

334.1. General Requirements.

Construction drawings, which provide detailed technical information on all site improvements prior to actual construction, are required to ensure that development will be in conformance with County Codes and any conditions of the approved development. The completeness and adequacy of the construction drawings shall be

Revisions

40 revisions

Insertions: 13 Deletions: 27 Moves: 0 Formatting: 0 Comments: 0

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7. *Residential Amenity Centers.* An amenity center associated with a residential development, not to exceed two thousand (2,000) square feet in climatized floor area.

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Where a Final Site Plan contains all of the information required under this section, the developer may elect to have the Final Site Plan also serve as the construction drawings.

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When located in an area where land use types and/or intensities or densities vary, Planned Development districts shall be designed in such a manner as to provide for gradual changes in intensity and/or density.

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and shall generally be superior in design to conventional development site plans

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additional

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in the PDEZ District

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Vehicular access to streets or portions of streets from off-street parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner which minimizes traffic friction, and excessive interruptions.

Pedestrian access shall, where practical, be separated from vehicular access points in order to reduce congestion, friction and hazards, except where signalization is used in such a manner as to control pedestrian and vehicular movement safety.

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For all rights-of-way and private streets in planned developments, the following minimum design considerations shall be adequately addressed:

1. Safe vehicular travel;

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2. The manner in which pedestrians can traverse in the planned development;
3. Structural stability of all construction materials;
4. Utility distribution, power, sewer, cable, potable water and fire protection routing, location, and sizing;
5. Horizontal and vertical sight distances;
6. Traffic safety requirements;
7. Emergency vehicle maneuverability and access;
8. Logical future extension of inter-neighborhood ties.

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The site plan shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, facilities and open spaces in a manner facilitating pedestrian movement between major origins and destinations, within and adjacent to the district, with a minimum of conflicts with vehicular traffic.

Pedestrian systems through buildings shall be related to a network of exterior open spaces reserved for pedestrian use and enjoyment. Interior and exterior pedestrian ways shall be scaled for anticipated traffic and form a convenient pattern connecting major concentrations of uses within the district, and shall connect to principal access points within and outside the district.

Access for pedestrians and cyclists entering or leaving the district shall be by safe and convenient routes. Where there are crossings of pedestrian ways and vehicular routes at edges of Planned Developments, such crossings shall be safely located, marked and controlled, and where such ways are exposed to substantial vehicular traffic at edges of districts, safeguards shall be required to prevent crossings, except at designated points. Bicycle or pedestrian paths, if provided, shall be so related to the vehicular system that street crossings are combined.

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When adjacent development is of either similar use or intensity, such screening may be reduced at the discretion of the Department Director.

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P. **Trash and Utility Plant Screens.** In the Planned Development district all central refuse, trash and garbage collection containers shall be screened from sight or located in such a manner so as not to be visible from any public area within or adjacent to the Planned Development district.

Q. **Signs.** Signs in the Planned Development district shall be in accordance with Chapter 6.

R. **Landscaping.** Landscaping shall be equal to or exceed the standards stipulated pursuant to Section 701, Landscaping and Screening Standards.

S. **Special Guidelines for Review of Projects with Mixed Use Plan Designations and Projects at Designated Entranceways.** The Comprehensive Plan establishes interstate interchanges as critical gateways to Manatee County. In these areas, additional scrutiny shall be given to the potential visual impacts of the proposed projects, pursuant to Section 900.

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considered

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used in order

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Water requirements may be reduced by providing for:

- a. The preservation of existing plant communities;
- b. The reestablishment of native plant communities;
- c. Limited amount of lawn grass areas;
- d. The use of site specific plant materials;

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- e. The use of shade trees to reduce transpiration rates of lower story plant materials;
- f. Site development that retains stormwater runoff on site;
- g. The use of pervious paving materials;
- h. Site development that addresses the carrying capacity of the land in its present form; and
- i. Other environmentally sensitive site development concepts.

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Existing native plant communities that are specified to remain shall be preserved in their entirety, with all desirable trees, understory, and ground covers left intact and undisturbed. In most cases, preservation of existing native plant communities will decrease the initial costs of site development, decrease future water and maintenance requirements and enhance the aesthetic appearance of the property.

- b. When existing native plant communities occur on a parcel of land and are located within planned open spaces, thirty-five (35) percent of the required open space or seventy-five (75) percent of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities.

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- U. **Rights-of-Way and Utility Standards.** All improvements shall adhere to the requirements of the County's administrative procedures for all public and private rights-of-way construction.
- V. **Stormwater Management.** Stormwater management facilities shall adhere to the requirements of Section 801, Stormwater Management, and the County's administrative procedures.

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- X. **Other Factors.** Other factors shall be applied which:
 - 1. Address views from interstates and major connectors;
 - 2. Generally require greater open space than permitted in standard districts;
 - 3. Prohibit visible exterior storage;

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4. Prohibit parking and loading areas adjacent to interstate and connectors;

5. Provide quality construction material and superior design;

6. Maximize use of buffers and berms; and

7. Otherwise encourage the establishment of high quality projects at these critical locations.

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Neighborhoods. All Planned Residential Developments shall be designed in such a manner as to promote neighborhoods. This shall be done by creating a neighborhood focal point within the development such as water bodies, recreation areas or community centers. Other methods of achieving neighborhood unity include: use of natural features, unified theme, use of greenbelts and pedestrian/bikeway corridors.

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Greenbelts. In order to promote and enhance the creation of unique neighborhood units, each distinct neighborhood shall be bordered by a continuous greenbelt buffer measuring fifteen (15) feet in width and containing one (1) shade tree, meeting minimum planting size standards in Section 715, planted every thirty (30) feet on center. Greenbelts are to be so planned that where two (2) PDR districts abut one another, the greenbelt buffer areas are contiguous. Streets and utilities providing inter-neighborhood ties may be permitted to pass through greenbelt buffer areas.

In PDR Districts consisting entirely of fifteen (15) or less single-family lots, greenbelt width may be reduced to ten (10) feet.

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, to the extent such replacement can be reasonably accomplished on site or pursuant to the methods described in this section

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Cash payment to Manatee County may be made in lieu of replacement.

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reduced replacement ratio where one-to-one replacement cannot be reasonably accomplished on site or pursuant to the methods described in this section

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combination of either of the above methods for compliance with this Section

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The Department Director shall also have the option of considering replacement of the trees on adjacent sites, if there is no reasonable replacement alternative on-site and the adjacent site is of sufficient size to support the placement of such trees. If such an alternative is chosen, the applicant must provide a landscaping plan for the replacement trees as well as a written maintenance agreement for the trees. All trees planted off-site shall be at least Florida Quality No. 1 nursery stock. If the adjacent site is single-owner occupied, then it shall be the responsibility of that owner to maintain all of the replacement trees in perpetuity and replace any trees that succumb to disease or death. If the adjacent site is the property of a homeowner's association or other group ownership, the association or group shall maintain all replacement trees in perpetuity and replace any trees that succumb to disease or death.

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Cash in lieu payments shall not be required for applications received after [insert date].

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When cash in lieu payments are made, the amount of cash payments will be in the manner established by the Board and shall include all material and labor costs, as well as those costs associated with the administration of this program. Payment for Tree Replacement shall be paid prior to the issuance of any Building Permits for the project.

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existing

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two

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one

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2

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, except that the Department Director may approve an alternative design which allows for up to a maximum of fifteen (15) consecutive parking spaces where the overall design of the vehicle use area landscaping is consistent with the purposes of this section

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4. *Residential Greenbelts.*

- i. For all residential projects, a fifteen (15) foot wide perimeter greenbelt buffer shall be required. Streets and utilities providing interneighborhood ties may be permitted to pass through greenbelt buffer areas. Should such greenbelts be located adjacent to single family lots, such lots may not be platted through the greenbelt. In projects consisting entirely of fifteen (15) or less single family lots, greenbelt buffers shall be reduced in width to ten (10) feet.

Exemptions:

- For new residential subdivisions located in the A or A-1 zoning districts, no greenbelt shall be required, unless designed as a cluster development per Sections 800.11 and 800.12.
 - For lot splits inside or out of a subdivision, resulting in the creation of one additional lot, no greenbelt shall be required.
 - For replatting of existing lots if the total number of lots either remains the same or is reduced, no greenbelt shall be required.
- ii. The greenbelt buffer shall be planted with a minimum of one (1) canopy tree planted every thirty (30) feet on center for the length of the perimeter of the project.
- iii. For new residential projects abutting non-recreational, non-residential uses, the greenbelt buffer shall also meet the screening buffer requirements that may include either a hedge, fence or wall.
- iv. All landscaping shall be installed prior to final plat approval, unless performance security is posted guaranteeing the landscaping will be installed prior to the first Certificate of Occupancy.
- v. Irrigation shall be provided as required pursuant to this Code and installed prior to issuance of the first Certificate of Occupancy of the project.

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701.6. Residential Street Trees.

1. One (1) canopy tree shall be planted within twenty-five (25) feet of the right-of-way of each local street within a residential development for every fifty (50) linear feet, or substantial fraction thereof, of right-of-way when proposed lots have a minimum of one hundred (100) feet of frontage or greater. When proposed lots have less than one hundred (100) feet of frontage, street trees shall be limited to one (1) canopy tree per frontage. None of these required trees shall be planted within a public or private utilities easement. Palm trees may not be utilized to meet this requirement, unless they are grouped with a minimum of two (2) used for each canopy tree. A maximum of twenty-five (25) per cent of all proposed residential street trees may be palm trees.
2. For proposed lots with less than sixty (60) feet of frontage smaller maturing canopy trees or understory trees may be utilized.
3. The trees shall be spaced no closer together than twenty-five (25) feet, unless a decorative grouping or alternative method is chosen by the developer. Existing native trees should be used to fulfill these requirements wherever they meet the spacing and size requirements and are adequately protected during construction.
4. Installation and initial maintenance of landscaping on all common areas within the project is the developer's responsibility. A notice of responsibility for the property owner's installation and maintenance of the trees shall be drafted in a notice recorded in the public records governing the development.

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10. Activities which are authorized pursuant to a State environmental resource permit, or which are exempt from State environmental resource permitting.

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Use of greenbelt buffers for connector trails is required. Up to fifty (50) percent of the width of a greenbelt buffer may be used for trails, subject to County approval. The planting requirements in Section 701.3 shall apply to the remaining portion of the greenbelt buffer.

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