LAKEWOOD CENTRE GDP AMENDMENT
Justification for Proposed Increase in Maximum Height
of Multifamily Structures on Parcels KK and LL
November 2018

Pursuant to Sec. 402.7.D.9 of the LDC, the Applicant is requesting a maximum height of 50 feet\(^1\) for multifamily structures on Parcels KK and LL\(^2\) of the Lakewood Centre PDMU. The increase in height is needed to allow 4-story structures in limited areas in order cluster density to protect environmental features and accommodate the more stringent stormwater standards required on the site. The project design meets all criteria for approval as further articulated below and as illustrated in Attachment A.

The Code requires that the BCC review the nature of the surrounding uses in determining compatibility and compliance with the criteria for additional height. The following chart summarizes the surrounding uses and classifications:

<table>
<thead>
<tr>
<th>Existing Use</th>
<th>Future Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Vacant</td>
<td>MU-C/AC-2; UF-3</td>
<td>PDMU; A</td>
</tr>
<tr>
<td>East S.R. 64; across road: office</td>
<td>UF-3</td>
<td>PR-M</td>
</tr>
<tr>
<td>South White Eagle Blvd.; across road: single-family residential; ponds; vacant</td>
<td>UF-3</td>
<td>PD-R; A</td>
</tr>
<tr>
<td>West Pope Road; across road: common area/open space for single-family subdivision</td>
<td>UF-3</td>
<td>PD-R; A</td>
</tr>
</tbody>
</table>

**Criteria**

a. Compatibility. The subject property is located within a mixed use PD. The majority of the surrounding properties are either non-residential in nature or consist of open space/environmental/stormwater uses. The property is bordered on the north by vacant property intended for non-residential use and wetlands. On the east, south and west, the property is bordered by roads. The single-family subdivision to the south (Serenity Creek) is separated from the property by White Eagle Boulevard, which is a four-lane cross-section with a planted median. The single-family subdivision to the west (Eagle Trace) is separated from the proposed multifamily use by Pope Road (2 lanes) and by the Eagle Trace common area tracts abutting Pope Road. The multifamily project will provide an appropriate step-down from the retail uses anticipated along S.R. 64 to the single-family residential uses on the south and west.

As further discussed below, the location of the proposed 4-story structures to the back (north) of the site will ensure a substantial distance between said structures and the residential uses and will mitigate any visual impacts. The proposed buildings are not located in a designated entranceway area and do not affect waterfront vistas.

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\(^1\) As defined in the LDC: "the vertical distance from average grade…to the average height between eaves and the ridge for gable, hip, and gambrel roofs measured from the grade; provided that where land is subject to required minimum flood elevations the building height shall be measured from such required elevation."

\(^2\) Parcel designations as reflected on the proposed revision to the GDP.
b. Relationship to Adjacent Properties.
   i. Limitation on location of 4-story buildings. The apartment buildings adjacent to
      White Eagle Boulevard will be limited to 3 stories and no more than 40 feet in
      height, as allowed under the PD (with one foot of additional setback required for
      each additional foot in height over 35 feet). Because 4-story buildings will be
      not be placed immediately adjacent to White Eagle Boulevard, their visual
      impact from surrounding properties will be greatly diminished.
   ii. Separation from Serenity Creek Subdivision. The proposed multifamily
       buildings will have a 25 to 30-foot minimum setback from the White Eagle
       Boulevard (depending on height), which includes a 10-foot buffer strip. The
       White Eagle Boulevard right-of-way is 130 feet in width. On the south side of
       the road, roadway buffer and drainage/wall easement tracts established by the
       Serenity Creek subdivision create an additional 30 to 40-foot buffer. The
       combination of setbacks and buffers on both the multifamily and Serenity Creek
       properties will ensure at least 185 to 195 feet of separation between the closest 3-
       story multifamily structures and the single-family lot lines. The proposed 4-story
       structures will be located even further from the single-family properties.
   iii. Separation from Eagle Trace Subdivision. It appears the Pope Road right-of-way
       is approximately 50 feet in width. Due to the location of the Eagle Trace
       common area tracts along Pope Road, it appears the closest single-family lot line
       is over 400 feet from the closest lot line of the proposed multifamily property,
       not including the setbacks on the multifamily site.

c. Roofline Design. The rooflines of the principal structures incorporate a significant
   amount of articulation as shown in Attachment A and thereby reduce the visual
   impact of the project.

d. Façade Design.
   i. The principal structures include significant façade modulations (of up to 20 feet),
      balconies, variations in materials and varied rooflines.
   ii. The rooflines generally slope back from the façades, reducing the visual impact
      of the buildings from adjacent properties.

e. Building Materials.
   i. The project will use primarily Hardie board, stucco and stone, which are
      thoroughly compatible with construction materials on nearby properties.
   ii. Based on its experience developing, building, managing and owning projects,
      Picerne recognizes the paramount importance of the design process and of
      building materials. Picerne uses materials that are consistent with the Class A
      luxury multifamily products it builds. The same palette of materials is used
      throughout the site, so that consistency and compatibility are maintained.
iii. Building materials are selected for both an exceptional appearance, and to stand the test of time. The contrasting textures of the various materials are carefully used to accentuate the architectural design of the buildings.

f. Open Space. The General Development Plan for the Lakewood Centre PDMU shows approximately 35.4% of the entire project in open space, which exceeds the County's requirements.

g. Comprehensive Plan. The BCC has found the Lakewood Centre PD consistent with the Comprehensive Plan and deemed the inclusion of multifamily residential use appropriate in this general area of the PD. The increase in building height is necessary to make this site viable for a high-quality Class A apartment community with extensive amenities. The project as proposed implements numerous policies of the Comprehensive Plan and particularly addresses those related to promoting appropriate development patterns, ensuring compatible development and providing a variety of housing opportunities for all residents, as highlighted below:

i. The project implements policies relative to appropriate location and timing for growth and limiting urban sprawl by providing a higher density housing option in a designated growth area with a high level of public facility availability and investment. (Objective 2.1.1, Policies 2.1.1.2, 2.1.2.7)

ii. The project implements the intent of the MU Future Land Use category by horizontal integration of higher density residential with nonresidential uses in an activity center, with the potential to achieve internal trip capture and development of a high quality environment for living and working. (Policy 2.2.1.21.1)

iii. The project implements policies relative to compatibility with surrounding uses as demonstrated in the documentation above. The location of buildings, as well as building design and required screening implemented through the PD zoning, will ensure compatibility with surrounding uses and in particular, with the residential uses to the south and west. Allowing the additional height proposed will cluster density so as to protect environmentally sensitive resources. Location of the multifamily project adjacent to non-residential uses planned on adjacent portions of the PD can benefit both businesses and residents and can reduce vehicle trips, while buffering adjacent single-family uses from non-residential uses. (Policy 2.1.2.7, Objective 2.6.1, Policies 2.6.1.1, 2.6.1.2, Objective 2.6.2, Policies 2.6.2.7, 2.6.2.9)

iv. The project implements polices relative to the need for diverse housing opportunities and a variety of housing types to serve all Manatee County residents by providing a high quality housing option with an extensive amenity package for residents who cannot or do not wish to purchase a single-family home. (Goal 6.1, Policy 6.1.1.1)
Oasis at Manatee River

Building Type I - Exterior Elevations

1. Building Type I - Front Elevation
2. Building Type I - Left Elevation
3. Building Type I - Right Elevation
4. Building Type I - Rear Elevation
Building Type IV - Rear Elevation

Building Type IV - Left Elevation

Building Type IV - Right Elevation

Building Type IV - Front Elevation
Oasis at Manatee River

1. Building Type V - Front Elevation
2. Building Type V - Right Side Elevation
3. Building Type V - Left Side Elevation
4. Building Type V - Rear Elevation
Exterior Elevations
Building Type VI

Scale: 1 = 128

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1 Building Type VI - Front Elevation

2 Building Type VI - Right Side Elevation

3 Building Type VI - Left Side Elevation

4 Building Type VI - Rear Elevation