Adoption of a Plan Amendment of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (the Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for a County Initiated amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property from the R/O/R (Retail/Office/Residential) and IL (Industrial-Light) Future Land Use Classification to the R/O/R (Retail/Office/Residential) Future Land Use Classification; approximately 10.4± acres, said property being located at 2303 – 1st Street East, Bradenton, FL (Manatee County), repealing ordinances in conflict, providing for severability and providing for an effective date.

<table>
<thead>
<tr>
<th>P.C.:</th>
<th>03/09/2017</th>
<th>B.O.C.C.: 04/06/2017 06/01/2017</th>
<th>– Transmittal - Adoption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of Amendment</td>
<td>Large Scale Map</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**RECOMMENDED MOTION:**

Based upon the evidence presented, comments made at the Public Hearing, the action of the Planning Commission, the technical support documents, and finding the request to be CONSISTENT with the Community Planning Act as codified in applicable portions of Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, I move to ADOPT Plan Amendment PA-17-03, as recommended by the Planning Commission.

(Commissioner Smith)

**PLANNING COMMISSION ACTION:**
On March 9, 2017, by a vote of 7 – 0, the Planning Commission recommended Transmittal.

**BOARD OF COUNTY COMMISSIONERS ACTION:**
On April 6, 2017, by a vote of 7 - 0, the Board of County Commissioners transmit the amendments to the Florida Department of Economic Opportunity.

**PUBLIC COMMENT AND CORRESPONDENCE:**
There was no public comment and nothing was entered into the record at the March 9, 2017 Planning Commission public hearing.
Update

Staff received a “no comment’ letter from the Department of Economic Opportunity (DEO) dated May 19, 2017.

The following agencies responded with "no comment” or "no objection":

- Florida Department of Transportation, 5/22/2017
- Tampa Bay Regional Planning Council, 5/11/2017

PLAN AMENDMENT SUMMARY SHEET

Name/Applicant: Manatee County Government
Case Number: PA-17-03 / Ordinance 17-17 (DTS# 20170043)
Request: Amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property from the R/O/R (Retail/Office/Residential IL (Industrial-Light) future land use classification to R/O/R (Retail/Office/Residential) future land use classification (±10.402 acres)
Location: East side of US 41 and south of US 301 commonly known as 2303 1st Street East, Bradenton FL (Manatee County) Knights Inn Hotel existing on site
Type: Large Scale Map Amendment
Recommendation: TRANSMITTAL

History

On December 1, 2015, the Board of County Commissioners authorized a County-initiated amendment to the Future Land Use Map for a parcel located at 2303 – 1st Street East.

On May 12, 2016, Staff presented to the Planning Commission, a county initiated request for a small scale map amendment for the parcel, which requested an amendment to the future land use designation. This requested amendment sought to change the future land use map designation from the IL (Light Industrial) Future Land Use Category to the R/O/R (Retail/Office/Residential) Future Land Use Category. Staff’s request identified the property as containing approximately ±7.38 acres and being the site of the existing Knights Inn hotel. The Planning Commission voted 7-0 to recommend adoption of the small scale map amendment.

On June 2, 2016, Staff brought the request to the Board of County Commissioner, who voted 4-3 to adopt the small scale map amendment.

On January 12, 2017, a privately initiated rezone request for the same property was scheduled to be brought before the Planning Commission. On the day of the scheduled Planning Commission hearing, it was brought to Staff’s attention that there appeared to be an error in advertising in regards to the project acreage. The applicant noted that Staff listed the project’s acreage as ±7.38 acres, while the Applicant had a survey which showed that the site was ±10.4 acres. Staff requested the rezone request be continued for a month to allow additional research.
Staff discovered that the Manatee County Property Appraiser had the incorrect acreage listed, and as such, noted that not only was there a discrepancy between the Applicant’s application forms and their survey, but also discrepancies between the advertising and the survey. It was also noted that the acreage used for advertising for PA-16-02 and Ordinance 16-03 was incorrect as well, as it referenced the ±7.38 acre figure, and not the site’s entire ±10.402 acres.

On February 2, 2017, Staff and the Applicant requested a continuation to no date certain, with new advertising for the privately initiated rezone request.

**Requested Plan Amendment**

As the advertising for the previously approved small scale map amendment (PA-16-02 / Ordinance 16-03) was incorrect, Staff is bringing forward a new county-initiated large scale map amendment which is intended to result in the repealing and replacing of PA-16-02 and Ordinance 16-03. The request at hand is for a large scale map amendment to amend the future land use map to change the entire subject property from the current IL and R/O/R designations to be entirely R/O/R.

The IL (Industrial–Light) future land use designation was impressed on several parcels along 1st Street East (aka US 41/US 301) with the adoption of the 1989 Comprehensive Plan. Since then, certain parcels have amended the IL designation to R/O/R (Retail/Office/Residential) [Red Barn Flea Market] and P/SP(2) (Public/Semi Public) [Oasis Middle School – fka P.A.L.]. There are a few parcels remaining with the IL designation, Knights Inn site being one of them.

This request is to amend the Knights Inn site to R/O/R future land use designation, which is more appropriate for the 1st Street East corridor and the existing use of the site. Development of an industrial use along this corridor is unlikely.
Change in Circumstance

The site is located within the Urban Core, the Urban Service Area and the Southwest Tax Increment Financing (TIF) district. These areas encourage redevelopment and revitalization to continue the vitality and economic prosperity of the area. One of the main advantages of revitalization on this site is the entire infrastructure (roadway network, utilities, county schools, libraries, fire and public safety) is already in place. Maximizing existing infrastructure and services is economically efficient for the County.

The proposed future land use amendment (Retail/Office/Residential) is consistent with the adjacent future land use to the north (Red Barn Flea Market) and is a logical extension along this busy five (5) lane divided highway which has a full open access to the site.

Staff is preparing amendments to the Land Development Code for Urban Corridors that would provide an increase in density and intensity for parcels along specific urban corridors including 1st Street East. These amendments are expected to go before the Board of County Commissioners by the third quarter of 2016.

Existing FLU* – vs- Proposed FLU

IL (INDUSTRIAL-LIGHT) - Existing Future Land Use Designation

Policy 2.2.1.18.1 of the Comprehensive Plan states that the intent of the IL designation is "to identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a range of light industrial and other employment-oriented uses. Also, to prohibit new residential development other than individual single-family units on lots of record in areas transitioning from agriculture to urban uses. This prohibition is intended to avoid adverse impacts on such uses and minimize the intrusion of residential uses in an industrial area. Also, to prohibit the development or use of these areas for locating heavy industries which have objectionable impacts with regard to height of accessory or incidental structures (e.g., smokestacks), noise, smoke, dust, vibration, or glare. Also, to establish areas for intensive commercial development which would have significant adverse impacts if located adjacent to expansive residential use areas. Also, to provide for the development of neighborhood retail uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category. Also, to provide for lodging places to accommodate visitors to IL areas and to nearby areas”.

Policy 2.2.1.18.2 of the Comprehensive Plan states that the range of potential uses includes light industrial, offices, research/corporate, warehouse/distribution, intensive commercial, wholesale commercial, neighborhood retail, and other uses related to industrial development. Pursuant Policy 2.2.1.18.4.b, commercial uses are subject to meet locational criteria unless are part of an office or industrial park which has received Special Approval.

Policy 2.2.1.18.3 of the Comprehensive Plan identifies the range of potential density/intensity in the IL as follows:

- no dwelling units unless are located on “lot of record” (maximum gross and net density of 1 du/acre).
- a maximum floor area ratio (FAR) of 0.75 (1.0 for hotels), and
- a maximum square footage of Neighborhood Serving uses of 30,000 square feet.

*As previously noted, a ±7.38 acre portion of the property currently has the R/O/R designation as a result of PA-16-02 / Ordinance 16-03, this portion of the property is also subject to this requested large scale map amendment. PA-16-02 and Ordinance 16-03 will be repealed and replaced with this request should it be approved.

R/O/R (RETAIL/OFFICE/RESIDENTIAL) – Proposed Future Land Use Designation

In comparison, Policy 2.2.1.17.1 of the Comprehensive Plan states that the intent of the R/O/R designation is “to identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established and developed areas exhibiting a
broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize the continued existence of such areas through the long range planning timeframe. Also, to provide for orderly transition from, or redevelopment of, these existing and developed multiple-use areas. Also, to prohibit the intrusion of new industrial areas into these ROR areas, which typically fail to exhibit a planned or integrated approach to multiple use development, and instead exhibit an incremental or unplanned history of multiple use development. Also to establish at a few major and highly accessible, but currently undeveloped, sites for the development of major future community or region-serving commercial uses with a variety and permitted intensity of use which allows for a multi-purpose commercial and office node, with residential uses. 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 2.2.1.17.2 of the Comprehensive Plan states that the range of potential uses includes retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also, R/O/R designation includes residential uses, lodging places, and services uses.

Policy 2.2.1.17.3 of the Comprehensive Plan identifies the range of potential density/intensity in the R/O/R designation as follows:

- a maximum gross and net residential density of 9 du/acre and 16 du/acre, respectively,
- a maximum floor area ratio (FAR) of 0.35 (1.0 for hotels), and
- a maximum square footage of Neighborhood, Community or Regional-Serving uses of 300,000 square feet.

**Legislative Policy Decision**

The legislative policy decision of the Board of County Commissioners is to determine whether the Proposed Map Amendment to Mixed Use is in the best interest of the public considering:

- Is the proposed Map Amendment compatible with the development trends in the area of consideration?
- Is the proposed Map Amendment compatible with surrounding uses and densities or intensities?

The Board of County Commissioners should make this decision based upon a comparison of the range of uses allowed in each Future Land Use designation.

The proposed Retail/Office/Residential (R/O/R) designation allows for the potential of residential, commercial and offices. The existing IL (Industrial-Light) allows the development of industrial and accessory type uses.

The impact of an R/O/R designation could be greater, however since the parcel is only 7.38 +/- acres with an existing hotel, any additional impact should be minimal.

The site is not located within the Coastal High Hazard Area (CHHA) or the Coastal Evacuation Area (CEA).

Per Florida Statutes 163.3187, a small scale amendment of 10 acres or less requires only one hearing before the BOCC. The amendment becomes effective 31 days after board approval so long as it’s not challenged. The Department of Economic Opportunity (DEO) does not approve small scale amendments, however, the amendment is sent to DEO as a courtesy.

**Staff recommends adoption of this amendment request.**
Land Use Characteristics and Development Trends

<table>
<thead>
<tr>
<th>Category/Zoning/Land Use Summary Table</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing FLUC</td>
</tr>
<tr>
<td>Site</td>
</tr>
<tr>
<td>North</td>
</tr>
<tr>
<td>South</td>
</tr>
<tr>
<td>East</td>
</tr>
<tr>
<td>West</td>
</tr>
</tbody>
</table>

Summary

**POSITIVE ASPECTS**
- The site is adjacent to R/O/R to the north.
- The corridor is developed with commercial/retail uses.
- The site has access to a five-lane divided highway with full access.
- Roadway networks, utilities and other services exist and currently support the development on site.
- The hotel is existing.

**NEGATIVE ASPECTS**
- N/A

**MITIGATION FACTORS**
- Any new impact should be minimal because of the existing use.
- Distribution of trips will be handled by access to the five-lane divided highway.
- A detailed traffic study may be required if the existing use increases traffic and/or if new development occurs. The traffic study would determine if roadway improvements would be required.
- Any future development of the site would comply with the Manatee County Land Development Code, including, but not limited to, building setbacks, landscaping, open space and storm water requirements.

Development History

1981 Comprehensive Zoning and Land Development Code Zoning Designation
  C-1 (General Commercial District)

1990 Land Development Code Zoning Designation
  PDC (Planned Development Commercial)

1989 Comprehensive Plan Future Land Use Designation
  IL (Industrial - Light)

2016 Comprehensive Plan Future Land Use Designation(s)***
  IL (Industrial – Light) ±3.02 acres
  R/O/R (Retail/Office/Residential) ±7.38 acres

***Due to an error in advertising, PA-16-02 / Ordinance 16-03 failed to amend the Future Land Use Designation for the entire site. The request at hand seeks to rectify this error by repealing and replacing these approvals.
Plan Amendment Detailed Review Land Planning Analysis

Services

Roadways
The proposed Robin’s Apartments Plan Amendment Traffic Impact Statement (TIS) compares the existing future land use Light Industrial (IL) with a more conservative trip generating potential future land use allowable under the Retail/Office/Residential (ROR) future land use category.

For the existing analysis purposes, the Transportation Planning Division analyzed ITE Code 130 Industrial and ITE Code 820 Retail. The existing IL Future Land Use Category allows a maximum 339,883 square feet worth of industrial development, or a maximum of 30,000 square feet worth of retail. Industrial land uses result in the highest potential PM peak-hour trips with a total of 296 trips during PM peak-hour generated.

The proposed R/O/R scenarios were based on a mix of uses (1/3 split between retail, office and residential) allowed under the proposed future land use designation. The analysis was based on 52,904 square feet of office, 52,904 square feet of retail and 31 multi-family dwelling units. The 52,904 square feet of office was estimated to generate 138 PM Peak-Hour trips. The 52,904 square feet of retail was estimated to generate 392 PM Peak-Hour trips. The 31 multi-family dwelling units were estimated to generate 35 PM Peak-Hour trips. The total number of trips generated by this scenario was 565 PM Peak-Hour trips.

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Proposed Land Use</th>
<th>Total PM Peak-Hour Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>R/O/R 1/3 split</td>
<td>52,904 sf. office</td>
<td></td>
</tr>
<tr>
<td></td>
<td>52,904 sf. retail</td>
<td></td>
</tr>
<tr>
<td></td>
<td>31 MF</td>
<td>565</td>
</tr>
</tbody>
</table>

The land use change from existing IL to the future land use R/O/R will increase the total available PM Peak Hour Trips by 269.

It appears that this land use plan amendment will not create adverse concurrency related transportation impacts on adjacent roadway facilities.

Utilities

<table>
<thead>
<tr>
<th>ALLOWABLE UNDER CURRENT LAND USE OF IL</th>
<th>Acres</th>
<th>Dwelling units/ FAR</th>
<th>Max. # Dwelling Units/SF</th>
<th>PPH</th>
<th>Total Capita</th>
<th>GPD Potable Water</th>
<th>TOTAL GPD Potable Water</th>
<th>GDP Sanitary Sewer</th>
<th>TOTAL GPD S/S</th>
<th>TOTAL CYPD Solid Waste</th>
</tr>
</thead>
<tbody>
<tr>
<td>IL – Industrial-Light</td>
<td>10.402</td>
<td>0</td>
<td>339,883</td>
<td>0</td>
<td>0</td>
<td>.24</td>
<td>81,592</td>
<td>.20</td>
<td>67,977</td>
<td>2.83</td>
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</table>

TOTAL ALLOWABLE UNDER CURRENT LAND USE GPD/CYPD

<table>
<thead>
<tr>
<th>PROPOSED LAND USE OF R/O/R (typically calculated at 1/3 each use) - 10.402 total acres</th>
<th>Acres</th>
<th>Dwelling units</th>
<th>Max. Intensity .35 FAR</th>
<th>PPH</th>
<th>Total Capita</th>
<th>GPD Potable Water</th>
<th>TOTAL GPD Potable Water</th>
<th>GDP Sanitary Sewer</th>
<th>TOTAL GPD S/S</th>
<th>TOTAL CYPD Solid Waste</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROR 1/3 Residential</td>
<td>3.47</td>
<td>31</td>
<td>9 du/ga</td>
<td>3</td>
<td>93</td>
<td>65</td>
<td>6,045</td>
<td>65</td>
<td>6,045</td>
<td>0.35</td>
</tr>
<tr>
<td>ROR 1/3 Office</td>
<td>3.47</td>
<td>0</td>
<td>52,904 sf</td>
<td>0</td>
<td>0.24</td>
<td>12,697</td>
<td>10,581</td>
<td>0.20</td>
<td>10,581</td>
<td>0.44</td>
</tr>
<tr>
<td>ROR 1/3 Retail</td>
<td>3.47</td>
<td>0</td>
<td>52,904 sf</td>
<td>0</td>
<td>0.12</td>
<td>6,348</td>
<td>5,290</td>
<td>0.10</td>
<td>5,290</td>
<td>0.44</td>
</tr>
<tr>
<td>TOTAL</td>
<td>10.402</td>
<td>31</td>
<td>105,808 sf</td>
<td>25,090</td>
<td>21,916</td>
<td>1.23</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
TOTAL POTENTIAL GPD/CYPD | 25,090 | 21,916 | 1.23

TOTAL EXISTING GPD/CYPD BASED ON HIGHEST POTENTIAL | 81,592 | 67,977 | 2.83

POTENTIAL DECREASE | 56,502 | 46,061 | 1.60

### Schools

<table>
<thead>
<tr>
<th>ALLOWABLE UNDER CURRENT LAND USE (IL)</th>
<th>Total Dwelling Units</th>
<th>Max. Intensity / FAR</th>
<th>Elementary Students Generated (*)</th>
<th>Middle Students Generated (*)</th>
<th>High Students Generated (*)</th>
<th>TOTAL (*)</th>
</tr>
</thead>
<tbody>
<tr>
<td>IL – Industrial-Light</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL (*rounded)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL ALLOWABLE UNDER CURRENT LAND USE - STUDENTS</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROPOSED LAND USE (R/O/R) (typically calculated at 1/3 each use) - 7.38 total acres</th>
<th>Total Dwelling Units</th>
<th>Max. Intensity /FAR</th>
<th>Elementary Students Generated (*)</th>
<th>Middle Students Generated (*)</th>
<th>High Students Generated (*)</th>
<th>TOTAL (*)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROR 1/3 Residential</td>
<td>31</td>
<td>9 du/ga</td>
<td>0.171 x 31 = 5.30</td>
<td>0.069 x 31 = 2.80</td>
<td>0.082 x 31 = 3.4</td>
<td>3</td>
</tr>
<tr>
<td>ROR 1/3 Office</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RORMU 1/3 Retail</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL (rounded)</td>
<td>31</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>TOTAL ALLOWABLE UNDER PROPOSED LAND USE - STUDENTS</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

TOTAL STUDENTS ALLOWS UNDER PROPOSED R/O/R LAND USE | 3 | 3 | 3 |
TOTAL STUDENTS ALLOWS UNDER CURRENT IL LAND USE | 0 | 0 | 0 |
POTENTIAL INCREMENT | 5 | 3 | 3 |

*School generation rates based on the highest residential housing type (Student Generation Rate effective 04/18/2016)

The proposed change in FLUC’s from IL to R/O/R increases the number of school students by a total of eleven (11). It appears that there will be no significant impacts on the school system.

The school attendance zones are:
1. Orange Ridge Elementary
2. Sugg Middle School
3. Southeast High School

**Transit**
Route 2 provides a transit stop in front of the Red Barn Flea Market, approximately 1000’ north of the site and 1st Street East at 26th Avenue East, approximately 800’ south of the site.

**Park**
The closest county park facility is East Bradenton Park approximately 1 ½ miles from the site. Norm Lloyd Park is approximately two miles from the site.

Natural Features

Soils
According to the National Resource Conservation Service, the main soil present on the subject property is Tavares Fine Sand (0 to 5 percent slopes) that is a moderately well drained soil on ridges and knolls. Slopes are smooth to convex.

Wetlands/Natural Resources:
It appears to be no wetlands on-site (the majority of the site has been paved).

Flood Prone Areas/S.L.O.S.H./Hurricane Evacuation
The site lies in Zone X per FIRM Panels 12081C0302E and 12081C0306E, effective 3/17/2014.
- Project Located in Flood Prone Area: No
- Type of Flooding (i.e. rainfall, riverine, storm surge, etc): N/A
- Project Subject to flow reduction: No
- Project subject to OFW: No
- Watershed/Basin: Middle Manatee River
- Project located within Floodplain and/or Floodway: Subject property is outside of the FEMA 2014 FIRM 100-year floodplain.
- Drainage Easements/Access Easements required for existing system(s): N/A

Beach Accessibility Evaluation
The plan amendment site is located inland; therefore beach access considerations are not applicable.

Historic Resources
It appears a large swatch of land in this area was surveyed for historic resources. However, there were no known historic structures or other cultural resources found on this site.

Habitat for Endangered, Threatened, or Special Concern Species
According to Manatee County’s Biodiversity Hotspots Map, there does not appear to be any habitat on the 7.38-acre site that would support listed species. A hotel has been on this site for many years. It is located adjacent to US 301 and fronts 1st Street East (aka US 41/US 301) both of which are heavily travelled.

Urban Development Considerations

Urban Sprawl Analysis
The existing IL (Industrial-Light) future land use category does not allow for new residential units, only lots of records are recognized, for a maximum gross density of 1 du/acre. Then, the current gross residential potential is 1 dwelling unit (2 residents).

The proposed R/O/R future land use designation has the potential for up to 9 du/acre. If the entire site is developed at a maximum of 9 du/acre, the total gross residential potential will be 93 dwellings units (214 residents). The population increase could be an additional 212 persons and 92 dwelling units.

<table>
<thead>
<tr>
<th>FLUC</th>
<th>Acreage</th>
<th>Maximum number of residential units</th>
<th>Persons (2.3/DU)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Residential</td>
<td>10.402</td>
<td>1</td>
<td>2</td>
</tr>
</tbody>
</table>
### Density

<table>
<thead>
<tr>
<th>FLUC R/O/R</th>
<th>Acreage</th>
<th>Maximum number if only residential was built</th>
<th>Persons (2.3/DU)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Residential Density</td>
<td>10.402</td>
<td>93</td>
<td>214</td>
</tr>
</tbody>
</table>

Based on the population projections for Subarea 11, the population can be accommodated in the Subarea which has a 2015 estimated population of 98,513 residents and a projected population of 107,009 by year 2035. The potential population increase as a result of the R/O/R future land use designation is minimal and will not affect the overall population projection for the subarea.

**Consistency of the Proposed Amendment with the Comprehensive Plan**

The proposed plan amendment is anticipated to assist in attaining the following cited goals and objectives, and appears to be consistent with the following cited policies of the Comprehensive Plan.

**Objective 2.1.1** - Mapping Methodology for the Future Land Use Map: Follow a mapping methodology limiting urban sprawl which recognizes existing development; projected growth areas; projected population and employment growth; and a possible development density and intensity less than the maximum specified on the Future Land Use Map.

*The site is located within the Urban Core, the Urban Service Area and the Southwest TIF district which encourages infill development.*

**Policy 2.1.1.2** - Designate on the Future Land Use Map land within existing developed areas at densities and intensities which are compatible with the existing development.

*The requested R/O/R (Retail/Office/Residential) future land use designation is compatible with existing development in the area. R/O/R is existing immediately to the north of this site.*

**Policy 2.1.1.3** - Designate on the Future Land Use Map, land within currently undeveloped growth areas at densities and intensities which permit significant increases over current land use designations without creating urban sprawl.

*The plan amendment site is located west of the Future Development Area Boundary (FDAB) and in an area that is served by existing infrastructure. The R/O/R designation allows for residential, office and retail uses.*

*The development of this site will not create urban sprawl as it’s located within the Urban Core, the Urban Service Area and the Southwest TIF district. The site has access to a major 5-lane divided thoroughfare with full access to the site.*

**Objective 2.1.2** - Geographic Extent of Future Development: Limit urban sprawl through provision of locations for new residential and non-residential development consistent with the adopted Land Use Concept, to that area west of the Future Development Area Boundary (FDAB) thereby, preserving agriculture as the primary land use east of the FDAB through 2020.

**Policy 2.1.2.2** - Limit urban sprawl by prohibiting all future development to the area east of the established FDAB.

*The site is west of the Future Development Area Boundary and located within the Urban Core, the Urban Service Area and the Southwest TIF district which encourages infill and redevelopment.*
Policy: 2.1.2.3 - Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.

Policy: 2.1.2.4 - Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment are planning efforts when applicable in areas which are internal to, or are contiguous expansions of the built environment.

The proposed change to Retail/Office/Residential is compatible with the surrounding commercially developed area. The retail/office/residential (R/O/R) future land use designation is existing to the north.

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

Approval of the map amendment will allow for the potential increase in density and/or intensity that are supported by existing infrastructure and services. The site is west of the Future Development Area Boundary and is not considered Urban Sprawl.

Objective 2.1.3 Revitalization of the Urban Core Area: Limit urban sprawl through the infill and redevelopment of residential and non-residential uses into the urban core area thereby encouraging the continued vitality and economic prosperity of these areas.

This amendment site is located within the Urban Core, the Urban Service Area and the Southwest TIF district which encourages infill and redevelopment.

Policy 2.10.1.1 Encourage the development of new commercial uses as "infill" development and discourage the "expansion" of existing commercial areas not meeting commercial locational criteria contained in Objective 2.10.4.

This amendment site is located within the Urban Core, the Urban Service Area and the Southwest TIF district which encourages infill and redevelopment.

Policy 2.10.3.1 Require that access to commercial uses be established on at least one roadway, operating at, or better than, the adopted level of service.

Access from the site will be directly onto 1st Street East (aka US 41/US 301) which is a 5-lane divided major thoroughfare. This segment of roadway is operating at or above the adopted level of service “C” standard.

EXISTING FUTURE LAND USE DESIGNATION (IL)

Policy: 2.2.1.18 IL: Establish the Industrial-Light future land use category as follows:
Policy: 2.2.1.18.1

Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a range of light industrial and other employment-oriented uses. Also, to prohibit new residential development other than individual single-family units on lots of record in areas transitioning from agriculture to urban uses. This prohibition is intended to avoid adverse impacts on such uses and minimize the intrusion of residential uses in an industrial area. Also, to prohibit the development or use of these areas for locating heavy industries which have objectionable impacts with regard to height of accessory or incidental structures (e.g., smokestacks), noise, smoke, dust, vibration, or glare. Also, to establish areas for intensive commercial development which would have significant adverse impacts if located adjacent to expansive residential use areas. Also, to provide for the development of neighborhood retail uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category. Also, to provide for lodging places to accommodate visitors to IL areas and to nearby areas.

Policy: 2.2.1.18.2

Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Light industrial uses, offices, research/corporate uses, warehouse/distribution uses, intensive commercial uses, wholesale commercial uses, neighborhood retail uses, service uses, selected residential uses, short-term agricultural uses, recreational uses, public or semi-public uses, schools, privately-operated airports, appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and hotels/motels.

Policy: 2.2.1.18.3

Range of Potential Density/Intensity:

Maximum Gross Residential Density:
1 dwelling unit per acre

Maximum Net Residential Density:
1 dwelling unit per acre

Maximum Floor Area Ratio: 0.75
1.0 inside the UIRA

Maximum Floor Area Ratio for Hotels: 1.0

Maximum Square Footage for Neighborhood Retail Uses: Small (30,000sf)

Policy: 2.2.1.18.4

Other Information:

a) Any project exceeding a floor area ratio of 0.35 shall require special approval, except for projects which contain a single industrial user and for which use of the project site is primarily for a manufacturing, processing, or assembly use.

b) Wholesale commercial uses, intensive commercial uses, and those small commercial uses which are located or proposed within an office or industrial park which has
received special approval, as defined herein, are exempt from any commercial locational criteria contained in this element.

c) Light industrial uses are differentiated from heavy industrial uses not permitted within this category by definition of “objectional impact,” as referenced and further defined in Policy 2.2.1.18.1 above. Additional clarification on means of measuring and determining "objectionable impact" is found in Policy 2.6.3.1.

d) New residential uses shall be limited to individual single family dwelling units that are:

I. 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

II. developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.

PROPOSED FUTURE LAND USE DESIGNATION (R/O/R)

Policy: 2.2.1.17

R/O/R: Establish the Retail/Office/Residential future land use category as follows:

Policy: 2.2.1.17.1

Intent: To identify, textually in the Comprehensive Plan’s goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established and developed areas exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize the continued existence of such areas through the long range planning timeframe. Also, to provide for orderly transition from, or redevelopment of, these existing and developed multiple-use areas. Also, to prohibit the intrusion of new industrial areas into these ROR areas, which typically fail to exhibit a planned or integrated approach to multiple use development, and instead exhibit an incremental or unplanned history of multiple use development. Also to establish at a few major and highly accessible, but currently undeveloped, sites for the development of major future community or region-serving commercial uses with a variety and permitted intensity of use which allows for a multi-purpose commercial and office node, with residential uses. 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: 2.2.1.17.2

Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also residential uses, lodging places, public or semi-public uses, schools, recreational uses, appropriate water-dependent/ water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and short-term agricultural uses.
Policy: 2.2.1.17.3

Range of Potential Density/Intensity:

Maximum Gross Residential Density:

For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 16 dwelling units per acre

For new development -
9 dwelling units per acre

Minimum Gross Residential Density: 7.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".

Maximum Net Residential Density:

For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 20 dwelling units per acre

For new development -
16 dwelling units per acre

24 dwelling units per acre inside the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".

Maximum Floor Area Ratio: 0.35
1.0 inside the CRA's and UIRA

Maximum Floor Area Ration for Hotels: 1.0

Maximum Square Footage for Neighborhood, Community, or Region-Serving Uses: Large 300,000sf

Policy: 2.2.1.17.4

Other Information:

a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.

b) All projects for which either gross residential density exceeds 6 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require special approval.

c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall also require special approval except mini-warehouse.

d) Non-residential projects exceeding 150,000 square feet gross building area may be considered only if consistent with the requirements for large commercial uses, as described in this element.
e) In areas where existing development is recognized utilizing the Retail/Office/Residential category, or where the spatial form of the Retail/Office/Residential designation on the Future Land Use map is accordingly inconsistent with the commercial locational criteria contained in this element; development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

f) In areas where the Retail/Office/Residential category is designated in a manner entirely consistent with the commercial locational criteria, all commercial development or redevelopment shall be conducted in a manner consistent with the commercial location criteria and development standards contained in this element.

g) In order to distinguish between uses which may be permitted in the R/O/R category, as compared to those which require siting within an industrial category, the following guidelines shall be utilized:

I. No uses which have a primary purpose of distribution of goods from that site shall be permitted in the Retail/Office/Residential designation.

II. No new areas (a new area, for the purposes of this policy, shall be defined as property beyond those parcel configurations as of May 11, 1989 which had light industrial uses established upon them) engaging in the manufacturing, processing, and assembly of goods shall be permitted in the Retail/Office/Residential designation except as provided below:

III. Legally established light industrial uses existing prior to the adoption of this Comprehensive Plan shall be considered legally conforming uses, limited to their approved location. With special approval, other light industrial uses and additional square footage within the same parcel may be approved if there are no additional impacts to adjoining properties and all special approval criteria are met.

IV. If a legally established light industrial use ceases operation for over six months with no action to re-establish and/or continue such use, the use shall
now be prohibited from development within the R/O/R designation.

Attachments:

1. Consistency with State Comprehensive Plan, Florida Administrative Code, and Florida Statutes
2. Staff Report Maps
3. Traffic Impact Statement (TIS)
4. Boundary Survey
5. Newspaper Advertising
6. Agency Comments
7. Ordinance 17-17
PA-17-03/Ordinance 17-17

The proposed amendment is consistent with Florida Statutes 163 Part II

163.3184 Process for adoption of comprehensive plan or plan amendment states “in compliance” means consistent with the requirements of ss. 163.3177, 163.3178, 163.3180, 163.3191, 163.3245 and 163.3248

163.3177 Required and optional elements of comprehensive plan; studies and surveys
This plan amendment request maintains the structure of the Comprehensive Plan.

163.3178 Coastal Management
This plan amendment request maintains the structure of the Comprehensive Plan.

163.3180 Concurrency
This plan amendment request maintains the structure of the Comprehensive Plan.

163.3191 Evaluation and appraisal of comprehensive plan
The county has determined there is no need to amend the Comprehensive Plan through the Evaluation and Appraisal process (December 2013)

163.3245 Sector plans
There are no sector plans established at this time.

163.3248 Rural Land Stewardship areas
There are no Rural Land Stewardship areas established at this time.

The proposed amendment is consistent with the following goal(s) and policy(ies) of the State Comprehensive Plan:

187.201 (15) (a)