not located within a road ROW or existing easement will be located within a dedicated drainage easement, for pipes. The width of Drainage Easements shown throughout the sheets of this plan shall comply with the Storm Water management Design manual and be no less than 20 feet in width. (except dedicated rear lot drainage systems).
  - Fire hydrants shall be located within 400' of the entrance of any building and spaced no more than 800' apart.
  - This project is located in the Creekwood DRI (DRI # 102) and subject to Ordinance 13-25 and Z-84-76(R10)
  - The project falls within the Evers Reservoir Watershed Boundary.  
 ± 18.67 Acres of the site is within the Evers Reservoir Watershed  
 ± 2.19 Acres of the site is not within the Evers Reservoir Watershed
  - Existing Access and Cross Utility Easement was terminated when property was placed into single ownership.
  - all the signing and pavement markings shall be provided in accordance with the latest editions of the manual on uniform traffic control (mutcd), fdot design standards and the manatee county transportation department-highway, traffic, and stormwater standards. traffic control devices that do not conform to the latest edition of the manatee county transportation department-highway, traffic, and stormwater standards within publicly maintained right of way will require a sign and hardware diagram and, if acceptable, an executed maintenance agreement prior to approval of construction plans.
  - Irrigation will be from stormwater facility withdrawal or irrigation well.



VICINITY MAP

FOR:  
**MI HOMES**  
 4343 Anchor Plaza Parkway  
 Suite 200 Tampa, FL 33624

BY:



2930 University Parkway  
 Sarasota, Florida 34243  
 Phone 941 358-6500  
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**LEGAL DESCRIPTION**

**PHASE I:**  
 A PARCEL OF LAND LYING IN SECTIONS 11, 12, 13 & 14, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT A-1 OF CREEKWOOD PHASE TWO, SUBPHASE E, A SUBDIVISION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 28, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 26 MINUTES 54 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT A-1, AND THE SOUTH LINE OF TRACT A-2 OF CREEKWOOD PHASE TWO, SUBPHASE G AND SUBPHASE H, A SUBDIVISION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 194, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 735.64 FEET; THENCE SOUTH 02 DEGREES 29 MINUTES 21 SECONDS WEST, A DISTANCE OF 68.40 FEET; THENCE SOUTH 08 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 50.48 FEET; THENCE SOUTH 15 DEGREES 43 MINUTES 45 SECONDS WEST, A DISTANCE OF 85.67 FEET; THENCE SOUTH 02 DEGREES 12 MINUTES 15 SECONDS WEST, A DISTANCE OF 47.98 FEET; THENCE SOUTH 79 DEGREES 02 MINUTES 30 SECONDS EAST, A DISTANCE OF 26.35 FEET; THENCE SOUTH 23 DEGREES 55 MINUTES 44 SECONDS WEST, A DISTANCE OF 312.24 FEET; THENCE NORTH 66 DEGREES 03 MINUTES 43 SECONDS WEST, A DISTANCE OF 418.99 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 212.37 FEET; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18 DEGREES 23 MINUTES 05 SECONDS, A DISTANCE OF 68.14 FEET HAVING A CHORD BEARING OF NORTH 77 DEGREES 48 MINUTES 40 SECONDS WEST, A CHORD DISTANCE OF 67.85 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 236.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 58 MINUTES 34 SECONDS, A DISTANCE OF 98.76 FEET, HAVING A CHORD BEARING OF NORTH 73 DEGREES 33 MINUTES 40 SECONDS WEST, A CHORD DISTANCE OF 98.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 66 DEGREES 04 MINUTES 32 SECONDS WEST, A DISTANCE OF 78.85 FEET; THENCE SOUTH 33 DEGREES 09 MINUTES 28 SECONDS WEST, A DISTANCE OF 216.10 FEET; THENCE NORTH 61 DEGREES 57 MINUTES 49 SECONDS WEST, A DISTANCE OF 384.73 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 44.17 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 75 DEGREES 54 MINUTES 46 SECONDS, A DISTANCE OF 58.52 FEET, A CHORD BEARING OF NORTH 24 DEGREES 37 MINUTES 45 SECONDS WEST, A CHORD DISTANCE OF 54.34 FEET TO A POINT OF TANGENCY; THENCE NORTH 17 DEGREES 45 MINUTES 59 SECONDS EAST, A DISTANCE OF 50.40 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CREEKWOOD BOULEVARD OF CREEKWOOD PHASE ONE, SUBPHASE I, UNIT A-1, A SUBDIVISION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 185, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 555.00 FEET; THE FOLLOWING (2) COURSES ARE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY (1) THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 01 MINUTES 24 SECONDS, A DISTANCE OF 29.29 FEET, A CHORD BEARING OF NORTH 85 DEGREES 51 MINUTES 59 SECONDS EAST, A CHORD DISTANCE OF 29.28 FEET TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 645.00 FEET; (2) THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45 DEGREES 42 MINUTES 07 SECONDS, A DISTANCE OF 514.48 FEET, HAVING A CHORD BEARING OF NORTH 64 DEGREES 31 MINUTES 18 SECONDS EAST, A CHORD DISTANCE OF 500.95 FEET TO THE POINT OF BEGINNING.

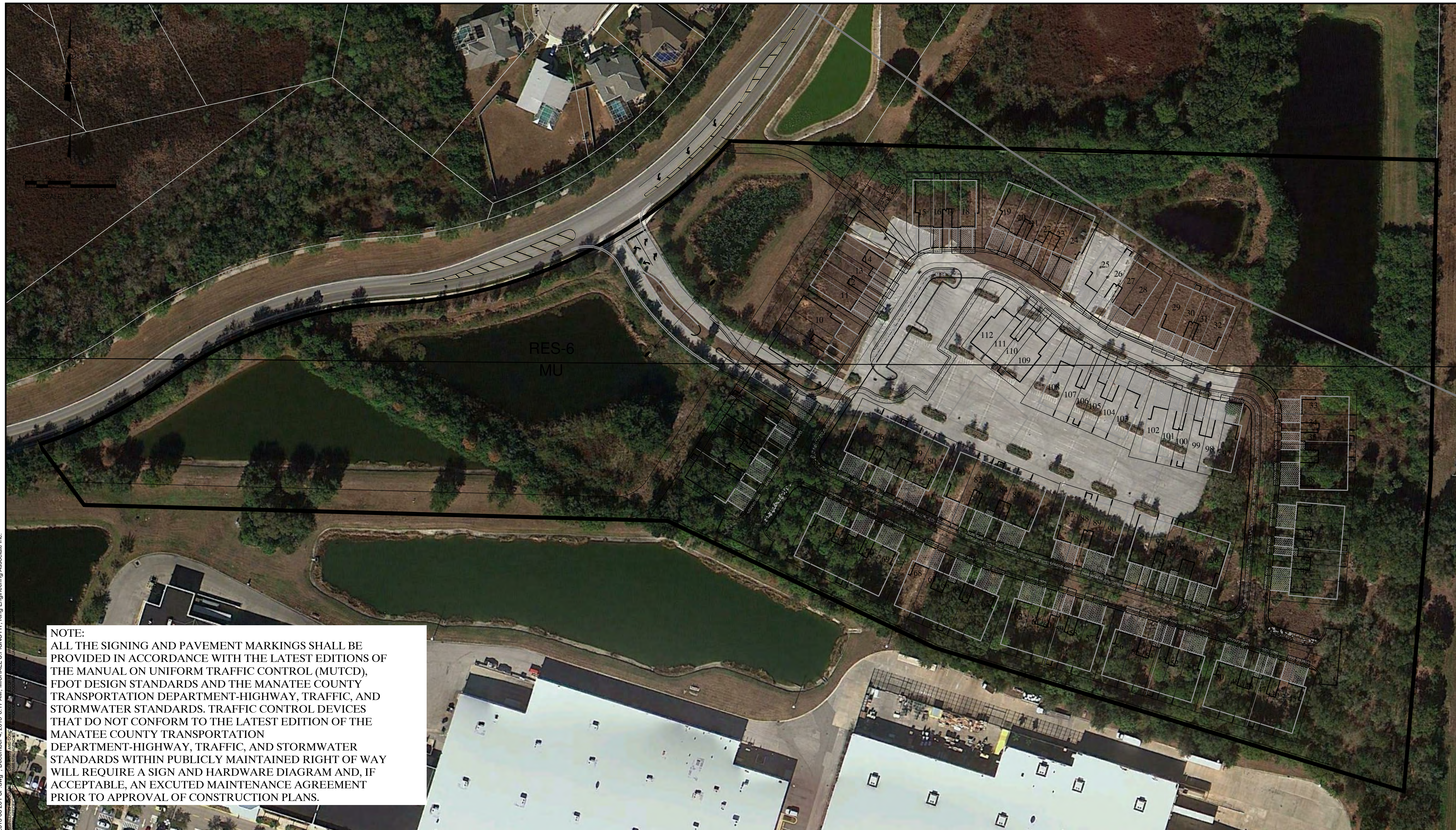
**PHASE II:**  
 A PARCEL OF LAND LYING IN SECTIONS 11, 12, 13 & 14, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT A-1 OF CREEKWOOD PHASE TWO, SUBPHASE E, A SUBDIVISION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 28, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 26 MINUTES 54 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT A-1, AND THE SOUTH LINE OF TRACT A-2 OF CREEKWOOD PHASE TWO, SUBPHASE G AND SUBPHASE H, A SUBDIVISION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 194, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 735.64 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING ALONG SAID SOUTH LINE OF TRACT A-2, A DISTANCE OF 200.05 FEET TO AN INTERSECTION WITH THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 93 (INTERSTATE 75); THENCE ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES: (1) SOUTH 01 DEGREES 01 MINUTES 53 SECONDS WEST, A DISTANCE OF 420.62 FEET; (2) SOUTH 14 DEGREES 54 MINUTES 36 SECONDS WEST, A DISTANCE OF 417.32 FEET; TO THE NORTHERLY LINE OF CREEKWOOD WEST COMMERCIAL PHASE 2, BEING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75 DEGREES 54 MINUTES 46 SECONDS WEST, A DISTANCE OF 58.52 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 75 DEGREES 54 MINUTES 46 SECONDS WEST, A DISTANCE OF 58.52 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 51 MINUTES 42 SECONDS, A DISTANCE OF 189.82 FEET HAVING A CHORD BEARING OF NORTH 63 DEGREES 09 MINUTES 27 SECONDS EAST, A CHORD DISTANCE OF 189.13 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 555.00 FEET; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 36 MINUTES 26 SECONDS, A DISTANCE OF 286.79 FEET; HAVING A CHORD BEARING OF NORTH 69 DEGREES 33 MINUTES 04 SECONDS EAST, A CHORD DISTANCE OF 283.61 FEET; THENCE SOUTH 17 DEGREES 45 MINUTES 59 SECONDS WEST, A DISTANCE OF 50.40 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 44.17 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 75 DEGREES 54 MINUTES 46 SECONDS WEST, A DISTANCE OF 58.52 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23 DEGREES 58 MINUTES 34 SECONDS WEST, A DISTANCE OF 98.76 FEET HAVING A CHORD BEARING OF SOUTH 24 DEGREES 37 MINUTES 45 SECONDS EAST, A CHORD DISTANCE OF 54.34 FEET TO A POINT OF TANGENCY; THENCE NORTH 61 DEGREES 57 MINUTES 49 SECONDS WEST, A DISTANCE OF 384.73 FEET; THENCE NORTH 33 DEGREES 09 MINUTES 28 SECONDS WEST, A DISTANCE OF 216.10 FEET; THENCE SOUTH 66 DEGREES 04 MINUTES 32 SECONDS EAST, A DISTANCE OF 78.85 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 236.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23 DEGREES 58 MINUTES 34 SECONDS, A DISTANCE OF 98.76 FEET HAVING A CHORD BEARING OF SOUTH 73 DEGREES 33 MINUTES 40 SECONDS WEST, A CHORD DISTANCE OF 98.04 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 212.37 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18 DEGREES 23 MINUTES 05 SECONDS, A DISTANCE OF 68.14 FEET, HAVING A CHORD BEARING OF SOUTH 77 DEGREES 48 MINUTES 40 SECONDS EAST, A CHORD DISTANCE OF 67.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66 DEGREES 03 MINUTES 43 SECONDS EAST, A DISTANCE OF 418.99 FEET; THENCE NORTH 23 DEGREES 55 MINUTES 44 SECONDS WEST, A DISTANCE OF 312.24 FEET; THENCE NORTH 79 DEGREES 02 MINUTES 30 SECONDS WEST, A DISTANCE OF 26.35 FEET; THENCE NORTH 02 DEGREES 12 MINUTES 15 SECONDS EAST, A DISTANCE OF 47.98 FEET; THENCE NORTH 15 DEGREES 43 MINUTES 45 SECONDS WEST, A DISTANCE OF 85.67 FEET; THENCE NORTH 08 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 50.48 FEET; THENCE NORTH 02 DEGREES 29 MINUTES 21 SECONDS WEST, A DISTANCE OF 68.40 FEET; TO THE POINT OF BEGINNING.

NO.	DATE	DESCRIPTION	APP'D BY
3	09-17-13	add note 32	
2	08-06-13	REV NOTES 3, 4, 17, 18 AND 26	
1	08-06-13	ADD NOTE 30 and 31	

THESE PLANS ARE PRELIMINARY IN NATURE, AND ARE SPECIFICALLY PREPARED FOR A CHANGE OF LAND USE AND REZONE APPLICATION. THEY ARE NOT TO BE USED FOR CONSTRUCTION OF ANY KIND.

**JOB NUMBER: 8855-002-000**



**NOTE:**  
 ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD), FDOT DESIGN STANDARDS AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT-HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT-HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

C:\Civil\8855-002\000\cadd\p\PREL\2013 06 26 PSP.dwg - December 4, 2013 8:17 AM, MICHAEL S. PIGNOTTI, King Engineering Associate Inc.

DESIGNED	MMS
DRAWN	MMS
CHECKED	MMS
D.C.	
ODG	

**King**  
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 Engineering License #2610

**CREEKWOOD  
 WEST COMMONS**  
 FOR  
 MI HOMES

**AERIAL**

NO.	DATE	DESCRIPTION	APP'D BY
1	06-24-13	REVISE PER COUNTY COMMENTS	

JOB NO.	8855-002-000
DATE:	05-06-2013
SCALE:	

SHEET NO.  
**PL-2**







**Notes**

1. Landscaping to utilize 100% Automatic Irrigation.

2. A. All plant material to be:

- Drought tolerant species
- Minimum Florida Number One Grade
- Appropriate to soil and climate
- Minimum thirty (30%) percent native species
- Low maintenance

**General Notes:**

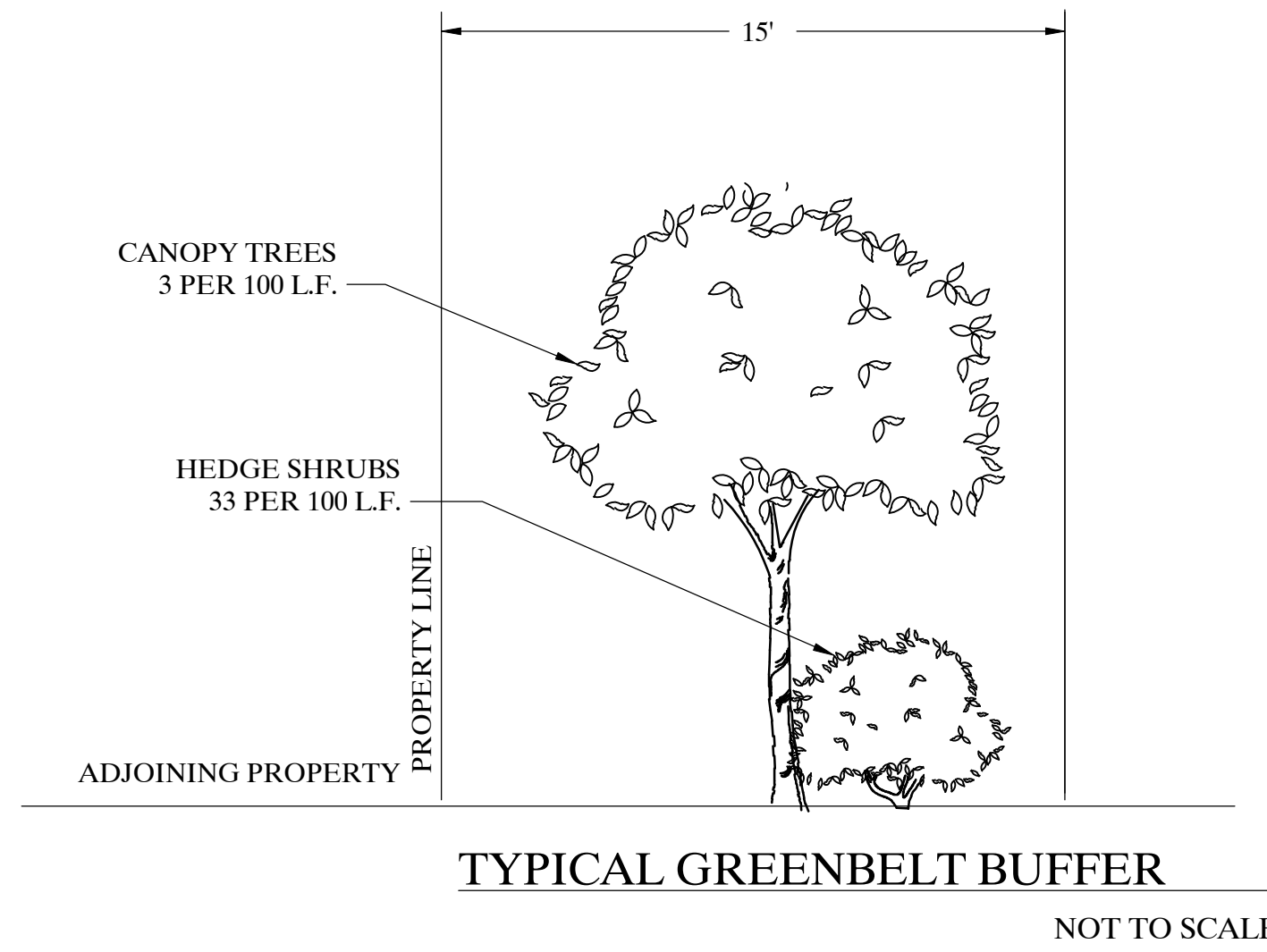
- Irrigation shall be zonally designed.
- Xeriscape landscaping is required whenever feasible.
- Must meet the standards of Section 713, Visibility Triangles.
- No synthetic/artificial lawns or plants.
- All landscaped areas shall be protected by wheelstops or curbing.
- Areas with planted trees shall be a minimum 8 feet wide (inside curb measurement).
- Existing plant communities designated to remain must be intact and undisturbed; noxious and exotic plants must be removed.
- Preserving native plant communities is encouraged and may be required, as appropriate.
- No parking, loading areas, or buildings shall be placed within any landscape buffers.
- Trees and shrubs shall not be placed within the middle two-thirds (2/3) of any drainage swale or within three (3) feet measured horizontally from the centerline of the drainage swale; whichever is greater. Swales must allow the positive flow of water without any obstruction.
- A maximum of forty (40) percent of all required trees may be palm trees. When palm trees are utilized as canopy trees, a minimum of two (2) palms must be grouped to serve as a canopy tree. Each palm tree group will count as one (1) canopy tree.
- Tree Removal to be quantified with the Final Site Plan.

*Trees.* Trees required under Section 715 shall be in accordance with the following:

<b>MINIMUM SIZE AT PLANTING</b>	<b>CANOPY</b>	<b>UNDERSTORY</b>	<b>PALM</b>
<b>HEIGHT</b>	10 FEET	6 FEET	15 FEET
<b>CALIPER</b>	2-1/2 INCHES	1-1/2 INCHES	
<b>SPREAD</b>	4 FEET		

*Shrubs.* Shrubs required under Section 715 shall be in accordance with the following:

<b>MINIMUM SIZE AT PLANTING</b>	<b>HEDGE</b>	<b>VEHICLE USE AREA ISLANDS</b>
<b>HEIGHT</b>	24 INCHES	8 INCHES
<b>GALLONS</b>	3 GALLONS	1 GALLON



**CONCEPTUAL PLANT LIST**

**Canopy Trees May Include:**

- Red Maple
- Live Oak
- Laurel Oak
- Or other as acceptable by staff

**Shrubs May Include:**

- Indian Hawthorn
- Sandankwa Viburnum
- Firebush
- Sweet Viburnum
- Golden Dew Drops

**Street Trees**

- Magnolia Gem
- Or other as acceptable by staff

C:\Civ\8855-002-000\cadd\pss-pre\PL-6.dwg - August 12, 2013 10:12 AM, MICHAEL S. PIGNOTTI, King Engineering Associate Inc.  
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DESIGNED	MMS
DRAWN	
CHECKED	MMS
D.C.	
ODG	



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 Fax 941 358-6540  
 www.kingengineering.com  
 Engineering License #2610

**CREEKWOOD  
 WEST COMMONS**  
 FOR  
 MI HOMES

**NOTES**

NO.	DATE	DESCRIPTION	APPD BY

JOB NO. 8855-002-000	SHEET NO. <b>PL-6</b>
DATE 05-06-2013	
SCALE	