

P.C.: 1/5/2017

**PDMU-16-13(G) – I.M.G. ENTERPRISES, INC (OWNER) /  
OM CINEMAS (CONTRACT PURCHASER) / ELLENTON THEATRE  
(DTS20160327 / MEPS585)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for a medium intensity recreational use (movie theatre – 34,000 square feet) and associated commercial uses (22,800 square feet) totaling approximately 56,800 square feet of non-residential uses on approximately 7.3± acres located at the northwest corner of 60<sup>th</sup> Avenue East and Factory Shops Boulevard, and commonly known as 5939 25<sup>th</sup> Street East (Factory Shops Boulevard), Ellenton; approving a schedule of uses, as voluntarily proffered by the applicant and attached as Exhibit B; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**P.C.:** 12/08/2016

**B.O.C.C.:** 01/05/2017

**RECOMMENDED MOTION**

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance No. PDMU-16-13(G); APPROVE the General Development Plan with Stipulations 1 - 12; GRANT Special Approvals for a project located within the MU FLUC (Policy 2.2.1.21.4) and for a project located adjacent to a perennial stream (Government Hammock) (Policy 3.2.2.1); as recommended by the Planning Commission.

(Commissioner Whisenant Trace)

**PLANNING COMMISSION ACTION:**

On December 8, 2016, by a vote of 6 – 0, the Planning Commission recommended approval. Mr. Rutledge abstained from the item.

**PUBLIC COMMENT AND CORRESPONDENCE:**

The following people spoke at the December 8, 2016 Planning Commission public hearing:

Mickey Seagrass stated concerned with traffic in the area.

Andy Brinko stated that 25<sup>th</sup> Street and 60<sup>th</sup> Avenue East has lots of traffic and the infrastructure can't handle the volume of traffic.

Nothing was entered into the record at the December 8, 2016 Planning Commission public hearing.

<b>PROJECT SUMMARY</b>	
<b>CASE #</b>	PDMU-16-13(G) (DTS20160327 / MEPS585)
<b>PROJECT NAME</b>	Ellenton Theatre
<b>APPLICANT(S)</b>	I.M.G. Enterprises, Inc. (property owner) OM Cinemas (contract purchaser)
<b>EXISTING ZONING</b>	PDMU (Planned Development Mixed Use)
<b>PROPOSED USE(S)</b>	Commercial Uses: 22,800± square feet Medium Intensity Recreational Use (Movie Theatre): 34,000± square feet
<b>CASE MANAGER</b>	Margaret Tusing
<b>STAFF RECOMMENDATION</b>	APPROVAL with Stipulations
<b>DETAILED DISCUSSION</b>	
<b><u>Request</u></b>	
<p>The request is to receive approval of a General Development Plan for a 7.2± acre parcel to permit the construction of an approximately 34,000 square foot movie theatre (medium intensity recreational use) and 22,800 square feet of commercial (non-residential) uses. The subject property is currently used as a palm tree nursery, has a future land use category of Mixed Use (MU) and is currently zoned Planned Development Mixed Use (PDMU). The uses within the surrounding area consist primarily of commercial uses to the west, south, and east. Residential uses are located to the north and east of the proposed project (refer to Attachment 2 – Maps).</p> <p>Staff recommends Approval with Stipulations.</p>	
<b>SITE CHARACTERISTICS AND SURROUNDING AREA</b>	
<b>ADDRESS</b>	5939 25 <sup>th</sup> Street East (Factory Shops Boulevard), Ellenton
<b>GENERAL LOCATION</b>	Northwest corner of 60 <sup>th</sup> Avenue East and Factory Shop Boulevard
<b>ACREAGE</b>	7.2± acres
<b>EXISTING USE(S)</b>	Vacant / Palm Tree Nursery
<b>FUTURE LAND USE CATEGORY(S)</b>	MU (Mixed Use) 7.2± acres
<b>DENSITY</b>	N/A
<b>INTENSITY</b>	MU – 1.0 FAR / 0.18 FAR proposed
<b>SPECIAL APPROVAL(S)</b>	<ul style="list-style-type: none"> <li>• Located within the Mixed Use Future Land Use Category</li> </ul>

	<ul style="list-style-type: none"> <li>• Adjacent to a perennial stream (Government Hammock)</li> </ul>
<b>OVERLAYS</b>	Entranceway
<b>SURROUNDING USES &amp; ZONING</b>	
<b>NORTH</b>	Vacant / PDMU
<b>SOUTH</b>	Factory Shops Boulevard Commercial / PDC
<b>EAST</b>	60 <sup>th</sup> Avenue East Bougainvillea Place Subdivision / PDR North River Village Commercial Shopping Center / PDC
<b>WEST</b>	Ellenton Premium Outlets / PDMU
<b>SITE DESIGN DETAILS</b>	
<b>SETBACKS</b>	Front 30' – 60 <sup>th</sup> Avenue East 35' – Factory Shop Boulevard Side 15' Rear 20'
<b>HEIGHT</b>	Commercial: 45'
<b>OPEN SPACE</b>	25% required - Entranceway (1.8 acres) 27.7% provided (1.99 acres)
<b>ACCESS</b>	60 <sup>th</sup> Avenue East Factory Shops Boulevard (25 <sup>th</sup> Street East)
<b>FLOOD ZONE(S)</b>	Project site lies in Zone X, per FIRM Panels 12081C0167E, effective 03/17/2014
<b>UTILITIES</b>	<p><b>Water</b></p> <ul style="list-style-type: none"> <li>10" PVC potable water main along 60<sup>th</sup> Avenue East</li> <li>10" PVC potable water main along Factory Shops Boulevard/25<sup>th</sup> Street East (private road)</li> </ul> <p><b>Sewer</b></p> <ul style="list-style-type: none"> <li>10" PVC sanitary gravity sewer along 60<sup>th</sup> Avenue East</li> <li>8" PVC private sanitary gravity sewer along Factory Shops Boulevard/25<sup>th</sup> Street East (private road)</li> <li>8" PVC sanitary force main along 60<sup>th</sup> Avenue East</li> </ul> <p><b>Reclaimed</b></p> <ul style="list-style-type: none"> <li>No "public" reclaimed water main</li> </ul>
<b>ENVIRONMENTAL INFORMATION</b>	
<p><b>Wetlands</b>                      The Environmental Assessment provided by Scheda Ecological Associates, Inc., states there is Wet Prairie (FLUUCS Code 630) on the project site, consisting of a ditch within the project limits, which is classified as Streams and Waterways (FLUUCS Code 5100). The report also states that the ditch north of the existing nursery may be</p>	

considered jurisdictional by both SWFWMD and USACOE. Assessment report deems it of low quality given the presence of nuisance/exotic vegetation.

**Uplands**

According to the Environmental Assessment, no upland habitat exists on the parcel. The parcel is currently a palm tree nursery.

**Endangered Species**

According to the Environmental Assessment, a field survey was conducted of the project limits on July 27, 2016. No threatened or endangered species, nests, or burrows were observed on this date.

**Trees**

No information at this time.

**Landscaping/Buffers**

East: 20' – 60<sup>th</sup> Avenue East, Roadway

South: 10' – 25<sup>th</sup> Street East, Roadway

West: 5' – Perimeter

North: 5' - Perimeter

**POSITIVE ASPECTS**

Utilizing existing property with MU future land use and PDMU zoning to develop a non-residential “infill” project.

**NEGATIVE ASPECTS**

It is staff’s opinion that there are no apparent or notable negative aspects.

**MITIGATING MEASURES**

N/A

**STAFF RECOMMENDED STIPULATIONS**

**DESIGN AND LAND USE**

1. Cross access easements for commercial subdivisions shall be clearly indicated on all Preliminary Plats/Final Plats and/or Final Site Plans.
2. The uses approved for this project are limited to those proffered by the Applicant in the Schedule of Uses attached to Zoning Ordinance PDMU-16-13(G) as Exhibit B.
3. The maximum height for commercial structures shall be limited to 45 feet.
4. The applicant shall submit a running total of all square footage and acreage figures with each Site Plan submittal.
5. All roof mounted HVAC equipment, loading zones, and dumpsters shall be screened from view of 60<sup>th</sup> Avenue East and surrounding properties (including internal parcels). Screening shall be approved at the Final Site Plan stage. The screening options include:
  - Materials that are consistent with the exterior finish of the structure; **or**
  - Landscaping meeting 60% opacity; **or**
  - Opaque fencing materials.

6. The property is currently used as a palm tree nursery. Therefore, the trees currently on this property are **not** required to be included in the tree replacement count.

#### **ENVIRONMENTAL**

7. The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate State or federal agency, shall be provided to the County for any listed species found on-site, prior to Commencement of Construction.
8. 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 355 (519) of the LDC.
9. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. 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).
  - The final disposition of the well - used, capped, or plugged.
10. 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.

#### **TRANSPORTATION**

11. A detailed traffic analysis will be required prior to final site plan approval depending on type and size of development. Additional on-site and/or off-site improvements **may** be required as the property is developed.

#### **INFRASTRUCTURE**

12. Connection to the County 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 County's Wastewater System 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.

#### **REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED**

No remaining issues.

COMPLIANCE WITH LDC				
Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
<b>BUFFERS</b>				
Roadway Buffers	Note 9 on GDP Sheet 4	Y		Note 9 on GDP Sheet 4
Buffer landscaping	Note 9 on GDP Sheet 4	Y		Note 9 on GDP Sheet 4
<b>SIDEWALKS</b>				
5' sidewalk – 60 <sup>th</sup> Avenue East – existing both sides of roadway	5'	Y		Existing
5' sidewalk – Factory Shops Boulevard	5'	Y		North side of street; adjacent to applicant's property

COMPLIANCE WITH THE LAND DEVELOPMENT CODE General Development Plan (GDP) Review Criteria (LDC Section 321.3) General Design Requirements for all Planned Development Site Plans (LDC Section 402.6) PDMU – Planned Development Mixed Use Standards (LDC Section 402.16)
<p>The following represents a demonstration of how the application will achieve compliance with LDC Sections 321.3, 402.6 and 402.16. The criteria listed below are used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish stipulations to be adopted for Planned Development districts.</p> <p><b>Compatibility (LDC Section 402.6.D General Design Requirements for all Planned Development Site Plans):</b> The surrounding area contains several zoning categories, including A-1 (Suburban Agriculture), PDR (Planned Development Residential), PDMU (Planned Development Mixed Use), and PDC (Planned Development Commercial). Development in this area includes the Ellenton Premium Outlets, ice skating arena, the North River Village Shopping Center, restaurants, hotels, other retail/commercial uses, and residential to the north and east. The request is to develop this parcel, currently used as a palm tree nursery, with a movie theatre and retail/commercial uses which are compatible with the surrounding area and are consistent with development trends in this area.</p> <p><b>Proposed GDP Consistent with the Comprehensive Plan and this Code / Consistency with Comprehensive Plan (LDC Sections 321.3 GDP Review Criteria and 402.6.W General Design Requirements for all Planned Development Site Plans):</b> The request is to approve a GDP on a parcel zoned PD-MU. The proposed uses, movie theatre and general retail/commercial uses (refer to Attachment 4 Schedule of Uses) are consistent with the MU future land use category.</p> <p><b>Proposed GDP Consistent with the Comprehensive Plan and this Code (LDC Section 321.3 General Development Plan (GDP) Review Criteria):</b> This project is consistent with the MU future land use category, the minimum requirements of the Land Development Code, and the applicable Manatee County Design Manuals.</p> <p><b>Physical Characteristics of the Site; Relation to Surrounding Property / Relationship to Adjacent Property / Relation to Major Transportation Facilities / Transitions / Access / Streets, Drives, Parking and Service Areas / Pedestrian Systems (LDC Section 402.6.A, 402.6.C, 402.6.E, 402.6.G, 402.6.H, 402.6.I, 402.6.J General Design Requirements for all Planned Development Site Plans):</b> The northern boundary of the project is adjacent to and may contain jurisdictional wetlands and/or other surface waters. No impacts are proposed with this GDP application. The land is located outside of the 100-year floodplain but within the County 25-year floodplain and is located within the Government Hammock watershed/basin.</p> <p>The site has frontage on and access to both 60<sup>th</sup> Avenue East, a thoroughfare, and Factory Shops Boulevard (25<sup>th</sup> Street East), a private roadway. Factory Shops Boulevard serves as an entrance road to the outlet mall. 60<sup>th</sup> Avenue East (two links between US 301 and Mendoza Road) is currently operating at level of service D. The request is a GDP without rezone; therefore, the applicant must defer concurrency until a later stage of the development review process.</p>

There is an existing 5-foot sidewalk constructed and located on both sides of 60<sup>th</sup> Avenue East which meets the requirements of LDC Section 1001.6. The Applicant is constructing a 5-foot sidewalk adjacent to Factory Shops Boulevard.

Drives, parking and service area details will be reviewed during the PSP/FSP. The Applicant is not requesting any Specific Approvals to LDC requirements.

**Rights-of-Way and Utility Standards / Fences and Screening / Trash and Utility Plant Screens (LDC Sections 402.6 N, 402.6.P, and 402.6.U General Design Requirements for all Planned Development Site Plans):** The following water and wastewater facilities are in the vicinity of this project:

Water:	10" PVC potable water main along 60 <sup>th</sup> Avenue East 10" PVC private potable water main along Factory Shops Boulevard (private road)
Sewer:	10" PVC sanitary gravity sewer along 60 <sup>th</sup> Avenue East 8" PVC private sanitary gravity sewer along Factory Shops Boulevard (private road) 8" PVC sanitary force main along 60 <sup>th</sup> Avenue East
Reclaimed:	No "public" reclaimed water main appears to be available in the area per Manatee County GIS

Fences, screening, trash and utility screens will be reviewed with the Preliminary and/or Final Site Plan. The Applicant is not requesting any LDC Specific Approvals.

**Environmental Factors (LDC Section 402.6.T General Design Requirements for all Planned Development Site Plans):** Please refer to the Environmental Section of this Staff Report.

**Natural and Historic Features, Conservation and Preservation Areas (LDC Section 402.6.K General Design Requirements for all Planned Development Site Plans):** The property has been in active agriculture and is currently used as a palm tree nursery. There are no known historic or archaeological resources within or adjacent to the project boundaries.

**Design Quality / Density/Intensity / Height / Yards and Setbacks (LDC Sections 402.6. G, 402.6.L, 402.6.M and 402.6.O General Design Requirements for all Planned Development Site Plans):** There are no residential uses proposed for this project. The proposed floor area ratio (FAR) of 0.18 is consistent with the MU (1.0) future land use category. The proposed height is 45'. Setbacks are:

Commercial	
Front	30' – 60 <sup>th</sup> Avenue East 35' – Factory Shops Boulevard
Side	15'
Rear	20'

**Consistency with Planned Development District Standards (LDC Section 402.11.D Planned Development Commercial):** It is the intent of the PDMU district to provide developments that provide complimentary uses. All requirements and criteria found in the single use Planned Districts shall apply to the PDMU district. In determining the primary use, percentage of building square footage shall be considered and the use exceeding 51% shall be considered the primary use. For this project, all uses are "commercial" in nature; therefore, the Planned Development Commercial (PDC) district shall apply.

The site plan review criteria for the PD-C zoning district are:

- Intensity. PDC districts shall be permitted a range of floor area ratios, heights, and square footages. Review of the criteria contained in this Chapter and Chapter 3 shall provide a basis for intensity (floor area ratio, height and square footage) determinations. The project proposes a floor area ratio of 0.18 and approximately 56,800 square feet of development. The FLUC is MU which allows consideration of a floor area ratio of 1.0. The proposed building height is 45-feet which is consistent with the Planned Development zoning and FLUC.
- Landscaped Open Space and Pervious Area Requirements. The required open space for this project is 25% (located within the Entranceway which requires an additional 5% of open space). Refer to GDP Sheet 4, Note 11 which states that the open space provided is 27.7% (1.9± acres).

- **Yards and Setbacks.** PDC requires a 30-foot setback adjacent to a thoroughfare (60<sup>th</sup> Avenue East), 35-foot adjacent to a local street (Factory Outlet Boulevard), and side yard setbacks of 15-feet (north and west property lines).

This project meets or exceeds the Planned Development Standards for the PDC zoning district.

**Stormwater Management (LDC Section 402.6.V General Design Requirements for all Planned Development Site Plans):** This project will be required to comply with LDC Section 801 and the Stormwater Design Manual.

**Signs (LDC Section 402.6.Q General Design Requirements for all Planned Development Site Plans):** This project is required to meet the minimum standards of LDC Chapter 6 – Signs and LDC Section 900.6.C. (Entranceways). The more restrictive requirements shall apply.

## COMPLIANCE WITH COMPREHENSIVE PLAN

**The site is in the MU (Mixed Use) Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:**

**Policy 2.1.2.7 Appropriate Timing.** The subject project is located in an area with considerable commercial development. The surrounding area is characterized by a mixed use development pattern: residential, commercial, commercial recreational, and retail uses. Potable water and sanitary sewer are available to the site.

**Policy 2.2.2.1.21.1 (MU) Intent.** Identify areas which are established as major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along functionally classified roadways. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

**Policy 2.2.2.1.21.2 (MU) Range of Potential Uses.** Retail, wholesale, office uses, light industrial uses, research/corporate uses, warehouse/ distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, other than special agricultural uses, agriculturally-compatible residential uses, and water-dependent uses, and are consistent with the proposed Ellenton Theatre project.

**Policy 2.6.1.1 Compatibility.** PDMU developments are intended to draw upon the single use PD district requirements for individual uses to ensure consistency with development patterns and surrounding developments. The specific criteria for compatibility will be reviewed at the time of future preliminary and /or final site plan review for specific projects.

**Policy 2.6.5.4 Preserve/Protect Open Space.** The project is required to have 25% open space (Entranceway requires 5% more open space); the project proposes 27.7% (1.9± acres) of open space.

**Policy 2.10.1.1 Encourage the Development of New Commercial Uses as “Infill” Development.** The proposed project site has MU (Mixed Use) future land use and PDMU (Planned Development Mixed Use) zoning. As depicted on the aerial, the proposed project is an “infill” project on vacant property with existing land use and zoning that contemplates the proposed uses.

## TRANSPORTATION

### Major Transportation Facilities

The site is located east of I-75 and north of US 301 on the west side of 60th Avenue East. I-75 is designated as a ten lane limited access roadway in the Comprehensive Plan’s Future Traffic Circulation Plan and has a planned right of way width of 500 feet. US 301 is designated as a six lane arterial roadway in the Comprehensive Plan’s Future Traffic Circulation Plan and has a planned right of way width of 150 feet. 60th Avenue East is designated



as a four lane collector roadway in the Comprehensive Plan's Future Traffic Circulation Plan and has a planned right of way width of 120 feet.

**Transportation Concurrency**

The Applicant is only seeking General Development Plan (GDP) approval at this time, and, thus, cannot obtain transportation concurrency until the Preliminary Site Plan (PSP)/Final Site Plan (FSP) review stage(s) of this project. At that time, the Applicant will be required to submit a traffic analysis to determine if any off-site concurrency-related improvements are required by the project. Based on the concurrency link sheet, staff have provided estimated operating conditions of adjacent thoroughfare roadways in the CLOS table below.

**Access**

The site will have access via a proposed access to 60th Avenue East and via a proposed driveway along Factory Shop Boulevard, an existing private roadway. At the time of future site plan submittal and accompanying traffic analysis review, all existing and proposed access points will be evaluated to determine if any further site-related improvements will be required for the site.

**CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE  
TRANSPORTATION CONCURRENCY**

**CLOS APPLIED FOR:** No  
**TRAFFIC STUDY REQ'D:** Not at this time. A detailed study will be required at the time of PSP/FSP submittal.

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
60 <sup>th</sup> Avenue East	6061	D	D
US 301	3400	D	D
US 301	3405	D	F

**OTHER CONCURRENCY COMPONENTS**

Solid waste landfill capacity, transportation and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water and waste water will be reviewed at the time of FSP.

**SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS**

No Specific Approvals requested with this application.

**SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS**

- 1. Comprehensive Plan Policy 3.2.2.1 requires projects adjacent to a perennial lake or stream (Government Hammock) to obtain Special Approval.**

**Staff Analysis and Recommendation**

The purpose of the Special Approval is to ensure that water quality of the perennial lake or stream will not be affected by the development, which will be accomplished through the runoff treatment requirements for stormwater facilities.

**Finding for Special Approval**

The Board finds that this application meets or exceeds the requirements of the Comprehensive Plan for Perennial Lakes or Streams, as conditions of approval for the Planned Development include requirements to provide storm water facilities that provide extra treatment for runoff that will protect the water quality of the perennial lake or stream.

- 2. Comprehensive Plan Policy 2.2.1.21.4.a) requires all projects in the MU (Mixed Use) FLUC to obtain Special Approval.**

**Staff Analysis and Recommendation**

The Special Approval process requires the property to be zoned as a planned development. The Ellenton

Theatre is currently zoned PDMU and thereby meets the requirement for a planned development zoning.

**Finding For Special Approval**

The Board finds the intent of the Comprehensive Plan is met by the project being zoned PDMU.

**ATTACHMENTS**

1. Applicable Comprehensive Plan Policies
2. Maps – Future Land Use, Zoning and Aerials
3. General Development Plan
4. Schedule of Uses – Ellenton Theatre (PDMU-16-13(G))
5. Newspaper Advertising
6. Ordinance PDMU-16-13(G)

### APPLICABLE COMP PLAN POLICIES

- Policy: 2.1.2.7 Review all proposed development for compatibility and appropriate timing. This analysis shall include:
- 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 Objs. 2.6.1 - 2.6.3)
- Policy: 2.2.1.21 MU: Establish the Mixed-Use future land use category as follows:
- Policy: 2.2.1.21.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, areas which are established as major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along functionally classified roadways. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.
- Policy: 2.2.1.21.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Retail, wholesale, office uses, light industrial uses, research/corporate uses, warehouse/ distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, other than special agricultural uses, agriculturally-compatible residential uses, and water-dependent uses.
- Policy: 2.2.1.21.3 Range of Potential Density/Intensity:
- Maximum Gross Residential Density:  
9 dwelling units per acre
- Minimum Gross Residential Density:  
7.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".
- Maximum Net Residential Density:  
20 dwelling units per acre
- 24 dwelling units per acre within the UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".
- Maximum Floor Area Ratio:  
1.0  
2.0 inside the UIRA.
- Maximum Square Footage for Neighborhood, Community, or Region-Serving Uses:  
Large (300,000sf)

Policy: 2.2.1.21.4	Other Information:  a) All projects require special approval and are subject to the criteria within b, c, d below, unless all the following are applicable:  1. The proposed project consists of a single family dwelling unit located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use, and  2. The proposed project is to be developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.  b) Non-Residential uses exceeding 150,000 square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element.  c) Development in each area designated with the Mixed Use category shall contain the minimum percentage of at least three of the following general categories of land uses: <ul style="list-style-type: none"><li>• 10% Residential,</li><li>• 10% Commercial / Professional,</li><li>• 10% Light Industrial / Distribution.</li><li>• 5% Recreation / Open Space,</li><li>• 3% Public / Semi Public,</li></ul> d) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County:  e) Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.
Policy: 2.6.1.1	Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to: <ul style="list-style-type: none"><li>- use of undisturbed or undeveloped and landscaped buffers</li><li>- use of increased size and opacity of screening</li><li>- increased setbacks</li><li>- innovative site design (which may include planned development review)</li><li>- appropriate building design</li><li>- limits on duration/operation of uses</li><li>- noise attenuation techniques</li><li>- limits on density and/or intensity [see policy 2.6.1.3]</li></ul>
Policy: 2.10.1.1	Encourage the development new commercial uses as “infill” development and discourage the “expansion” of existing commercial areas not meeting commercial location criteria contained in Objective 2.10.4.
Policy: 3.2.2.1	Require all projects that are adjacent to any perennial lake or stream, as reflected in the Manatee County Soil Survey, obtain special approval to ensure that project impacts on these waterbodies are identified and minimized.