



Public Works Department
Transportation Planning Division
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July 25, 2019

Mr. Richard Stiles, AICP
Stantec Consulting Services, Inc.
777 S. Harbour Island Boulevard, Suite 600
Tampa, FL 33602

University Lakes DRI # 22
Land Use Exchange Acceptance Letter
Project # PDMU-92-01(G)(R17) PLN1807-0048

Dear Mr. Stiles,

Manatee County Transportation Planning Division staff have reviewed and accepted the brief technical analysis dated and received on June 3, 2019, meeting the requirements of Ordinance 17-06 for University Lakes DRI # 22. The brief technical analysis was prepared by Stantec Consulting Services, Inc. and was based on the following land use exchanges:

- from 76,531 square feet of office to 75 hotel rooms
- from 101,725 square feet of office to 59 multi-family apartments
- from 36,250 square feet of neighborhood retail to 116 multi-family apartments

Based on the data provided in the letter, Transportation Planning Division staff found that the brief technical analysis was prepared consistent with Section 4 of the Development Order and the applicant has addressed the Comprehensive Plan and LDC requirements and provided appropriate traffic-related information to substantiate the findings.

However, Transportation Planning Division staff have determined that the proposed land use exchanges will modify the land use interactions within the DRI and will ultimately generate additional external trips on the thoroughfare network, while not increasing the overall number of trips approved in the DRI.

Sincerely,

Prony Bonnaire Fils, Ph.D.
Multimodal Transportation Planner
Manatee County Public Works Department
Transportation Planning Division

cc: Stephanie Moreland (email)
Nelson Galeano (email)

Introduction

The University Lakes Development of Regional Impact (DRI) Development Order (DO) allows for a mixture of residential, commercial (including hotel) and office in four phases. Conditions 4.A. and B. of the DO permit a Land Use Exchange which allows the developer variations in the quantity of approved land uses without the requirement to analyze such modifications through the Notice of Proposed change Process. The DO requires the Developer to demonstrate that the impacts generated by the revised land use mix will not exceed the impact for transportation, potable water, wastewater treatment, solid waste disposal, mass transit, drainage, and parks and recreation which have been approved and authorized in the Certificate of Level of Service (CLOS) issued for that phase. However, the Ordinance provides for a mechanism to modify the CLOS should the results indicate that the exchange results in impacts in excess of those approved if, and when, capacity is available. Additionally, the Developer must demonstrate that the proposed land use mix will not generate the need for an increased demand for affordable housing units beyond that which the Developer has been required to mitigate.

Proposed Impact Analysis

Schroeder-Manatee Ranch, Inc. is requesting a Land Use Exchange of entitlements for the University Lakes DRI. The request is to allow the addition of 175 residential dwelling units and 75 hotel units in exchange for a reduction of 36,250 square feet of Community Commercial and 178,256 square feet of Business. Table 1 below provides a strikethrough, underline version of the Development Totals.

Table 1: Development Totals per GDP Land Use Schedule

Land Use	Number of Units or Square Footage
Residential*	4026 <u>4201</u> units**
Regional Commercial	677,506 square feet
Community Commercial	158,735 <u>122,485</u> square feet
Highway Commercial	250,000 square feet
Business	1,040,572 <u>862,316</u> square feet

*For residential dwelling units, no distinction is made between unit types on the General Development Plan.

**With the approval of FSP-16-05(R) 265 dwelling units originally identified as multi-family dwellings were converted to 154 single family detached dwellings resulting in a decrease in total units by 111. This was done in accordance with the following language found within PDMU-92-01(G)(R16) below Table D:

Exchanges in approved land uses may be made within the Project* or each phase in accordance with the approved Development Order for University Lakes DRI (Ordinance 17-06, as amended) if said development order allows exchanges in land uses in phases. Any exchanges in land use must comply with the Comprehensive Plan, including the limitations of each Future Land Use Category. Any such exchange shall require an amendment to the General Development Plan and a public hearing by the County* to determine if the modification is in compliance with the planned development criteria unless the modification is of such type that administrative approval by the Director of Building and Development Services is authorized by the Land Development Code. The amended General Development Plan shall describe the proposed exchange, as well as provide a history of all previous exchanges in addition to any other required information. The Developer* must also apply for a modification to the Certificate of Level of Service and will be granted approval, only if and when capacity is available.

The DO also requires that the Developer apply for a modification to the CLOS and if the proposed Land Use Exchange results in impacts in excess of those previously approved, the Developer may only be granted approval if and when capacity is available. Table 2 is a comparison of the approved CLOS for the project compared to the proposed exchange of entitlements. An analysis of these impacts is included below.

Table 2: Certificates of Level of Service and Proposed Entitlements

Land Use	Approved Entitlements*	Proposed Entitlements	Exchange
Residential			
Single Family Detached	2,533	2,533	0
Single Family Attached	88	88	0
Multi-Family	1,405	1,580	+175
TOTAL Dwelling Units	4,026	4,201	+175 units
Commercial/Office			
Regional Commercial (includes 150 hospital beds)	677,506 SF	677,506 SF	0
Community Commercial	158,735 SF	122,485 SF	-36,250 SF
Highway Commercial (includes 620 hotel rooms*)	250,000 SF	250,000 SF	0
Hotel*	620 rooms	695 rooms	+75 rooms
Business	1,040,572 SF	862,316 SF	-178,256 SF
TOTAL Square Footage	2,126,813 SF	1,912,307SF	-214,506 SF

* Per CLOS- 04-116 (and administrative land use exchange in FSP-16-05(R))

Transportation

Table 3 illustrates the amount of square footage, rooms and units area needed to exchange for the requested 175 multi- family units and 75 hotel rooms, using the Land Use Equivalency Matrix. An analysis prepared by Richard Stiles of Stantec Consulting Services, Inc., attached hereto, is included to demonstrate that this land use exchange will not generate peak hour trips in excess of the total peak hour trips for which specific DO approval has been obtained.

Table 3: Land Use Equivalency

From	To	Exchange Rate
Office (1000 SF)	Multi-Family	0.58
Office (1000 SF)	Hotel (rooms)	.98
Neighborhood Retail (1000 SF)	Multi-Family	3.20

Source: Ordinance 17-006, Development Order for University Lakes

Table 4: Potable Water, Waste Water and Solid Waste*

Before							
Quantity	Land Use	Potable Water - GPD		Waste Water - GPD		Solid Waste - CY/Day	
		Per Unit Quantity (GPD)	Total Quantity (GPD)	Per Unit Quantity (GPD)	Total Quantity (GPD)	Per Unit Quantity (LBS/100)	Total Quantity (LBS)
1,000	Fast Food	0.97	970	0.85	850	3.5	3,500
1,000	General Restaurant	6	6,000	5	5,000	3.5	3,500
178,256	General office	0.24	42,782	0.2	35,651	1	178,256
1,100	Convenience Store	0.24	240	0.2	200	9	9,000
33,250	General Commercial	0.12	3,990	0.1	3,325	1	33,250
	Total		53,982		45,026		227,506

After							
Quantity	Land Use	Potable Water - GPD		Waste Water - GPD		Solid Waste - CY/Day	
		Per Unit Quantity (GPD)	Total Quantity (GPD)	Per Unit Quantity (GPD)	Total Quantity (GPD)	Per Unit Quantity (LBS)	Total Quantity (LBS)
175	MF	160	28,000	170	29,750	14.2	2,485
75	HOTEL	150	11,250	120	9,000	2.5	188
			39,250		38,750		2,673

Mass Transit

Transit service is not currently available in the University Lakes area.

Drainage

Policy 9.4.1.1 of the Drainage and Groundwater Sub-Element of the Manatee County Comprehensive Plan establishes the level of service standard for stormwater. The Comprehensive Plan requires that the rate of stormwater discharge from new development must be equal to, or less than the rater of discharge that existed prior to development, based on a 35-year frequency-24-hour storm event.

The level of service after project buildout will be met, as the project must be designed in accordance with the design criteria adopted in the Comprehensive Plan and the Manatee County Land Development Code. Meeting these criteria will ensure that new development will not increase either upstream or downstream flooding. The proposed change in the land use mix will not result in increased stormwater impacts.

Parks and Recreation

Policy 8.1.1.1 of the Recreation and Open Space Element of the Comprehensive Plan establishes the level of service standards for park facilities as one local park per 10,000 residents; one district park per 100,000 residents; and one regional park per 500,000 residents where residents are calculate for unincorporated Manatee County.

Condition K.1 of the Development Order reflects a requirement for 348.4 acres of recreational areas including golf courses, a tennis/boat club and a park.

In addition to the parks on site, numerous public parks exist in and around the Lakewood Ranch Community. To the northeast of the site is the Lake Manatee State Park, a regionally serving park. Lakewood Ranch Park and Lakewood Ranch High School with recreational opportunities, as well as multiple elementary schools with recreational opportunities. There are also private parks maintained by the Community Development Districts (CDDs) within Lakewood Ranch providing additional recreational opportunities for residents.

The proposed park and recreation facilities on site as well as the recreational areas near the site are sufficient to meet the increase in demand of the 175 additional units.

Affordable Housing

The exchange of Commercial and Office square footage for Hotel Rooms and Multi-Family Residential units will decrease the demand for affordable housing as the demand is calculated based on the amount of commercial, office and hotel entitlements and the expected employment by income for each category within the DRI. However, the Developer shall continue to comply with condition P.(2) of Ordinance 17-006 which requires the provision of workforce housing in an amount equal to 10% of the total number of residential units constructed in Phase IV of University Lakes.