An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), related to zoning within the unincorporated area; providing for a rezone of approximately 223.25 acres generally located east of Uihlein Road, west of Bourneside Boulevard and south of 44th Avenue East, Bradenton (Manatee County) in an area commonly known as the Northeast Quadrant from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; approving a General Development Plan for a 512-unit residential development (single family detached and semi-detached dwellings); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

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 stipulated herein, I move to ADOPT Manatee County Zoning Ordinance No. PDR-19-24(Z)(P); APPROVE the General Development Plan with Stipulations A.1-A.6, B.1-B.9, C.1-C.4 and D.1 as recommended by the Planning Commission.

(Commissioner Baugh)

PLANNING COMMISSION ACTION:
On July 9, 2020, by a vote of 6 – 0, the Planning Commission recommended approval. Mr. Smock was absent.

PUBLIC COMMENT AND CORRESPONDENCE:
July 9, 2020 Planning Commission
There were no public comments.
Changes to the Staff Report were entered into the record and have been incorporated into this report.
### PROJECT SUMMARY

<table>
<thead>
<tr>
<th>CASE NUMBER</th>
<th>PDR-19-24(Z)(P) (PLN-1911-0066)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT NAME</td>
<td>Lakewood Ranch Pod G</td>
</tr>
<tr>
<td>LAND OWNER(S)</td>
<td>SMR Northeast, LLC</td>
</tr>
<tr>
<td>APPLICANT(S) / AGENT</td>
<td>Caleb Grimes, Esquire / Grimes Galvano / Grimes Hawkins Gladfelter and Galvano, P.L.</td>
</tr>
<tr>
<td>PROPOSED ZONING</td>
<td>PDR (Planned Development Residential)</td>
</tr>
<tr>
<td>EXISTING ZONING</td>
<td>A (General Agriculture)</td>
</tr>
<tr>
<td>PROPOSED USE(S)</td>
<td>Residential, Single-Family Detached and Semi-Detached</td>
</tr>
<tr>
<td>SPECIFIC APPROVAL REQUEST(S)</td>
<td>NA</td>
</tr>
<tr>
<td>CASE MANAGER</td>
<td>Marshall Robinson, Senior Planner</td>
</tr>
<tr>
<td>STAFF RECOMMENDATION</td>
<td>APPROVAL of General Development Plan with stipulations</td>
</tr>
</tbody>
</table>

### DETAILED DISCUSSION

The 223.25-acre undeveloped site is located on the south side of 44th Avenue East, approximately 1.14 miles south of State Road 64 East and west of the Future Development Area Boundary (FDAB). The proposed project will be bounded on the west and east project boundaries by future alignments of planned thoroughfares known as Uihlein Road and Bourneside Blvd. respectively. The project also has frontage along the south side of 44th Avenue East extension. Currently, the subject property is made up of row crops, improved pastures, freshwater marsh wetlands and woodland pastures. The subject property is currently zoned A (General Agriculture).

The site is part of the Northeast Quadrant, which is an approximately 6,595-acre property designated within the MU-C (Mixed Use-Community) FLUC by a privately initiated text and map amendment (PA 09-06 / Ord. 09-12 adopted in 2009, PA-17-05 / Ord. 17-34 adopted in 2017 and PA-18-10/ORD.19-16 adopted in 2019). The MU-C FLUC establishes various sub-areas and suburban/urban activity centers allowing flexibility in the size of the activity centers, distance between centers, and the possibility to exchange residential unit types. The subject property is flanked by these sub-areas to the southeast, southwest and further to the north (See FLU map below). Specifically, the project area is within the MU-C/R (Mixed Use-Community/Residential) FLUC.
Maximum allowed development of the Northeast Quadrant is regulated by “Specific Condition D.5.6” (PA-18-10/ORD.19-16) of the Comprehensive Plan, which includes the option to exchange residential unit types providing that there will not be an increase in external vehicle trips. The maximum allowed amount of non-residential square footage and residential units are as follows:

- 800,000 square feet of retail
- 900,000 square feet of office
- 900,000 square feet of light industrial
- 10,000 single-family detached residential units
- 3,000 single-family attached residential units
- 1,500 multi-family units

Currently, there are a total of 10,070 approved residential units (single-family detached, single-family semi-detached, single-family attached, and multi-family) in the Northeast Quadrant, they are as follows: 1,300 units within Del Webb, 1,999 units in Lakewood National Golf & CC and Bridgewater East, 220 units in Lorraine Corners Northeast, 651 units within Cresswind, 675 units in Solera at Lakewood Ranch, 1,500 in The Woodlands at Lakewood Ranch, 1,750 in Lakewood Ranch 1000, 475 lots in Lakewood Ranch Parcel D, and 1,500 units in Lakewood Ranch NE 700.
The request is to rezone the property to PDR (Planned Development Residential) and to approve a General Development Plan (GDP) for 512 residential units that will consist of single-family detached and semi-detached dwellings. The following information describes various features of the proposed project.

ROADWAYS AND ACCESS:
- The proposed project is for a gated residential development having private streets with two (2) full-access points along 44th Avenue East and one (1) full-access point onto Uihlein Road.
- The private streets proposed for the development show a 50-foot wide typical right-of-way section for 2-lane traffic having twenty-four (24) feet of pavement width. (See Sheet 006 of the General Development Plan)
- The project will provide 5-foot sidewalks on both sides of each internal roadway. These sidewalks will provide internal pedestrian connectivity as well as connectivity to exterior sidewalks along the planned thoroughfares abutting the project perimeter boundaries. The applicant has stated that Final Site Plan design will include details for striping of crosswalks, if necessary, at certain intersections.
- The main roadway network of the project includes two (2) spine roads, or loop roads shown as Road “B” and Road “L”. These loop roads are connected by internal Road “J” as shown. Loop Road “L” provides one (1) full-access to 44th Avenue East via internal Road “K”. Loop Road “B” provides one (1) full-access to 44th Avenue East via internal Road “H” and one (1) full-access to Uihlein Road via internal Road “A”. These loop roads are designed to carry traffic into individual residential pods and amenity parks. The design of the roadway network is conceptual at the GDP level and the final configuration will be determined at the time of Preliminary Site Plan / Final Site Plan.

- No inter-neighborhood ties are proposed since the site is separated from residential sites by external thoroughfares and a wetland system along the south project boundary.

SITE DESIGN AND LAYOUT

- Minimum lot sizes are 5,460 sq. ft. (52 feet wide by 105 feet deep) for single-family detached and 3,780 sq. ft. (36 feet wide by 105 feet deep) for single-family semi-detached. The yards and setbacks for the residential development are proposed as follows:

  **Single Family Detached**
  - Minimum Front Yard Setback: 20 feet except that all front loaded garages shall be 25 feet
  - Minimum Side Yard Setback: 6 feet
  - Minimum Rear Yard Setback: 10 feet and 5 feet for accessory structures
  - Minimum Waterfront Setback: 30 feet
  - Minimum Wetland Buffer: 15 Feet and 5 feet for encroachments

  **Single Family Semi-Detached**
  - Minimum Front Yard Setback: 20 feet except that all front loaded garages shall be 25 feet
  - Minimum Side Yard Setback: 6 feet, except where attached shall be 0 feet
  - Minimum Rear Yard Setback: 10 feet and 5 feet for accessory structures
  - Minimum Waterfront Setback: 30 feet
  - Minimum Wetland Buffer: 15 Feet and 5 feet for encroachments

- A gross and net density of 2.29 and 2.57 dwelling units per acre are proposed respectively and is in compliance with the provisions of the Comprehensive Plan. MU-C/R FLUC allows a maximum density of 3 du/acre gross and 9 du/acre net.

- The General Development Plan proposes a 20-foot wide roadway buffer along 44th Avenue East to the north, Uihlein Road to the west and Bourne-side Road to the east. A 15-foot wide greenbelt buffer along the south boundary is provided adjacent to the wetland system where the roadway buffer is not applicable. Also, a 30-foot wide wetland buffer is provided for the NE-WL-1D wetland as shown on the GDP. If applicable, adequate separation will be provided from potential active agricultural uses to the northeast and northwest project boundaries.

- Total open spaces provided for the project is 34.3% (76.62 acres), satisfying the minimum requirement for a residential Planned Development.

- The General Development Plan proposes two (2) amenity parks to serve as “neighborhood focal points”

PHASING

- There is no phasing schedule provided with the proposed project.

INFASTRUCTURE / PUBLIC FACILITIES

- Currently, there are no existing potable water or sanitary sewer infrastructure available to the subject property. However, potable water and sanitary sewer infrastructure improvements are under construction. The project will be served by the Manatee County Utilities Department. The Lakewood Ranch Stewardship District (LWRSD) is currently in the process of constructing utilities per the approved master utility plan for servicing the Northeast Sector of Lakewood Ranch, which includes utilities for this project. The project will connect to the water mains and an internal water system will be designed to provide potable water and fire protection.
- According to the applicant, the proposed uses have a potable water consumption projection of 170,000 GPD (gallons per day) and 130,000 GPD for sanitary sewer.

- The site is adjacent to roadways designated in the Comprehensive Plan’s Future Traffic Circulation Plan as follows:
  - Bourneside Road: 4-lane collector roadway with a planned right-of-way width of 120 feet.
  - 44th Avenue East: 4-lane arterial roadway with a planned right-of-way width of 120 feet.
  - Uihlein Road: 4-lane collector roadway with a planned right-of-way width of 120 feet.

- The status of construction for these adjacent roadways are as follows:
  
  **Uihlein Road**
  - From State Road 70 to 44th Avenue – Construction Complete.
  - From 44th Avenue to State Road 64 – Construction Complete.

  **Bourneside Road**
  - From Rangeland Road North to State Road 64 – Construction compete except for the intersection at State Road 64.
  - From Rangeland Road South to the north boundary line of Lakewood National Golf & CC and Bridgewater East – Construction complete.
  - From the north boundary line of Lakewood National Golf & CC and Bridgewater East to the north entrance of Lakewood National Golf & CC and Bridgewater East – Construction permitted but not yet under construction.
  - From the Lakewood National Golf & CC and Bridgewater East north entrance to State Road 64 – Under construction.

  **44th Avenue**
  - From Lorraine Road to Uihlein Road – Under construction.
  - From Uihlein Road to Bourneside Road – Under construction.

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**GENERAL DEVELOPMENT PLAN**

![Map of the area](image-url)
The Master Infrastructure Plan for the Northeast Quadrant (transportation and utilities) prepared by the Lakewood Ranch Stewardship District has been approved and adopted. Prior to Final Site Plan approval, the applicant shall demonstrate that adequate access will be provided, as well as compliance with the County's Wastewater System Master Plan approved by the BOCC, and all applicable regulations and provisions of the Land Development Code and the Comprehensive Plan.

Proposed uses are in the range of potential uses permitted for a project within the MU-C/R FLUC, which allows consideration of low or medium density residential planned developments with integrated recreational uses.

There are no Specific Approvals requested for the proposed residential development.

Staff recommends APPROVAL with stipulations.

### SITE CHARACTERISTICS AND SURROUNDING AREA

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>No assigned address for the subject property</th>
</tr>
</thead>
<tbody>
<tr>
<td>GENERAL LOCATION</td>
<td>Generally located 1.14 miles south of State Road 64 East; east of Uihlein Road; west of Bourneside Boulevard and south of 44th Avenue East in an area commonly known as the Northeast Quadrant of Lakewood Ranch</td>
</tr>
<tr>
<td>ACREAGE</td>
<td>Approximately 223.25 acres (gross)</td>
</tr>
<tr>
<td></td>
<td>Approximately 199.22 acres (net)</td>
</tr>
<tr>
<td>EXISTING USE(S)</td>
<td>Undeveloped / Vacant</td>
</tr>
<tr>
<td></td>
<td>Row crops, improved pastures, freshwater marsh wetlands and woodland pastures / Undeveloped Land</td>
</tr>
<tr>
<td>FUTURE LAND USE CATEGORY(S)</td>
<td>MU-C/R (Mixed Use–Community/Residential)</td>
</tr>
<tr>
<td>DENSITY</td>
<td>MU-C/R: Gross: 3 du/acre &amp; Net: 9 du/acre</td>
</tr>
<tr>
<td></td>
<td>2.29 du/ac gross density</td>
</tr>
<tr>
<td></td>
<td>2.57 net density</td>
</tr>
<tr>
<td>INTENSITY</td>
<td>Max. intensity allowed within FLUCs:</td>
</tr>
<tr>
<td></td>
<td>- MU-C/R: .23 Floor Area Ratio (FAR)</td>
</tr>
<tr>
<td></td>
<td>Project:</td>
</tr>
<tr>
<td></td>
<td>N/A (Only residential uses are proposed)</td>
</tr>
<tr>
<td>OVERLAYS</td>
<td>NONE</td>
</tr>
</tbody>
</table>

### SURROUNDING USES AND ZONING

<p>| NORTH          | Future 44th Avenue East realignment         |
|                | Undeveloped acreage                         |
|                | Vacant agricultural land (grazing) zoned A (General Agriculture) |
| SOUTH          | Residential property zoned PDR (Cresswind Subdivision) |
| EAST           | Future Bourneside Blvd. alignment           |
|                | Vacant agricultural land (grazing) zoned A (General Agriculture) |
| WEST           | Future Uihlein Road alignment               |
|                | Vacant agricultural land (grazing) zoned A (General Agriculture) |</p>
<table>
<thead>
<tr>
<th>SITE DESIGN DETAILS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SETBACKS</strong></td>
</tr>
</tbody>
</table>
| Single Family Detached | - Minimum Front Yard Setback: 20 feet except that all front loaded garages shall be 25 feet  
|                     | - Minimum Side Yard Setback: 6 feet  
|                     | - Minimum Rear Yard Setback: 10 feet and 5 feet for accessory structures  
|                     | - Minimum Waterfront Setback: 30 feet  
|                     | - Minimum Wetland Buffer: 15 Feet and 5 feet for encroachments  
| Single Family Semi-Detached | - Minimum Front Yard Setback: 20 feet except that all front loaded garages shall be 25 feet  
|                     | - Minimum Side Yard Setback: 6 feet, except where attached shall be 0 feet  
|                     | - Minimum Rear Yard Setback: 10 feet and 5 feet for accessory structures  
|                     | - Minimum Waterfront Setback: 30 feet  
|                     | - Minimum Wetland Buffer: 15 Feet and 5 feet for encroachments  
| **MINIMUM LOT SIZE(S) / LOT TYPE(S)** |  
| Single Family Detached | 5,460 sq. ft. (52 feet wide x 105 feet deep)  
|                     | 6,510 sq. ft. (62 feet wide x 105 feet deep)  
| Single Family Semi-Detached | 3,780 sq. ft. (36 feet wide x 105 feet deep)  
| **HEIGHT** | 2-Story Maximum (Not to exceed 35 feet)  
| **OPEN SPACE** | | 
| Required | Provided |  
| 25% (55.82 Acres) | 34.3% (76.62 Acres)  
| **ACCESS** | One (1) full access point to Uihlein Road  
| | Two (2) full access points to 44th Avenue East  
| **FLOOD ZONE(S)** | Project site lies in Zones "X" (area outside of 100-year floodplain delineation) & "A" (areas within 100-year floodplain delineation) per FIRM Panel 12081C0355E, effective 3/17/2014. Developer shall establish the Base Flood Elevation for areas within Zone "A" at time of Final Site Plan/Construction Plan submittals.  
| **AREA OF KNOWN FLOODING** | Project Located in Flood Prone Area: Yes  
| | Type of Flooding (i.e. rainfall, riverine, storm surge, etc): Rainfall  
| | Project Subject to flow reduction: Yes, A 50% reduction in allowable pre-development runoff is required for Mill Creek Watershed. (Refer to Stormwater Engineering Stipulation C.2)
**UTILITIES**

(*) A Master Infrastructure Plan (transportation & utilities) for the Northeast Quadrant prepared by the Lakewood Ranch Stewardship District is approved and adopted.

Potable water and wastewater

Currently there are no potable water and wastewater facilities in the vicinity of this proposed development. (*)

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**ENVIRONMENTAL INFORMATION**

**OVERALL WETLAND ACREAGE**

23.93

**PROPOSED WETLAND IMPACT ACREAGE**

0.19 (all of Wetland WL-16)

<table>
<thead>
<tr>
<th>Wetland I.D.</th>
<th>Wetland Acreage</th>
<th>Acres Impacted</th>
<th>Type</th>
<th>Quality (UMAM Score)</th>
<th>Reason for Impact</th>
<th>ERS Objection</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>WL-1A</td>
<td>4.16</td>
<td>0</td>
<td>Non-forested</td>
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<tr>
<td>WL-1B</td>
<td>5.97</td>
<td>0</td>
<td>Non-forested</td>
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<td></td>
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<tr>
<td>WL1D</td>
<td>0.54</td>
<td>0</td>
<td>Non-forested</td>
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<td></td>
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<tr>
<td>WL-16</td>
<td>0.19</td>
<td>0.19</td>
<td>Non-forested</td>
<td>0.30</td>
<td>Placement of Park/Amenity Center &amp; lots</td>
<td>No SWFWMD ERP available at time of GDP.</td>
<td></td>
</tr>
<tr>
<td>WL-2</td>
<td>5.85</td>
<td>0</td>
<td>Non-forested</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>W-3</td>
<td>7.22</td>
<td>0</td>
<td>Non-forested</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tributary to Mill Creek</td>
<td>(4.17)</td>
<td>0</td>
<td>Perennial stream within WL-1D</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>23.93</strong></td>
<td><strong>0.19</strong></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

**Wetlands**

According to the Environmental Narrative by ECo Consultants, Inc., dated November 2019 (and revised March 2020), there are six (6) wetlands within the project boundaries which total 23.93 acres. One of the wetlands (NE-WL-16, 0.19 acres) is proposed to be impacted due to residential lots and a park/amenity area proposed within its location. Environmental Narrative states the WL-16 meets the definition of non-viable as it is 0.2 acres in size and has a less than 0.4 UMAM score and is isolated.

Impacts to WL-16 are anticipated to be accomplished through enhancement of the other five wetlands within the parcel boundary. Final wetland mitigation details will be determined at the time of Final Site Plan. The Environmental Narrative states that minimum 30 foot wetland buffers will be provided for all post development wetlands; however, the LDC does allow for the County to propose larger buffers, if deemed necessary for wetland protection and could be the case for the tributary to Mill Creek that traverses the south side of the project area and heads west into the Headwaters of Millcreek.
Uplands

According to the Environmental Narrative by ECo Consultants, Inc., dated November 2019 (and revised February 2020), there are 24.08 acres of Woodland Pasture (FLUCCS 213), 57.65 acres of Disturbed Lands (FLUCCS 740), and 108 acres of Abandoned Groves (FLUCCS 224).

The areas of woodland pasture contain Slash Pine and Live Oaks along the area of the tributary of Mill Creek which is located along the southern project boundary. These areas have been historically cleared for agricultural activities and used by grazing cattle.

Endangered Species

According to the Environmental Narrative by ECo Consultants, Inc., dated November 2019 (and revised March 2020), a preliminary wildlife and habitat assessment was conducted on the entire NE Sector property in January 2017 and an updated assessment was conducted on November 15, 2019 which did not identify listed species. The report concluded that the following species are most likely to have the potential to utilize the project site: Wood Stork, Bald Eagle, Gopher Tortoise, Eastern Indigo Snake, and Florida Burrowing Owl. Staff has stipulated that an updated survey will be required before Final Site Plan approval.

Trees

No information at this time.

Landscaping/Buffer

North: 20-foot roadway buffer
South: 30-foot/50-foot wetland buffer and 15-foot greenbelt buffer
East: 20-foot roadway buffer
West: 20-foot roadway buffer

### NEARBY DEVELOPMENT

### MIX USE & COMMERCIAL

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>FLUC</th>
<th>ZONING</th>
<th>ACRES</th>
<th>DWELLING UNITS / SQUARE FEET</th>
<th>DENSITY / INTENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northwest Sector DRI</td>
<td>RES-1</td>
<td>PDMU</td>
<td>1,518.9</td>
<td>4,422 units 200,000 sq. ft. commercial, 105,000 sq. ft. office, &amp; golf course</td>
<td>2.9 du/acre &amp; 0.16 FAR</td>
</tr>
<tr>
<td>Cypress Banks DRI</td>
<td>RES-1</td>
<td>PDMU</td>
<td>4,055.7</td>
<td>5,982 units 213,674 sq. ft. commercial &amp; golf course</td>
<td>1.5 du/acre &amp; 0.17 FAR</td>
</tr>
<tr>
<td>Shopping Center @ SR 70 &amp; Lorraine Road</td>
<td>R/O/R</td>
<td>PDC</td>
<td>16.94</td>
<td>82,600 sq. ft. commercial</td>
<td>0.12 FAR</td>
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<tr>
<td>Lorraine Corners Northeast</td>
<td>MU-C</td>
<td>PDMU</td>
<td>67.94</td>
<td>220 units 573,500 sq. ft. commercial &amp; office, or combination of residential, commercial &amp; office uses</td>
<td>9.00 du/acre &amp; 0.35 FAR</td>
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<tr>
<td>Xpress Storage</td>
<td>UF-3</td>
<td>PDC</td>
<td>24.73</td>
<td>137,945 sq. ft. mini-warehouse &amp; 34,500 covered boat storage facility</td>
<td>0.14 FAR</td>
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</table>
## RESIDENTIAL

<table>
<thead>
<tr>
<th>SUBDIVISION</th>
<th>FLUC</th>
<th>ZONING</th>
<th>ACRES</th>
<th>DWELLING UNITS / SQUARE FEET</th>
<th>DENSITY / INTENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Woodlands at LWR</td>
<td>MU-C/AC-1, MU-C/AC-3, MU-C/R</td>
<td>PDR</td>
<td>+545.01</td>
<td>1,500 units</td>
<td>2.75 du/ac</td>
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<tr>
<td>LWR 1000</td>
<td>MU-C/AC-1, MU-C/AC-3, MU-C/R</td>
<td>PDR</td>
<td>+991.84</td>
<td>1,750 units</td>
<td>1.76 du/ac</td>
</tr>
<tr>
<td>Cresswind</td>
<td>MU-C/R, MU-C/AC-3</td>
<td>PDR</td>
<td>+249.58</td>
<td>651 lots</td>
<td>2.61 du/ac</td>
</tr>
<tr>
<td>Lakewood Ranch Parcel D</td>
<td>MU-C/AC-1, MU-C/AC-3</td>
<td>PDR</td>
<td>±230.77</td>
<td>475 lots</td>
<td>2.06 du/ac</td>
</tr>
<tr>
<td>Solera</td>
<td>MU-C/R</td>
<td>PDR</td>
<td>±278.41</td>
<td>675 lots</td>
<td>2.42 du/ac</td>
</tr>
<tr>
<td>Lakewood Estates (fka Windham Residential)</td>
<td>RES-1, R/O/R</td>
<td>PDR</td>
<td>±41.43</td>
<td>139 lots</td>
<td>3.35 du/ac</td>
</tr>
<tr>
<td>Lakewood National Golf &amp; CC and Bridgewater East</td>
<td>MU-C, MU-C/R</td>
<td>PDR</td>
<td>±1,389</td>
<td>1,999 units</td>
<td>1.44 du/ac</td>
</tr>
</tbody>
</table>

### POSITIVE ASPECTS

- The site has frontage along planned thoroughfares (Uihlein Road, 44th Avenue East, and Bourneside Road).
- Growth occurring from west to east is consistent with the availability of services and the surrounding area that is transitioning from agricultural uses and suburban agricultural uses to residential developments, as well as mixed-use projects (residential, commercial, office uses).
- The request is consistent with the development pattern in the surrounding area.
- The project meets the intent of the MU-C/R by proposing a low-density residential development.
- The proposed design meets minimum open space requirements for a project in the PDR zoning district (25%).
- Three full means of access are proposed.
- Recreational acreage for two (2) amenity parks has been proposed.

### NEGATIVE ASPECTS

- The project is adjacent to “A” zoning district which allows agricultural uses that may be potentially incompatible with single-family residences.
- The project lies within an area where adequate sanitary sewer capacity may not exist. Connection to the County’s wastewater system is required pursuant to the Manatee County Comprehensive Plan.
- Residences adjacent to planned thoroughfares may experience potential negative impacts related to light, glare, noise, and pollution.
- Proposed lots are significantly smaller than what is allowed in adjacent agricultural properties.
MITIGATING MEASURES

- Adequate separation and landscape buffers and open space will be provided to address compatibility with surrounding agricultural properties.
- Proposed roadway buffer will minimize potential impacts related to vehicular circulation along planned thoroughfares.
- Proposed lot sizes for the residential development are comparable and consistent with approved residential and mixed-use projects in the nearby area.
- A Master Infrastructure Plan, including transportation and utilities, for the Northeast Quadrant submitted by the Lakewood Ranch Stewardship District has been adopted. Prior to Final Site Plan approval, the applicant shall demonstrate that adequate access will be provided, as well as, compliance with the County’s Wastewater System Master Plan and all applicable regulations and provisions of the Land Development Code and the Comprehensive Plan. This requirement has been stipulated.

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE

1. No lots shall be platted through any landscape buffers, retention ponds, wetlands, wetland buffers, or upland preservation areas.

2. 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 Plat, and shall include language to inform prospective homeowners of:
   a. There are planned thoroughfares adjacent to the project [i.e. Uihlein Road (4-lane collector), 44th Avenue East (4-lane arterial) and Bourneside Blvd. (4-lane collector)], and potential noise associated with this planned roadway.
   b. The presence of active agricultural operations in the nearby area and their potential impacts (noise and odor).
   c. The internal streets within this subdivision are privately owned and maintained by the Homeowner’s Association or other appropriate legal entity.

3. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

4. All lots adjacent to active agricultural operation shall have an additional 35’ setback, unless separated by a street or other designated open space at least 35’ in width. If an adjoining agricultural operation is no longer in effect at the time of submittal of the Final Plat, then the requirements of Section 702.6.7 shall no longer apply, and the additional 35’ setback may be eliminated from the plat.

5. All dumpsters, compactors, and other utility equipment shall be screened with a 6-foot high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

6. Final Site Plan (FSP) review and approval is required for any recreational area/amenity center. Required number of parking spaces will be determined at FSP based on the type and square footage of the recreational uses. Any recreation or amenity structure shall have a minimum 20-foot setback from all property lines. Amenity Center structures shall comply with all applicable LDC requirements.
B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.

2. Approval of this GDP includes 0.19 acres of impacts to Wetland NE-WL-16. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.

3. Manatee County may suspend any development orders, issue stop work orders and otherwise take enforcement actions pursuant to Chapter 1, LDC, where the difference between an estimate of wetland areas and functions shown on preliminary plans and the approved ERP are determined to be significant enough to warrant substantial project, per LDC Section 706.2. A substantial modification to the project shall require approval from the BOCC.

4. A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas that will serve as wetland mitigation areas shall be dedicated concurrently with Final Plat approval or Certificate of Occupancy issuance for Projects not requiring Final Plat.

5. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas. Before Final Site Plan approval, lots will need to be drawn so they do not encroach into the wetlands or wetland buffers. Buffer encroachments and buffer restoration plans will be addressed during Final Site Plan to ensure consistency with the County’s variable width buffer requirement per LDC Section 706.4.C and buffer restoration requirements per LDC Section 706.4.D.

6. 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.

7. 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 353.3 of the LDC.

8. 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.

9. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the ERS for review and approval prior to recommencing construction activities. 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.

C. STORMWATER

1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the FEMA 2014 FIRM 100-year floodplain and post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

<table>
<thead>
<tr>
<th>Storm Frequency</th>
<th>Cumulative Rainfall</th>
<th>Rainfall Distribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-year/24-hour</td>
<td>7 inches</td>
<td>FLMOD</td>
</tr>
<tr>
<td>25-year/24-hour</td>
<td>8 inches</td>
<td>FLMOD</td>
</tr>
<tr>
<td>50-year/24-hour</td>
<td>9 inches</td>
<td>FLMOD</td>
</tr>
<tr>
<td>100-year/24-hour</td>
<td>10 inches</td>
<td>FLMOD</td>
</tr>
<tr>
<td>100-year/72-hour</td>
<td>18 inches</td>
<td>FDOT-72</td>
</tr>
</tbody>
</table>

50-year storm event modeling applies to thoroughfare drainage systems only.

The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging. Drainage Modeling (utilizing best available information from Mill Creek Watershed Management Plan and/or master drainage modeling) shall be submitted to demonstrate compliance prior to commencement of construction.
2. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by fifty (50) percent for Mill Creek Watershed.

3. All fill within the 100-year floodplain (as delineated from the FEMA 2014 FIRM or best available information from Mill Creek Watershed Management Plan and/or master drainage modeling) shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).

4. Ten (10) feet of separation shall be provided between accessory structures (i.e., Heat Pumps, AIC Handlers, pool pumps, etc.) along the side yards of properties with a side yard setback of 5 feet.

D. UTILITIES

1. Connection to the County water and 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 applicable County 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.

<table>
<thead>
<tr>
<th>Standard(s) Required</th>
<th>Design Proposal</th>
<th>Compliance</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BUFFERS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20-foot Roadway Buffers</td>
<td></td>
<td><strong>Yes</strong></td>
<td>Meets minimum standard</td>
</tr>
<tr>
<td>1. Bourneside Blvd: 20 Feet</td>
<td></td>
<td><strong>Y</strong></td>
<td></td>
</tr>
<tr>
<td>2. 44th Avenue East: 20 Feet</td>
<td></td>
<td><strong>Y</strong></td>
<td></td>
</tr>
<tr>
<td>3. Uihlein Road: 20 Feet</td>
<td></td>
<td><strong>Y</strong></td>
<td></td>
</tr>
<tr>
<td>Perimeter Buffer (15 feet required)</td>
<td>1. South Perimeter: 15 Feet</td>
<td>Y</td>
<td>Meets minimum standard</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>-----------------------------</td>
<td>---</td>
<td>------------------------</td>
</tr>
<tr>
<td>Wetland Buffer (30 feet required)</td>
<td>1. 30-foot shown</td>
<td>Y</td>
<td>Meets minimum standard</td>
</tr>
<tr>
<td>Roadway &amp; Greenbelt Buffer Landscaping</td>
<td>Shown</td>
<td>Y</td>
<td>Meets standards of LDC Section 701</td>
</tr>
</tbody>
</table>

### TREES

| Tree Removal and Replacement | Not required to be shown at GDP | Y | No information at this time; however, there is a note on the cover sheet indicating that tree removal & replacement will be in compliance with LDC Section 700 and 701. |
| Street Trees                 | Not required to be shown at GDP | Y | No information at this time; however, street trees will be reviewed for compliance with applicable LDC regulations at Final Site Plan |

### SIDEWALKS

| 5-foot wide internal sidewalks | Shown along both side of streets | Y | Meets standard per note provided in the cover sheet |
| 5-foot wide external sidewalks (along Uihlein Road, and 44th Avenue East) | Shown                              | Y | Meets standards (A note has been provided that describes internal sidewalks to connect to proposed sidewalks of 44th Avenue East and Uihlein Road) |

### DRIVEWAYS, ROADS AND RIGHTS-OF-WAY

| 50-foot Right-of-Way           | Shown                              | Y | Meets standard |
| 24-foot paved roadways         | Shown                              | Y | Meets standard |

### COMPLIANCE WITH THE LAND DEVELOPMENT CODE

**LDC SECTION 321.1 – GENERAL DEVELOPMENT PLAN REVIEW CRITERIA**

**LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA**

**LDC SECTION 342 – AMENDMENTS TO OFFICIAL ZONING ATLAS**

**LDC SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS**

**LDC SECTION 402.7 - PLANNED DEVELOPMENT RESIDENTIAL**

The following represents an analysis of how the application achieves compliance with LDC Sections 321.1, 322.2, 342, 402.6, and 402.7. The criteria listed below was 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.

**LDC SECTION 321.1 – GENERAL DEVELOPMENT PLAN REVIEW CRITERIA**

A General Development Plan shall depict internal relationships between or among uses and activities proposed and their supporting systems and facilities, and relation to surrounding uses, activities systems and facilities. A General Development Plan shall include all data reasonably necessary for determining whether the proposed development meets the specific requirements and limitations and the intent, concerning a particular type of Planned Development
district. The Department Director shall establish administrative procedures setting forth the specific requirements for information to be submitted with any application for GDP. Items to be included in the plan include:

A. **Proposed Uses.** Each use listed in the application must be a permitted or accessory use in the requested Planned Development district and shall be listed using the terminology used in this Code. The range of potential uses may be limited through the use of a voluntary proffer by the Applicant of a schedule of uses to further limit the range of uses permitted.

Analysis: The proposed use is a residential development and is a permitted use in the requested Planned Development District. See LDC Section 322.2 for criteria analysis.

**LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA**

A. **Previous Approvals.**
Analysis: The subject property was part of a County initiated zoning conformance that classified the land as A (General Agriculture).

B. **Comprehensive Plan.**
Analysis: The proposed PDR zoning district and the proposed GDP are consistent with the provisions of the MU-C/R FLUC and other applicable policies set forth in the Manatee County Comprehensive Plan.

The use is consistent with the range of potential uses listed under the above referenced FLUC, which provide for low and medium density planned residential development, and the proposed density (2.29 gross and 2.57 net) is below to the maximum allowed density threshold for the MU-C/R FLUC (3 du/acre gross and 9 du/acre net for MU-C/R).

The proposal appears to be consistent with the suburban residential trends in the nearby area (Lakewood National Golf & CC and Bridgewater East, Cresswind and Solera at Lakewood Ranch subdivisions, Lakewood Ranch 1000, The Woodlands at Lakewood Ranch and Lakewood Ranch Parcel D), approved or developed residential, commercial and mixed-use projects located further south and west along State Road 70 and Lorraine Road (e.g. Northwest Sector and Cypress Banks DRIs, River Sands, Lorraine Corners Northwest and Lorraine Corners Southwest). The proposed project is comparable to these surrounding developments in terms of use, development standards, and adequate buffering and screening for transitioning the development pattern. The range of potential uses may be limited through the use of a voluntary proffer by the Applicant of a schedule of uses to further limit the range of uses permitted.

C. **Land Development Code.**
Analysis: The proposed residential project is in accordance with the requirements and provisions provided by the Land Development Code. For further analysis, see LDC Section 402.6 of this report.

D. **Use and District Requirements.**
Analysis: The proposed residential project is a permitted use in the PDR zoning district. Please see LDC Section 402.6 of this report.

E. **Environment.**
Based on the information provided in the environmental analysis section of this report, the proposed project is in compliance with LDC requirements together with environmental stipulations provided herein. For further analysis, please see the environmental analysis section of this report.

F. **Circulation.**
Analysis: The proposed residential project provides connectivity to planned thoroughfares by providing two (2) full-access points to the extension of 44th Avenue East and one (1) full-access point to the future alignment of Uihlein Road. The development will provide internal roadways that will direct traffic flow onto each of the planned thoroughfares.

G. **Concurrency.** Analysis: The application includes a proposed rezoning and General Development Plan (GDP) and has requested a Deferral and Acknowledgment of Eventual Requirement for Concurrency, and thus, cannot obtain approval of any concurrency component until the Preliminary Site Plan (PSP) or Final Site Plan (FSP) review stage of the project. SMR Northeast Pod G is a component project of Northeast Sector, which is the subject of an executed Local Development Agreement (LDA-17-01). The LDA provides the terms under which
transportation concurrency is addressed and a CLOS will be issued at the time of concurrency reservation application with the PSP or FSP.

LDC SECTION 342.3 – REVIEW CRITERIA FOR ZONING MAP AMENDMENTS

A. Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.
Analysis: The proposed residential project is compatible with surrounding development and continues the development pattern of predominantly residential uses. The area could be moving away from low density and agricultural development as roadway capacity and infrastructure become more available. Please see LDC Section 322.2.(B) of this report for further compatibility and development pattern analysis.

B. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.
Analysis: As evident in the development approvals of surrounding property, including the future alignment and/or extensions of planned thoroughfares, anticipated growth is occurring in this part of Manatee County. Additionally, there are master utility plans approved to serve this area for the anticipated growth in order to serve trending development patterns with adequate levels of service and capacity. For more information regarding changes in land use or conditions by which this PDR has been requested, please see information provided in the surrounding developments table provided in this report.

C. Consistency with the Current Comprehensive Plan.
Analysis: In the opinion of staff the proposed residential project can be found to be consistent with the Manatee County Comprehensive Plan. The submitted GDP illustrates a gross density of 2.29 dwelling units per acre and 2.57 du/acre net within the MU-C/R FLUC. The maximum allowable density for the proposed project is 3 dwelling units per acre gross and 9 dwelling units per acre net. The proposed project is consistent with the current Comprehensive Plan. Please see LDC Section 322.2.(B) of this report for further Comprehensive Plan analysis.

D. Conflicts with Existing or Planned Public Improvements.
Analysis: There are no known conflicts with existing or planned public improvements.

E. Available of Public Facilities.

Analysis: According to the operational analysis submitted by the applicant, the proposed project anticipates 4,672 vehicular trips per day, with 368 AM peak hour trips and 487 PM peak hour trips.

2. Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.
Analysis: Schools
The site is within the School Service Area 2 (SSA-2). The schools serving the area are Gullet Elementary, Jain Middle, and Lakewood Ranch High School. The Manatee County School Board report indicates the following:

- The proposal for 512 dwelling units triggers a generation of 155 potential students: 90 students in elementary school, 38 students in middle school, and 27 students in high school.
- School capacity is available within the SSA-2 or contiguous SSA.
- The proposed project has sections of the development within the two-mile walking radius of a potential future K-8 school and high school. The students who reside beyond the two-mile walking radius will be provided transportation with a protected bus stop located on 44th Avenue East and one of the project entryways.

The Interlocal Agreement for Public School Facility Planning provides for the coordination between the four municipalities in Manatee County, the County and the School Board in regard to certain types of applications for residential development: Comprehensive Plan amendments providing for any increase in residential density; Zoning map amendments regarding permissible residential development and approvals for or amendments to development plans for residential development that authorize the new construction of 10 or more residential units.
The School Board is required to provide through their staff a written report that addresses specific items regarding school planning. The local government is required to enter the School Report containing a preliminary statement of available and projected school capacity, among other matters, into the public hearing record for the application. (School Report dated 04/14/2020 is attached to this Staff Report).

The Interlocal Agreement provides that unless the application is for a DRI development order or a local development agreement, the proposed residential development shall be eligible to receive a concurrency determination, as defined in the Interlocal Agreement, concurrent with authorization for commencement of horizontal construction or vertical construction, whichever occurs first. The school capacity and demand calculations and any actions that may be required to maintain the level of service standards are made by the appropriate entity at this later stage in the development review process, as required by the Interlocal Agreement.

Utilities
See the next section below for utility analysis.

Rights-of-Way
The General Development Plan indicates a 120-foot right-of-way for 44th Avenue East, Bourneside Boulevard, and Uihlein Road consistent with the Comprehensive Plan’s Future Traffic Circulation Plan. Lakewood Ranch Stewardship District is responsible to design, permit, construct and dedicate the referenced collector roadways, and their construction plans have been submitted to the Manatee County Public Works Department for review and approval.

Public Safety
Law enforcement will be provided by the Manatee County Sheriff’s Office, Public Safety will be provided by the Manatee County Public Safety Department, and fire protection will be provided by East Manatee Fire District.

3. Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity.
   Analysis: 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 and/or lift station upgrades, shall be the responsibility of the Applicant. Such off-site extension shall be 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 on the project. The applicant has stated that the anticipated wastewater demand for the 512 residential unit development will be .13 million gallons per day and .17 million gallons per day for potable water.

   Currently, there are no potable water facilities in the vicinity of this proposed development, and the project lies within an area where adequate sanitary sewer capacity may not exist; however, construction of utilities is currently underway in accordance with the approved and adopted Master Infrastructure Plan (transportation and utilities) for the Northeast Quadrant, which includes utilities for this site. The proposed utilities from the Phase V upgrade of 44th Avenue East, which is currently under construction) for the final construction plan approval include the following utility upgrades:

1. 10-inch Force main on the north side of 44th Ave E
2. 12-inch water main on the south side of 44th Ave E
3. 8-inch Force main on the east side of Future Uihlein Rd
4. 12-inch reclaimed line on the north side of 44th AVE E
5. 12-inch irrigation line in the middle of 44th Ave E.

F. Health, Safety or Welfare of the Neighborhood and County.
   Analysis: In the opinion of staff the proposed residential project can be found to be consistent with the Manatee County Comprehensive Plan. The rezoning is not anticipated to have a negative effect on the health, safety, or welfare of the neighborhood or county.
G. Conformance with All Applicable Requirements of this Code.
Analysis: In the opinion of staff the proposed residential project can be found to be consistent with the Manatee County Comprehensive Plan. The rezoning is in conformance with the requirements of the land development code. PDR is an implementing zoning district in the MU-C/R FLUC category. No Specific Approvals have been requested for this project.

H. Consistency with the Development Patterns in the Area.
Analysis: In the opinion of staff the proposed residential project can be found to be consistent with the Comprehensive Plan. The proposed project is consistent with development patterns in the area. Please see LDC Section 322.2.(B) of this report for further compatibility and development pattern analysis.

I. Logical Expansion of Adjacent Zoning Districts.
Analysis: In the opinion of staff the proposed residential project can be found to be consistent with the Manatee County Comprehensive Plan. The proposed project is a logical expansion of adjacent zoning districts. For further analysis, please see the analysis for LDC Section 342.3.(B) provided in this report.

J. Impact on Historic Resources.
Analysis: According to the applicant, there are no known historical sites on the project site. However, the Florida Master Site File (“FMSF”) lists an ineligible archaeological site with prehistoric artifacts (MA02100) in the project area. The archaeological site is located on the neighboring project, Lorraine Lakes f/k/a The Woodlands at Lakewood Ranch. During the review of Lorraine Lakes, an archaeological survey was conducted by Panamerican Consultants, Inc. ("PCI") in June 2017. The results of the potential, Site MA2100 is recommended as ineligible for listing on the National Register of Historic Places (NRHP). The development of this proposed project will not have an effect on the neighboring site.

K. Environmental Impacts.
Analysis: As stated in the environmental section of this report, the project proposes impacts to Wetland I.D. NE-WL-16 of 0.19 acres. This wetland is defined as a non-viable wetland and the proposed impact is in accordance with LDC Section 706.5.A.

L. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.
Analysis: Currently, across future 44th Avenue East and Bourneside Blvd. to the north and east respectively, the land is zoned A (General Agriculture). These lands are undeveloped but are anticipated to continue the trending pattern of development based on adequate levels of service and capacity of infrastructure in the area such as potable water, sanitary sewer and roadway construction. To the south and west of the subject property is land zoned PDR. These residential planned developments are constructed or will be constructed along with any required improvements.

M. Relocation of Mobile Homeowners.
Analysis: There are no mobile home parks within the subject property.

N. Consistency with the Planned Development District Standards.
Analysis: See the analysis for LDC Section 402.6 below.

O. Any Other Matters Which May Be Appropriate.
Analysis: There are no other matters to consider.

LDC SECTION 402.6 – GENERAL REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.
Analysis: The project site currently consists of row crops, improved pasture, freshwater marsh wetlands and woodland pastures. The property is not located within a hurricane evacuation zone and the FEMA flood designation of the site is “A”.

B. Relation to Public Utilities, Facilities and Services.
Analysis: As previously mentioned in the analysis for LDC Section 342.3.E.3 of this report, there are no existing public utilities for the subject property; however, upgrades to 44th Avenue East, Phase V construction plans are underway and will make available to the project site utilities for potable water and sanitary sewer. These upgrades are part of the SMR/Lakewood Ranch Stewardship and Manatee County Southeast Wastewater Collection System Master Plan.
C. Relation to Major Transportation Facilities.
Analysis: The project site has frontage along the 44th Avenue East extension, Uihlein Road and the future Bourneside Blvd (there will be no access to Bourneside Blvd.). These roadways are currently under construction.

D. Compatibility.
Analysis: Together with the analysis provided for LDC Section 342.3. (Consistency with the current Comprehensive Plan), the proposed project does not exceed the maximum allowable density for the MU-C/R FLUC. The proposed yards and setbacks (see below) are consistent with approved developments in surrounding areas. The project perimeter will be buffered to the east, west and north with a 20-foot minimum roadway buffer. The southern boundary will provide a greenbelt buffer of 15 feet adjacent to the wetland system as shown on the GDP. For further analysis of compatibility, see the surrounding developments table provided in this report.

E. Transitions.
Analysis: The proposed project is a continuation for the transition of development pattern for this area as evident with previously approved projects in close proximity from the west to the east. These trends are shifting the pattern for development away from agriculture and suburban agricultural uses as infrastructure and public facilities are upgraded and constructed with each new development.

F. Design Quality.
Analysis: The design of the project has been reviewed for compliance for the PDR zoning district and GDP requirements. No Specific Approvals are requested for the proposed project.

G. Relationship to Adjacent Property.
Analysis: As previously mentioned throughout this report, the project site is a result of the trending development pattern in this part of Manatee County. As shown in the surrounding properties tables of this report, there are numerous sites that have been rezoned from agricultural zoning districts for purposes of creating similar developments as the current project analyzed in this report. In all instances, the Comprehensive Plan sets forth policies by which the LDC implements regulations to ensure minimizing impacts to adjacent property. Roadway buffers, greenbelt buffers, development standards, access management strategies and a site controlled development plan are measures to ensure a positive relationship to adjacent property. As can be seen on the various maps provided for this project, roadways and utilities are being constructed to extend and expand levels of service and capacity for adjoining property. In the opinion of staff, the proposed residential project can be found to be consistent with the Comprehensive Plan.

H. Access.
Analysis: According to the applicant, the proposed project will provide a gated internal street system with two (2) full-access locations off 44th Avenue East and one (1) full-access location off Uihlein Road.

I. Streets, Drives, Parking and Service Areas.
Analysis: The LDC requires two (2) parking spaces per dwelling unit for the proposed project. Parking will be required for recreation uses depending on the type of amenities to be considered. The streets, as previously stated, will be private having 50 feet of right-of-way and twenty-four (24) feet of pavement width. As can be seen on the proposed GDP, spine roads, or loop roads, will carry internal traffic to the residential areas of the plan. A Preliminary Site Plan / Final Site Plan will determine more specific details about the locations of cul-de-sacs, if any, so as to protect wetlands and limit connections to exterior thoroughfare roadways. There are no adjacent parcels of land for internighborhood ties to be connected as the southern perimeter boundary is adjacent to a wetland system.

J. Pedestrian Systems.
Analysis: As previously stated throughout this report, there will be 5-foot sidewalks provided on both sides of the internal roadways that will connect to the sidewalk network of the external future thoroughfares. More detail for striping and/or signage may be required for the pedestrian network at the time of Preliminary Site Plan / Final Site Plan approval.

K. Natural and Historic Features, Conservation and Preservation Areas.
Analysis: According to the GDP and environmental report submitted by the applicant, the project site contains six (6) wetlands having a total acreage of 23.93 acres and 9.58 acres of surface waters. The wetlands are described to be vegetated, non-forested wetlands and the surface waters consist mostly of agricultural ditches with the exception of one (1) man-made reservoir. As stated within this report, there is a wetland impact of 0.19 acres to
Wetland I.D. NE-WL-16 as shown on the GDP. All wetlands, with the exception of the impacted wetland, will be preserved and have a minimum 30-foot buffer around the wetland perimeter.

L. **Density/Intensity.**
   Analysis: There is no intensity proposed for the project. The project proposed 512 residential units on 223.25 acres for a gross density of 2.29 du/acre and 2.57 du/acre for net density (199.22 net acreage).

M. **Height.**
   Analysis: The maximum height proposed for the project is two (2) stories, not to exceed 35 feet. The maximum allowable height for residential development in the PDR zoning district is three (3) stories.

N. **Fences and Screening.**
   Analysis: The perimeter of the project adjacent to the future thoroughfares will provide roadway buffers to the protect the residential areas from roadway noise and light. The southern boundary will provide a 15-foot greenbelt buffer adjacent to the wetland system as shown on the GDP.

O. **Yards and Setbacks.**
   Analysis:

   **MINIMUM SETBACKS**

<table>
<thead>
<tr>
<th></th>
<th>FRONT</th>
<th>SIDE</th>
<th>REAR</th>
<th>WATERFRONT</th>
<th>WATERFRONT BUFFER</th>
</tr>
</thead>
<tbody>
<tr>
<td>SINGLE-FAMILY DETACHED</td>
<td>20 feet</td>
<td>6 feet</td>
<td>10 feet (accessory)</td>
<td>30 feet</td>
<td>15 feet (5 feet for encroachments)</td>
</tr>
<tr>
<td></td>
<td>25 feet (front loaded garages)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SINGLE-FAMILY SEMI-DETACHED</td>
<td>20 feet</td>
<td>6 feet (except where attached shall be 0 feet)</td>
<td>10 feet (accessory)</td>
<td>30 feet</td>
<td>15 feet (5 feet for encroachments)</td>
</tr>
<tr>
<td></td>
<td>25 feet (front loaded garages)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

P. **Trash and Utility Plant Screens.**
   Analysis: Solid waste collection will be provided by individual can pick-up. Depending on the variety of activities to be provided as part of the recreational facilities under consideration for PSP/FSP approval, the need to provide dumpsters will be analyzed.
Q. **Signs.**
Analysis: Signs, if any, will be subject to the requirements of Chapter 6 in the Land Development Code at such time a Final Site Plan is submitted. No sign information was submitted, reviewed, nor approved as part of this review.

R. **Landscaping.**
Analysis: Landscaping shall be equal to or exceed the requirements LDC Section 701 (Landscaping and Screening Standards).

S. **Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.**
Analysis: Not Applicable.

T. **Environmental Factors.**
Water Conservation.
Analysis: According to the applicant, the following concepts may be used in order to promote water conservation:
   a. The preservation of existing plant communities;
   b. The re-establishment of native plant communities;
   c. Limited amount of lawn grass areas;
   d. The use of site specific plant materials;
   e. The use of shade trees to reduce transpiration rates of lower story plant materials;
   f. The use of pervious paving materials;
   g. Site development that retains stormwater runoff on-site;
   h. Site development that addresses the carrying capacity of the land in its present form; and
   i. Other environmentally sensitive site development concepts.

Minimum Open Space Requirements.
Analysis: The minimum open space requirements for the subject property is 25%. The proposed project will provide 34.3% open space. See GDP for details.

Preservation of Existing Plant Communities.
Analysis: The applicant has stated that 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. 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 reserved native plant communities.

U. **Rights-of-Way and Utility Standards.**
Analysis: All improvements shall meet the requirements of the County’s administrative procedures for all public and private rights-of-way.

V. **Stormwater Management.**
Analysis: Based upon the included Existing Drainage sheet contained within the General Development Plan, the entire project presently drains into Mill Creek Watershed. A watershed study of Mill Creek is presently underway through Manatee County and Southwest Florida Water Management District (SWFMD). Mill Creek Watershed is identified by the County as a flood prone area. This watershed has been subject to 50% reduction of the allowable pre-development rate of discharge since April 14, 2005.

The proposed stormwater system will consist of stormwater retention ponds to provide water quality treatment and attenuation of runoff for the proposed construction of onsite roadways, home sites, amenity areas, etc. The proposed stormwater system will be required to comply with stormwater conditions (C.1 through C.4) included within the staff report, including 50% reduction in allowable pre-development rate of runoff. In addition, this project will be required to provide mitigation for impacts (fill) within the FEMA 2014 Firm 100-year floodplain through floodplain compensation and demonstration of no adverse impacts.
The project area is partially located in the FEMA 2014 FIRM 100-year floodplain (Zone “A”). The applicant shall establish the Base Flood Elevation for areas within Zone “A” with the Final Site Plan/Construction Plan submittals. 100-year floodplain delineation is also subject to delineation from preliminary data from the Mill Creek Watershed Study or drainage model associated with the adjacent thoroughfare system and master development.

At present, there are several stormwater detention ponds which were constructed in conjunction with the adjacent thoroughfare network surrounding this project including Uihlein Road, 44th Avenue East, and Bournside Boulevard. The General Development Plan reflects intent to relocate, incorporate, or retain these existing stormwater facilities within the proposed development.

Proposed stormwater management facilities will be required to meet including stormwater stipulations, Sections 801 and 802 of the Land Development Code, in addition to the Stormwater Design Manual. Final stormwater engineering design and drainage calculations will be provided and reviewed with the Final Site Plan and Construction Plan submittals.

W. Consistency with Comprehensive Plan.
Analysis: As previously stated in the analysis for LDC Section 342.3, the proposed residential project is consistent with the Manatee County Comprehensive Plan. The submitted GDP illustrates a gross density of 2.29 dwelling units per acre and 2.57 dwellings per acre for net density. The MU-C/R FLUC has a maximum allowable density of 3 dwelling units per acre gross and 9 dwelling units per acre net. As previously mentioned, the proposed project is consistent with the current Comprehensive Plan. Please see LDC Section 322.2.(B) of this report for further Comprehensive Plan analysis.

X. Other Factors.
Analysis: There are no other factors for consideration.

LDC SECTION 402.7 – PDR – PLANNED DEVELOPMENT RESIDENTIAL

A. Site Planning.
Analysis: The proposed project is fronted on three (3) sides by future thoroughfares roadways that will provide roadway buffers at least twenty (20) feet in width. There is a greenbelt buffer provided along the southern perimeter boundary where the subject property is adjacent to a wetland system. At the southwest corner of the project perimeter there will be a wetland buffer of at least thirty (30) feet. Within the first fifteen (15) feet of the wetland buffer is a greenbelt buffer. There is also a 15-foot greenbelt buffer along the remainder of the southern perimeter boundary.

As can be seen on the GDP, the project provides an internal roadway network that will be private and gated. This network is anchored by two (2) spine roads, or loop roads that will carry internal traffic to the residential areas of the development. The project will provide 5-foot sidewalks on both sides of the internal roadways which connect to the exterior thoroughfare roadways.

B. Landscaped Open Space and Pervious Area Requirements.
Analysis: Minimum open space requirement for the project is 25% of 223.25 acres (55.82 acres). The proposed GDP provides 34.3% (76.62 acres). The landscaping will be in accordance with the landscaping plan submitted with the GDP, stipulations provided herein and Chapter 7 of the Land Development Code.

C. Frontage and Accessibility.
Analysis: The proposed project will provide frontage to all internal roadways for single-family residential dwellings. The proposed residential development has frontage onto three (3) thoroughfares as shown on the GDP and will provide one (1) full-access to Uihlein Road and two (2) full-accesses to 44th Avenue East.

D. Neighborhoods.
Analysis: Please refer to the data provided in the nearby development for residential uses section of this report.

E. Greenbelts.
Analysis: Please refer to the buffer data provided in the code compliance section of this report.

F. Traffic Circulation.
Analysis: Please see the analysis for LDC Sections 402.7.A, 402.7.C and 402.6.1 of this report.
G. **Yards and Setbacks.**
   Analysis: Please see the analysis for LDC Section 402.6.O of this report.

H. **Minimum Lot Width.**
   Analysis: The proposed project will provide a 52-foot minimum lot width for single-family detached dwellings and a 36-foot minimum lot width for single-family semi-detached dwellings.

I. **Building Height.**
   Analysis: 2 stories (Not to exceed 35 feet)
## COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the MU-C/R Future Land Use Category with a sub-area of MU-C/R. 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 timing is appropriate given development trends in the area. The area is transitioning from agriculture to residential, and mixed-use developments including commercial, office, and service areas.

There is no infrastructure available to provide access, potable water, and wastewater to the proposed development. However, prior to Final Site Plan approval, the applicant shall demonstrate that adequate access will be provided, in addition to compliance with the County’s Wastewater System Master Plan, and all applicable regulations and provisions of the Land Development Code and the Comprehensive Plan. A Master Infrastructure Plan (transportation and utilities facilities) for the “Northeast Quadrant” has been prepared by the Lakewood Ranch Stewardship District and it is approved and adopted.

### Policy 2.2.1.28.1 Intent

The intent of the MU-C (Mixed Use – Community) FLUC is to identify areas which are established as major centers of suburban/urban activity through identification of potential Activity Centers which shall be adopted as part of any FLUM amendment. Per the Future Land Use Map, the project area is designated within the MU-C/R FLUCs.

Proposed density (2.29 du/acre gross and 2.57 du/acre net) is consistent with the maximum allowed gross and net density within the MU-C/R FLUCs (3 du/acre and 9 du/acre respectively).

### Policy 2.2.1.28.5 Range of Potential Uses within MU-C/R FLUC

Suburban or urban density planned residential development with integrated residential support uses as part of such developments, neighborhood retail, short-term agricultural uses, interim farm worker housing, public or semi-public uses, schools, recreational uses, and appropriate water-dependent/water-related/water-enhanced uses.

The proposed use (residential with associated recreational facilities) is included in the range of potential uses for the MU-C/R FLUC.

### Policy 2.6.1.1 Compatibility

The proposal is comparable with existing growing residential and mixed-use trends of the nearby area. The General Development Plan design is compatible with surrounding approved and existing developments (use, lot sizes, and setbacks), and appropriate buffers are provided for compatibility, screening and transition. Additionally, PDR allows the Board to attach stipulations to ensure the project is compatible with surrounding uses.

### Policy 2.6.5.4 Preserve/Protect Open Space

The site plan shows 34.3% open space (76.62 acres) exceeding the minimum requirements.

## TRANSPORTATION

### Major Transportation Facilities

The site is located south of 44\(^{th}\) Avenue East, east of Uihlein Road and west of Bourneside Boulevard.

The following thoroughfares are adjacent to the GDP:

- **44\(^{th}\) Avenue East** is designated as a four-lane arterial roadway in the Comprehensive Plan’s Future Traffic Circulation Plan and has a planned right of way width of 120 feet.

- **Uihlein Road** 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.

- **Bourneside Boulevard** 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

SMR Northeast Pod G is a component project of Northeast Sector, which is the subject of an executed Local Development Agreement (LDA-17-01). The LDA provides the terms under which transportation concurrency is addressed and a CLOS will be issued at the time of concurrency reservation application with the PSP or FSP.

Access

At the time of future site plan submittal and accompanying traffic analysis review, all proposed access points will be evaluated to determine if any further site-related improvements will be required for the site.

<table>
<thead>
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<th>NEAREST THOROUGHFARE</th>
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<th>ADOPTED LOS</th>
<th>FUTURE LOS (W/PROJECT)</th>
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<td>C</td>
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<td>B</td>
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<tr>
<td>Bourneside Boulevard</td>
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<tr>
<td>Bourneside Boulevard</td>
<td>6470</td>
<td>D</td>
<td>B</td>
</tr>
</tbody>
</table>

OTHER CONCURRENCY COMPONENTS

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

Attachments

1. Staff Report Maps/Aerials
2. General Development Plan
3. Site Access Study
4. Environmental Narrative
5. LDA 17-01
6. School Report
7. Zoning Disclosure Affidavit
8. Newspaper Advertising