PDR-19-23(Z)(G) – LAKEWOOD RANCH NORTHEAST 700 – SMR NORTHEAST LLC (OWNER) –  
PLN1911-0050

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; amending the Official Zoning Atlas (Ordinance 15-17, the Manatee County Land Development Code), relating to the zoning within the unincorporated area; providing for a rezone of approximately 699.47 acres generally located north of 44th Avenue East and approximately 650 feet south of SR 64 East, at 18580 SR 64 E, Bradenton (Manatee County), from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; approving a General Development Plan (Large Project) for 1,500 residential units (single-family detached, single-family semi-detached, single-family attached, and multi-family); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Planning Commission:  06/11/2020
Board of County Commissioners:  06/23/2020

RECOMMENDED MOTION

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance No. PDR-19-23(Z)(G); APPROVE a General Development Plan with Stipulations A.1 – A.7, B.1 – B.3, C.1 – C.4, and D.1; ADOPT the Findings for Specific Approval; and GRANT Specific Approval for an alternative to Land Development Code Sections: 1) 402.7.D.7 (Allow a reduction of the front yard setback to twenty-three (23) feet for front loaded garages with a two-foot strip of grass between the lot and sidewalk), 2) 1005.7.D.2 (Allow vehicles to back onto a public or private lane for multi-family dwelling units) and 3) 1005.7.E (Allow multiple stacking of spaces for multi-family units), as recommended by the Planning Commission.

(Commissioner Baugh)

PLANNING COMMISSION ACTION:
On June 11, 2020, by a vote of 6 – 0, the Planning Commission recommended approval. Mr. Rutledge was absent.

PUBLIC COMMENT AND CORRESPONDENCE:
June 11, 2020 Planning Commission
  There were no public comments.
  Nothing was entered into the record.
## PROJECT SUMMARY

<table>
<thead>
<tr>
<th><strong>CASE #</strong></th>
<th>PDR-19-23(Z)(G) / PLN1911-0050</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PROJECT NAME</strong></td>
<td>Lakewood Ranch 700</td>
</tr>
<tr>
<td><strong>LAND OWNER</strong></td>
<td>SMR Northeast, LLC</td>
</tr>
<tr>
<td><strong>APPLICANT(S) / AGENT</strong></td>
<td>SMR Northeast LLC / Grimes, Goebel, Grimes, Hawkins, Gladfelter and Galvano, P.L.</td>
</tr>
<tr>
<td><strong>EXISTING ZONING</strong></td>
<td>A (General Agriculture)</td>
</tr>
<tr>
<td><strong>PROPOSED USE(S)</strong></td>
<td>Residential development of 1,500 dwellings consisting of single-family detached, single-family semi-detached, single-family attached and multi-family</td>
</tr>
</tbody>
</table>

### SPECIFIC APPROVAL REQUEST(S)

- LDC Section 402.7.D.7 – Alternative to allow a reduction of the front yard setback to twenty-three (23) feet for front loaded garage with a two-foot strip of grass between the lot and sidewalk.
- Section 1005.7.D.2 – Alternative to allow vehicles to back onto a public or private travel lane from spaces associated with multi-family residential dwellings.
- LDC Section 1005.7.E – Alternative to allow multi-family dwellings to be arranged to allow multiple stacking of parking spaces in the same manner permitted for single-family residential and duplex dwellings.

| **CASE MANAGER** | Marshall Robinson, Senior Planner |
| **STAFF RECOMMENDATION** | APPROVAL with Stipulations |

## DETAILED DISCUSSION

The 699.47-acre vacant site is located on the north side of 44th Avenue East and approximately 650 feet south of SR 64 East. The project boundary will be bounded on the east and west by future alignments of major thoroughfares known as Bourneside Road and Uihlein Road.

The project area is currently zoned A (General Agriculture), within the MU-C (Mixed Use-Community) Future Land Use Category (FLUC). Specifically, the project area is within the MU-C/R (Mixed Use-Community/Residential) and the MU-C/AC-1 (Mixed Use-Community/Activity Center Level 1) Future Land Use Categories (FLUCs), as well partially within the Lake Manatee Watershed Overlay District of the Comprehensive Plan.

The site is part of the Northeast Quadrant, a ±6,595-acre property which was 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, and PA-17-05 / Ord. 17-34 adopted in 2017). This Future Land Use designation 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. (See FLU map below)
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 8,570 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, and 475 lots in Lakewood Ranch Parcel D.
REQUEST

The request is to rezone the property to PDR (Planned Development Residential) and approve a General Development Plan (GDP) for 1,500 residential units including single-family (detached, semi-detached, and attached) and multi-family, which makes this rezoning request a Large project Application. The project proposes four optional general locations for amenities. Key features of the proposed General Development Plan are illustrated and described below.

GENERAL DEVELOPMENT PLAN

ROADWAYS AND ACCESS:
- The proposed project is for a gated residential development having private streets and three (3) full-access points along 44th Avenue East, Uihlein Road and Academic Avenue.
- The private streets proposed for the development show a 50-foot wide typical right-of-way section for 2-lane traffic and twenty-four (24) feet of pavement width. (See Sheet 5 of the General Development Plan)
The project will provide 5-foot sidewalks on both sides of each roadway. These sidewalks will provide internal pedestrian connectivity as well as connectivity to exterior sidewalks along planned thoroughfares.

The main roadway network of the project includes NE 700 Boulevard (loop road) that will provide access to Uihlein Road, as well as Street A and Street B as follows: the south segment of NE 700 Boulevard will connect to “Street B” providing access to 44th Avenue East while the north segment of the boulevard connects to “Street A” where access to Academic Avenue is provided.

No inter-neighborhood ties are proposed since the site is separated from residential sites by external thoroughfares. The only logical connection to be made is with the access for the future school via Academic Avenue. The applicant has stated they will work directly with school district staff to determine the specific details of access between the neighborhood and the school at time of Final Site Plan.

SITE DESIGN AND LAYOUT
- Minimum lot sizes are 4,000 sq. ft. (35 feet wide) for single-family detached, and 2,400 sq. ft. (20 feet wide) for single-family semi-detached, and single-family attached. The proposal includes the option to determine at Preliminary Site Plan/Final Site Plan the number of units by type including multi-family residences. The size of multi-family buildings has not been determined yet; however, the General Development Plan (Sheet 5) shows the potential layout of proposed multi-family buildings, which in general will have a similar configuration of single-family attached buildings.
- A gross and net density of 2.14 and 2.33 dwelling units per acre respectively, in compliance with the provisions of the Comprehensive Plan. MU-C/R and MU-C/AC-1 FLUCs allow a maximum density of 3 du/acre gross and 9 du/acre net and 9 du/acre gross and 20 du/acre net.
- The General Development Plan proposes a 20-foot wide roadway buffer along 44th Avenue East, Uihlein Road, and Bourneside Road (south, west and east boundaries respectively), as well as Academic Avenue. A 15-foot wide greenbelt buffer along the northeast boundary is provided where the roadway buffer is not applicable. Also, a 30-foot wide wetland buffer is provided. If applicable, adequate separation will be provided from potential active agricultural uses to the northeast and northwest project boundaries.
- Total 25.9% of the site is designated as open space (181.1 acres), satisfying the minimum requirement for a Planned Development Residential. This includes the 35% open space requirement for the portion of the site within the WO (Watershed Overlay District).
- As for a “neighborhood focal point”, the General Development Plan shows four (4) optional amenity parcels.

PHASING
- The project will be developed in six (6) phases between 2020/2021 and 2025/2026. Each phase will include approximately 250 residential units, with on-site amenities being developed between Phase I to V as follows: 250 residential units, half of Amenity Parcel A-A, half of Amenity Parcel A-B and Amenity Parcel A-D in Phase I; 250 residential units and the remainder of Amenity Parcel A-A in Phase II; 250 residential units and half of Amenity Parcel A-C in Phase III; 250 residential units and remainder of Amenity Parcel A-D in Phase IV; 250 residential units and remainder of Amenity Parcel A-C in Phase V; 250 residential units in Phase VI. Unit counts, and phases is preliminary and subject to change.

INFASTRUCTURE / PUBLIC FACILITIES
- 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 400,000 GPD (gallons per day) under build-out conditions.
- There is a 12-inch private Braden River irrigation main south of SR 64 East along Uihlein Road and a 16-inch private Braden River irrigation main north of 44th Avenue East along Uihlein Road.
- 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.

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. A CLOS will be issued for the project at Final Site Plan stage.

The proposal complies with Policy 2.2.1.28.1 of the Comprehensive Plan, which states that if an activity center is not planned for properties illustrated with a potential activity center, as is the case for areas within the site located within the MU-C/AC-1 FLUC, the requirements of Policy 2.2.1.28.5 (MU-C/R - Mixed Use-Community/Residential) shall apply. Proposed uses are in the range of potential uses for a project within the MU-C/R FLUC, which allows consideration of suburban or urban density planned development residential developments with integrated recreational uses.

Additionally, the applicant has requested Specific Approval for alternative allowances of the following LDC Sections:
- LDC Section 402.7.D.7 – Allow a reduction of the front yard setback to twenty-three feet (23) for front loaded garage with a two-foot strip of grass between the lot and sidewalk;
- Section 1005.7.D.2 – Allow vehicles to back onto a public or private travel lane from spaces associated with multi-family residential dwellings;
- LDC Section 1005.7.E – Allow multi-family dwellings to be arranged so as to allow multiple stacking of parking spaces in the same manner permitted for single-family residential and duplex dwellings.

A Planned Development is the necessary process to achieve Specific Approval. PDR zoning provides flexibility for the project to establish appropriate design conditions (buffers, dimensional standards, etc.) and to help mitigate potential adverse impacts to surrounding properties.

The purpose of the Specific Approval request is satisfied by the proposed project’s design. Additionally, the project complies with the requirements of LDC Section 349.2 - Large Project Application, and the required information and data for this type of application have been reviewed and analyzed by staff as part of the development review process.

Staff recommends APPROVAL with stipulations.

<table>
<thead>
<tr>
<th>SITE CHARACTERISTICS AND SURROUNDING</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADDRESS</strong></td>
</tr>
<tr>
<td><strong>GENERAL LOCATION</strong></td>
</tr>
<tr>
<td><strong>ACREAGE</strong></td>
</tr>
<tr>
<td><strong>EXISTING USE(S)</strong></td>
</tr>
<tr>
<td><strong>FUTURE LAND USE CATEGORY(S)</strong></td>
</tr>
</tbody>
</table>
### OVERLAY DISTRICT(S)

WPM (Watershed Protection Overlay District of Lake Manatee)

### DENSITY

Max. density allowed within FLUCs:
- MU-C/R & MU-C/AC-3
  - Gross: 3 du/acre & Net: 9 du/acre
- MU-C/AC-1
  - Gross: 9 du/acre & Net: 20 du/acre

Project:
- **Gross:** - 2.14 DU/GA
- **Net:** - 2.33 DU/NA

### INTENSITY

Max. intensity allowed within FLUCs:
- MU-C/R: .23 Floor Area Ratio (FAR)
- MU-C/AC-1: 1.0 Floor Area Ratio (FAR)

Project:
- N/A (Only residential uses are proposed)

### SPECIFIC APPROVAL(S)

1) LDC Section 402.7.D.7 – Alternative to allow a reduction of the front yard setback to twenty-three (23) feet for front loaded garage with a two-foot strip of grass between the lot and sidewalk

2) LDC Section 1005.7.D.2 - Alternative to allow backing onto a public or private travel lane for multi-family units

3) LDC Section 1005.7.E - Alternative to allow multiple stacking of parking spaces for multi-family units

### SURROUNDING USES & ZONING

**NORTH**
Vacant agricultural land / A (General Agriculture)

**SOUTH**
Vacant agricultural land / A (General Agriculture)

**EAST**
Future Bourneside Blvd. Further east, vacant agricultural land / A (General Agriculture)

**WEST**
Future Uihlein Rd. Further west, vacant agricultural land and vacant residential (approved Lakewood Ranch 1000 / A (General Agricultural) and PDR (Planned Development Residential))

### SITE DESIGN DETAILS

<table>
<thead>
<tr>
<th>DWELLING TYPE</th>
<th>MAX BLDG. HEIGHT (FT)</th>
<th>MIN LOT WIDTH (FT)</th>
<th>MIN LOT AREA (FT)</th>
<th>MIN DISTANCE BETWEEN STRUCTURES (FT)</th>
<th>PINCIPAL FRONT SETBACK (FT)</th>
<th>PRINCIPAL SIDE SETBACK (FT)</th>
<th>PRINCIPAL REAR SETBACK (FT)</th>
<th>PRINCIPAL WATERFRONT SETBACK (FT)</th>
<th>PRINCIPAL WETLAND BUFFER SETBACK (FT)</th>
<th>REAR ACCESSORY SETBACK (FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SINGLE-FAMILY DETACHED</td>
<td>3-Story</td>
<td>35</td>
<td>4,000</td>
<td>10</td>
<td>23/20&lt;sup&gt;(6)&lt;/sup&gt;</td>
<td>5</td>
<td>10</td>
<td>30</td>
<td>15</td>
<td>5</td>
</tr>
<tr>
<td>SINGLE-FAMILY ATTACHED</td>
<td>3-Story</td>
<td>20</td>
<td>2,400</td>
<td>10</td>
<td>23/20&lt;sup&gt;(6)&lt;/sup&gt;</td>
<td>0/5&lt;sup&gt;(4,5)&lt;/sup&gt;</td>
<td>10</td>
<td>30</td>
<td>15</td>
<td>5</td>
</tr>
<tr>
<td>SINGLE-FAMILY SEMI-DETACHED</td>
<td>3-Story</td>
<td>20</td>
<td>2,400</td>
<td>10</td>
<td>23/20&lt;sup&gt;(6)&lt;/sup&gt;</td>
<td>0/5&lt;sup&gt;(4,5)&lt;/sup&gt;</td>
<td>10</td>
<td>30</td>
<td>15</td>
<td>5</td>
</tr>
</tbody>
</table>
**SETBACK FOR FRONT LOADING GARAGE/SETBACK FOR SIDE LOADING GARAGE**

**SINGLE-FAMILY ATTACHED UNITS WILL HAVE ZERO LOT LINE SETBACKS WHERE ATTACHED**

1. The front yard setback for all single-family residences shall be 23’ from the right-of-way to the garage portion of the structure and 25’ from the sidewalk to the garage portion of the structure for front loading garages. The remaining habitable portion of the structure may be setback 20’. The front yard setback for structures with side loading garages shall be 20’.

2. A 10’ separation is required between one-story buildings. A 20’ separation is required between two- and three-story buildings.

3. Detached garages/carports may be setback a minimum of 10’ from the principal structure.

4. Zero lot line alternative allows for varying side setback distances with a total lot side setback equal to 10’ and a minimum building separation of no less than 10’

5. Use of the zero-lot line alternative must be declared with the approval of a Preliminary Subdivision Plan and Preliminary/Final Site Plan

6. Lots adjacent to more than one (1) right-of-way shall provide one (1) front yard setback per the lot standards table. The other yards shall be setback a minimum of 20’ from the right-of-way and the front yard setback shall be declared with the approval of a subdivision plan and preliminary/Final Site Plan

7. Multi-family building with detached garage/carports which are accessed off an internal driveway or parking lot may have a minimum setback of 15’ from the right-of-way for garages/carports.

<table>
<thead>
<tr>
<th>OPEN SPACE</th>
<th>ACCESS</th>
<th>FLOOD ZONE(S)</th>
<th>AREA OF KNOWN FLOODING</th>
<th>UTILITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) full access on Uihlein Road (future thoroughfare)</td>
<td>One (1) full access on 44th Avenue East (future thoroughfare)</td>
<td>Project site lies in Zones “X” (areas outside of 100-year floodplain delineation) and “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.</td>
<td>Yes, Rainfall. A 50% reduction in allowable pre-development runoff is required for Mill Creek Watershed (Refer to Stormwater Engineering Stipulation C.2) Watershed/basin: Mill Creek</td>
<td>Water 12-inch potable water main along Uihlein Road, 8-inch potable water main along Bourneside Boulevard, 12-inch water main along 44th Avenue East sewer 10-inch force sewer main south of SR 64 East along Uihlein Road, 10-inch force sewer main along 44th Avenue East, 16-inch sanitary force sewer main north of 44th Avenue East along Uihlein Road,</td>
</tr>
<tr>
<td>(1) full access on Street A at future Academic Avenue (local road)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1) full access on 44th Avenue East</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* The front yard setback for all single-family residences shall be 23’ from the right-of-way to the garage portion of the structure and 25’ from the sidewalk to the garage portion of the structure for front loading garages. The remaining habitable portion of the structure may be setback 20’. The front yard setback for structures with side loading garages shall be 20’.

**SINGLE-FAMILY ATTACHED UNITS WILL HAVE ZERO LOT LINE SETBACKS WHERE ATTACHED**

1. The front yard setback for all single-family residences shall be 23’ from the right-of-way to the garage portion of the structure and 25’ from the sidewalk to the garage portion of the structure for front loading garages. The remaining habitable portion of the structure may be setback 20’. The front yard setback for structures with side loading garages shall be 20’.

2. A 10’ separation is required between one-story buildings. A 20’ separation is required between two- and three-story buildings.

3. Detached garages/carports may be setback a minimum of 10’ from the principal structure.

4. Zero lot line alternative allows for varying side setback distances with a total lot side setback equal to 10’ and a minimum building separation of no less than 10’

5. Use of the zero-lot line alternative must be declared with the approval of a Preliminary Subdivision Plan and Preliminary/Final Site Plan

6. Lots adjacent to more than one (1) right-of-way shall provide one (1) front yard setback per the lot standards table. The other yards shall be setback a minimum of 20’ from the right-of-way and the front yard setback shall be declared with the approval of a subdivision plan and preliminary/Final Site Plan

7. Multi-family building with detached garage/carports which are accessed off an internal driveway or parking lot may have a minimum setback of 15’ from the right-of-way for garages/carports.

<table>
<thead>
<tr>
<th>OPEN SPACE</th>
<th>ACCESS</th>
<th>FLOOD ZONE(S)</th>
<th>AREA OF KNOWN FLOODING</th>
<th>UTILITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) full access on Uihlein Road (future thoroughfare)</td>
<td>One (1) full access on 44th Avenue East (future thoroughfare)</td>
<td>Project site lies in Zones “X” (areas outside of 100-year floodplain delineation) and “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.</td>
<td>Yes, Rainfall. A 50% reduction in allowable pre-development runoff is required for Mill Creek Watershed (Refer to Stormwater Engineering Stipulation C.2) Watershed/basin: Mill Creek</td>
<td>Water 12-inch potable water main along Uihlein Road, 8-inch potable water main along Bourneside Boulevard, 12-inch water main along 44th Avenue East sewer 10-inch force sewer main south of SR 64 East along Uihlein Road, 10-inch force sewer main along 44th Avenue East, 16-inch sanitary force sewer main north of 44th Avenue East along Uihlein Road,</td>
</tr>
<tr>
<td>(1) full access on Street A at future Academic Avenue (local road)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1) full access on 44th Avenue East</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* The front yard setback for all single-family residences shall be 23’ from the right-of-way to the garage portion of the structure and 25’ from the sidewalk to the garage portion of the structure for front loading garages. The remaining habitable portion of the structure may be setback 20’. The front yard setback for structures with side loading garages shall be 20’.

**SINGLE-FAMILY ATTACHED UNITS WILL HAVE ZERO LOT LINE SETBACKS WHERE ATTACHED**

1. The front yard setback for all single-family residences shall be 23’ from the right-of-way to the garage portion of the structure and 25’ from the sidewalk to the garage portion of the structure for front loading garages. The remaining habitable portion of the structure may be setback 20’. The front yard setback for structures with side loading garages shall be 20’.

2. A 10’ separation is required between one-story buildings. A 20’ separation is required between two- and three-story buildings.

3. Detached garages/carports may be setback a minimum of 10’ from the principal structure.

4. Zero lot line alternative allows for varying side setback distances with a total lot side setback equal to 10’ and a minimum building separation of no less than 10’

5. Use of the zero-lot line alternative must be declared with the approval of a Preliminary Subdivision Plan and Preliminary/Final Site Plan

6. Lots adjacent to more than one (1) right-of-way shall provide one (1) front yard setback per the lot standards table. The other yards shall be setback a minimum of 20’ from the right-of-way and the front yard setback shall be declared with the approval of a subdivision plan and preliminary/Final Site Plan

7. Multi-family building with detached garage/carports which are accessed off an internal driveway or parking lot may have a minimum setback of 15’ from the right-of-way for garages/carports.

<table>
<thead>
<tr>
<th>OPEN SPACE</th>
<th>ACCESS</th>
<th>FLOOD ZONE(S)</th>
<th>AREA OF KNOWN FLOODING</th>
<th>UTILITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) full access on Uihlein Road (future thoroughfare)</td>
<td>One (1) full access on 44th Avenue East (future thoroughfare)</td>
<td>Project site lies in Zones “X” (areas outside of 100-year floodplain delineation) and “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.</td>
<td>Yes, Rainfall. A 50% reduction in allowable pre-development runoff is required for Mill Creek Watershed (Refer to Stormwater Engineering Stipulation C.2) Watershed/basin: Mill Creek</td>
<td>Water 12-inch potable water main along Uihlein Road, 8-inch potable water main along Bourneside Boulevard, 12-inch water main along 44th Avenue East sewer 10-inch force sewer main south of SR 64 East along Uihlein Road, 10-inch force sewer main along 44th Avenue East, 16-inch sanitary force sewer main north of 44th Avenue East along Uihlein Road,</td>
</tr>
<tr>
<td>(1) full access on Street A at future Academic Avenue (local road)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1) full access on 44th Avenue East</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Reclaimed
8-inch reclaimed water main north of 44th Avenue along Bourneside Boulevard and a 6-in reclaimed water main south of 44th Avenue East along Bourneside Boulevard, 12-inch private Braden River irrigation main south of SR 64 along Uihlein Road, 16-inch private Braden River irrigation main north of 44th Avenue East, and a 16-inch dip reclaimed water main.

ENVIRONMENTAL INFORMATION

<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>Shrub / Marsh</td>
<td>55.92</td>
<td>0</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Natural Creek</td>
<td>1.62</td>
<td>0.12</td>
<td>NA</td>
<td>Creek Crossing</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>57.54</strong></td>
<td><strong>0.12</strong></td>
<td><strong>NA</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Wetlands
Pursuant to the Environmental Narrative Report by ECT (Environmental Consulting & Technology, Inc.) dated November 2019, there are 11 wetlands (55.92 acres) and a natural creek (tributary of Mill Creek) that contains an additional 1.62 acres for a total of 57.54 acres. Wetland impacts are proposed for a 0.12-acre road crossing for the Mill Creek tributary.

Uplands
Aerials and the November 2019 ECT report indicate extensive agricultural use of the site resulting in very little native upland habitat. Remnant areas adjacent to existing wetlands will be preserved as open space.

Endangered Species
ECT reviewed regulatory databases and surveyed the site for listed species and/or evidence of listed species and concluded that listed species are not expected to occur onsite based on historical uses and lack of suitable habitat. (Environmental Narrative Report by ECT November 2019).

Trees
Existing native trees are limited to the fringes of wetlands, the stream watercourse and a small area to the southwest part of the site. The rest of the site was deforested years ago for sod and citrus production.

Landscaping/Buffers
The GDP delineates a 20-foot wide roadway buffer along the proposed roadways on the west, south, and east portion of the parcel that fronts on future Academic Avenue. The remaining areas of the northern boundary show the required 15’ greenbelt buffer where the property abuts residentially zoned property.

A 30-foot buffer is provided for the wetlands and the creek.
### NEARBY APPROVED DEVELOPMENT

#### MIXED 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 UF-3</td>
<td>PDMU</td>
<td>1,518.9 Acres</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 UF-3 R/O/R</td>
<td>PDMU</td>
<td>4,055.7 Acres</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 Acres</td>
<td>82,600 sq. ft. commercial</td>
<td>0.12 FAR</td>
</tr>
<tr>
<td>Lorraine Corners Northeast</td>
<td>MU-C R/O/R</td>
<td>PDMU</td>
<td>67.94 Acres</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>
</tr>
<tr>
<td>Xpress Storage</td>
<td>UF-3</td>
<td>PDC</td>
<td>24.73 Acres</td>
<td>137,945 sq. ft. mini-warehouse &amp; 34,500 covered boat storage facility</td>
<td>0.14 FAR</td>
</tr>
</tbody>
</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>
</tr>
<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>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. The surrounding area is transitioning from agricultural uses and suburban agricultural uses to residential developments, as well as mixed-use projects (residential, commercial, office uses).
- The project meets the intent of the MU-C/R, and MU-C/AC-1, FLUCs by proposing a low 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 and amenities have been proposed. Amenities may include amenity campus and pool.

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.

MITIGATION FACTORS

- 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.
- The site is adjacent to the future thoroughfare rights-of-way for portions of Uihlein Rd, Bourneside Road, and 44th Avenue East. These roads are part of the road network being constructed by the Lakewood Ranch Stewardship District to support development of the area known as Northeast Quadrant. The roads are currently under design and/or construction by the District. The timing and terms under which these roads are constructed is a subject of approved Local Development Agreement LDA-17-01 for the Northeast Quadrant. Based on the current activities of the District and the provisions of the LDA, required thoroughfare access and circulation roads are expected to be available concurrent with the needs of this development.
STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

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 Lorraine Road (4-lane arterial)], 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 other applicable state or federal permits shall be obtained before commencement of the development.

5. 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.

6. 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.

7. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provide for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.

B. ENVIRONMENTAL STIPULATIONS

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

2. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.

3. A formal 100% gopher tortoise burrow survey will be required prior to construction in accordance with FWC’s guidelines.

C. STORMWATER ENGINEERING STIPULATIONS

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 25-year floodplain, 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:

Storm Frequency: Cumulative Rainfall: Rainfall Distribution:
10-year/24-hour 7 inches FLMOD
25-year/24-hour 8 inches FLMOD
50-year/24-hour 9 inches FLMOD
100-year/24-hour 10 inches FLMOD
100-year/72-hour 18 inches FDOT-72

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 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 less than 7.5 feet.

D. UTILITY ENGINEERING STIPULATIONS

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 CONDITIONED WITH RECOMMENDATION OF APPROVAL)

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’ Roadway Buffers (Uihlein Road – west boundary)</td>
<td>20 feet Shown</td>
<td>Y</td>
<td>Meets standards</td>
</tr>
<tr>
<td>20’ Roadway Buffer (Bourneside Road – east boundary)</td>
<td>20 feet Shown</td>
<td>Y</td>
<td>Meets standards</td>
</tr>
<tr>
<td>20’ Roadway Buffer (44th Avenue E – south boundary)</td>
<td>20 feet Shown</td>
<td>Y</td>
<td>Meets standards</td>
</tr>
<tr>
<td>20’ Roadway Buffer (Academic Avenue – south boundary)</td>
<td>20 feet Shown</td>
<td>Y</td>
<td>Meets standards</td>
</tr>
<tr>
<td>15’ Greenbelt buffer (North and East boundaries)</td>
<td>15 feet Shown</td>
<td>Y</td>
<td>Meets standards</td>
</tr>
<tr>
<td>30’ Wetland Buffer</td>
<td>30 feet Shown</td>
<td>Y</td>
<td>Meets standards</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>
<tr>
<td><strong>TREES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Removal and Replacement</td>
<td>Not required to be shown at GDP</td>
<td>Y</td>
<td>No information at this time; however, there is a note on the cover sheet indicating that tree removal &amp; replacement will be in compliance with LDC Section 700 and provided at Final Site Plan</td>
</tr>
<tr>
<td>Street Trees</td>
<td>Not required to be shown at GDP</td>
<td>Y</td>
<td>No information at this time; however, street trees will be reviewed for compliance with applicable LDC regulations at Final Site Plan</td>
</tr>
<tr>
<td><strong>SIDEWALKS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5’ wide internal sidewalks</td>
<td>Shown along both side of streets</td>
<td>Y</td>
<td>Meets standard per note provided in the cover sheet</td>
</tr>
<tr>
<td>5’ wide external sidewalks (along Uihlein Road, 44th Avenue East, and Lorraine Road)</td>
<td>Shown</td>
<td>Y</td>
<td>Meets standards (A note has been provided that describes internal sidewalks to connect to proposed sidewalks of 44th Avenue East, Uihlein Road and Bourneside Road)</td>
</tr>
</tbody>
</table>
The following represents a demonstration of how the application will achieve compliance with LDC Sections 342.3, 342.6, and 402.7. The criteria listed below are used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish stipulations to be adopted for Planned Development Districts.

**General Project Description LDC Section 349.2; Description Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties / Physical Characteristics of the Site; Relation to Surrounding Property / Compatibility / Transitions / Relationship to Adjacent Property / Site Planning (Review Criteria for Zoning Map Amendments LDC Section 342.3.A; General Design Requirements for all Planned Development Site Plans LDC Sections 402.6.A., 402.6.D., 402.6.F., 402.6.E. and 402.6.G; and PDR – Planned Development Residential LDC Section 402.7.1.).** The site consists of approximately 699.47 acres which is part of an approximately 6,595-acre property identified as the Northeast Quadrant. The project area has continuous frontage along three planned thoroughfares: Uihlein Road (to the west), 44th Avenue East (to the south), Bourneside Road (to the east), and consists of vacant agricultural land zoned A (General Agriculture) which was used for agricultural activities (citrus groves and unimproved pastures). There are 57.54 acres of wetlands with a 1.62-acre natural creek. Most of the native uplands habitat was used for agricultural purposes since the 1970’s but most of it has been cleared since. According to the environmental narrative, there is evidence of listed species having occurred or the potential of occurring on the subject property; however, the narrative pointed that, most species listed have a low or moderate probability of occurring since most of the native upland habitats have been converted to farmland over the years and the wetlands onsite have drained from ditches and are overgrown with nuisance / exotic vegetation which limits the areas for wildlife.

The site is in short distance west of the Future Development Area Boundary (FDAB), and located in a portion of the County that is gradually transitioning from agricultural and suburban agricultural uses to low and moderate residential development, as well as a mix of commercial and service use areas zoned PDR and PDMU (recently approved Cresswind and Solera, Lakewood National Golf & Country Club and Bridgewater East, Northwest Sector DRI, Cypress Banks DRI, Lorraine Corners Northeast, The Woodlands at Lakewood Ranch, Lakewood Ranch 1000, Lakewood Estates etc.).

The site is intended for a residential development with a total 1,500 units (single-family detached, single-family semi-detached, single-family attached, and multi-family), as well as amenity centers with pools. No low or moderate-income housing units or affordable housing are proposed.

The minimum residential lot sizes contemplated with this proposal (4,000 sq. ft. for single-family detached and 2,400 sq. ft. for single-family semi-detached and single-family attached units) is comparable with the minimum lot sizes in the nearby area which vary from 1,900 sq. ft. for single-family attached to 4,600 sq. ft. for single-family detached.

The GDP provides a 20-foot wide roadway buffer (to the west and south along planned thoroughfares) and the east portion of the parcel that fronts on future Academic Avenue. The remaining areas of the northern boundary show the required 15’ greenbelt buffer where the property abuts residentially zoned property meeting the minimum requirements for residential developments (per LDC Sections 402.7.D.1, 701.3.B.3.a, and 701.3.B.3.c respectively). The site will be separated 140 feet (120 feet R-O-W width of planned thoroughfares plus 20 feet wide roadway buffer) from active agricultural operations and vacant agricultural land to the north, and a stipulation has been proposed requiring an additional 35 feet of separation if, at the time of Preliminary Site Plan/Final Site Plan, it is determined that there are active agricultural operations on adjacent properties in compliance with LDC Sections 401.3.E.8.
The project will be developed in six (6) phases between 2020/2021 and 2025/2026. Each phase will include approximately 250 residential units, with on-site amenities being developed between Phase I to V as follows: 250 residential units, half of Amenity Parcel A-A, half of Amenity Parcel A-B and Amenity Parcel A-D in Phase I; 250 residential units and the remainder of Amenity Parcel A-A in Phase II; 250 residential units and half of Amenity Parcel A-C in Phase III; 250 residential units and remainder of Amenity Parcel A-D in Phase IV; 250 residential units and remainder of Amenity Parcel A-C in Phase V; 250 residential units in Phase VI. Unit counts, and phases is preliminary and subject to change.

Large Project Application - Drainage and Floodplain LDC Section 349.2. The subject property is drained by agricultural ditches which that discharge into the onsite wetland systems. The onsite wetland systems drain to the southwest towards the intersection of Uihlein Road and 44th Avenue. The applicant has stated there is a box culvert constructed under Uihlein Road to maintain the flow to Mill Creek.

There will be a roadway encroachment into the 100-year floodplain. According to the applicant, compensating storage, equivalent to the volume of storage lost by the placement of material within the floodplain, will be provided within the project to mitigate the potential flood hazard and to maintain the 100-year floodplain storage volume. 100-year contours based on the pre-development surface water model will be provided at the time of Preliminary Site Plan / Final Site Plan when the surface water management model is submitted. Drainage Easements are required for drainage systems which convey runoff or outfall from 44th Avenue East, Uihlein Road and Bourneside Road.

The project is located entirely within the Mill Creek Watershed. A fifty (50) percent reduction in allowable pre-development rate of runoff is required. The site lies in Zone “X” and “A” per FIRM Panel 12081C0355E effective 3/17/2014, and there are no areas on the site within the 25-year floodplain delineated by Manatee County GIS information.

Large Project Application - Drainage and Floodplain LDC Section 349.2. The project area is with Mill Creek Watershed, an area prone to rainfall flooding. The project area is presently drained by a network of agricultural ditches into the onsite wetland systems. The onsite wetland systems drain to the southwest towards the intersection of Uihlein Road and 44th Avenue, presently under construction.

The project is located entirely within the Mill Creek Watershed. A fifty (50) percent reduction in allowable pre-development rate of runoff is required. The site lies in Zone “X” and “A” per FIRM Panel 12081C0355E effective 3/17/2014, and there are no areas on the site within the 25-year floodplain delineated by Manatee County GIS information. The applicant shall establish the Base Flood Elevation for areas within Zone “A” and provide floodplain mitigation for impacts (fill) within 100-year floodplain delineation.

The County and Southwest Florida Water Management District (SWFWMD) presently has a Watershed Management Plan (WMP) underway for Mill Creek. The applicant is welcome to use preliminary floodplain delineation and corresponding drainage modeling from the Mill Creek Watershed Management Plan (WMP) and/or drainage modeling associated with the adjacent thoroughfare system and master development.

Drainage Easements are required for drainage systems which convey runoff or outfall from 44th Avenue East, Uihlein Road and Bourneside Road.

Large Project Application – Environmental Systems LDC 349.2 and Environmental Impacts/ Environmental Factors (Review Criteria for Zoning Map Amendments LDC Section 342.3.K. and General Design Requirements for all Planned Development Site Plans LDC Section 402.6.T.). There are 57.54 acres of wetlands with a 1.62 acre natural creek. Most of the native uplands habitat was used for agricultural purposes since the 1970’s but most of it has been cleared since. According to the environmental narrative, there is evidence of listed species having occurred or the potential of occurring on the subject property; however, per the narrative most species listed have a low or moderate probability of occurring since most of the native upland habitats have been converted to farmland over the years and the wetlands onsite have drained from ditches and are overgrown with nuisance / exotic vegetation which limits the areas for wildlife.

Changes in Land Use or Conditions since Original Zoning Designation (Review Criteria for Zoning Map Amendments LDC Section 342.3.B.). The current zoning designation of General Agriculture (A) was established with the adoption of the Land Development Code in 1990. No changes pertaining to zoning amendments or previous approvals of General/Preliminary Site Plans have taken place within the last 30 years; however, the site is part of the Northeast Quadrant Area, an approximately 6,595-acre property designated within the MU-C (Mixed Use-Community) FLUC (PA 09-06/Ord. 09-12, PA-17-05/Ord.17-34, and Specific Conditions D.5.6) which establishes various sub-areas and suburban/urban activity centers, and allow flexibility in the size of the activity centers, distance between centers, as well
as the trade-off type of residential units. The Northeast Quadrant Area has entitlements for a maximum of 10,705,622 sq. ft. non-residential uses, and 10,972 residential units.

The proposed single-family and multi-family residential development is within the MU-C/R (Mixed Use-Community/Residential) and contains one (1) area designated as MU-C/AC-1 (Mixed Use-Community/Activity Center Level 1). The proposal appears to be consistent with the range of potential uses of the MU-C/R and MU-C/AC-1 FLUCs, 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), approved or developed residential, commercial and mixed-use projects located further south and west along SR 70 and Lorraine Road (e.g. Northwest Sector and Cypress Banks DRIs, River Sands, Lorraine Corners Northwest and Lorraine Corners Southwest).

**Consistency with Comprehensive Plan (Review Criteria for Zoning Map Amendments LDC Section 342.3.C and General Design Requirements for all Planned Development Site Plans LDC Section 402.6.W).** The proposed PDR zoning and the proposed GDP are consistent with the provisions of the MU-C/R and MC-C/AC-1 FLUCs, and other applicable policies set forth in the Manatee County Comprehensive Plan.

Per Policy 2.2.1.28.1, for properties illustrated with a potential activity center, the requirements of Policy 2.2.1.28.5 (Mixed Use-Community/Residential) shall apply if an activity center is not planned. In this case, since an activity center is not contemplated as part of the current application within the MC-C/AC-1 portion of the site, the development of residential use on the entire property appears to be a proper implementation of the vision of the Comprehensive Plan.

The use is consistent with the range of potential uses listed under the above referenced FLUCs, which provide for suburban and urban density planned residential development, and the proposed density (2.14 gross and 2.33 net) is below to the maximum allowed density threshold for the Future Land Use Categories (3 du/acre gross and 9 du/acre net for MU-C/R and 9 du/acre gross and 20 du/acre net for MU-C/AC-1).

**Health, Safety or Welfare of the Neighborhood and County (Review Criteria for Zoning Map Amendments LDC Section 342.3.F.).** It is the opinion of staff that the proposed GDP should not have adverse impacts on the health, safety, or welfare of the neighborhood and the County.

**Conformance with Applicable Requirements of LDC (Review Criteria for Zoning Map Amendments LDC Sections 342.3.G.).** It is the opinion of staff that the proposed GDP meets the requirements of the Land Development Code and all applicable regulations of the Manatee County Design Manuals, except for the requested and staff supported Specific Approvals to allow: reduction of the front setback to twenty-three (23) feet for front loaded garages with a two-foot strip of grass between the lot and sidewalk (LDC Section 402.7.D.7); backing onto a public or private lane for multi-family dwelling units (LDC Section1005.7.D.2), and multiple stacking of spaces for multi-family units (LDC Section 1005.7.E).

**Orderly Development (Review Criteria for Zoning Map Amendments LDC Section 342.3.H.).** The site is vacant agricultural land. The project area lies in flood zones X, and A, and partially within a Watershed Overlay District (62.2 acres). The surrounding area immediately to the east is characterized by agricultural land zoned A located outside to the Future Development Area Boundary (FDAB) of the County. To the north is undeveloped agricultural land zoned A. To the south there is agricultural land zoned A part of a development application to rezone the property to PDR.; To the west is Lakewood Ranch 1000, an approved and under construction residential development for 1,750 units. Further to the south and west, there are residential and mixed-use developments zoned A, PDR and PDMU, as well commercial and service use areas zoned PDMU part of Northwest Sector and Cypress Banks DRIs.

The physical characteristics of the site are appropriate for the development of a residential subdivision (single-family and multi-family), and the proposed minimum lot sizes and type of units are comparable with nearby recently approved residential projects. The gross and net densities (2.14 du/ac and 2.33 du/ac, respectively) are consistent with the provisions of the Comprehensive Plan as previously mentioned.

**Large Project Application – Public Facilities LDC Section 349.2; Public Utilities, Facilities and Services / Rights-of-Way and Utility Standards (Review Criteria for Zoning Map Amendments LDC Sections 342.3.D. and 342.3.E and General Design Requirements for all Planned Development Site Plans LDC Sections 402.6.B and 402.6.U).**

**Utilities**

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 up grades,
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.

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.

Prior to Final Site Plan approval, the applicant shall demonstrate that adequate connections for potable water and wastewater will be provided in compliance with the adopted 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.

**Water Supply:**

The project will connect to water mains and an internal water system that will be designed to provide potable water and fire protection. There is a 12” potable water main along Uihlein Road, 8” potable water main along Bourneside Blvd, and 12” water main along 44th Avenue East. Based on the proposed use of 1,500 residential units, the project will consume approximately .40 million GDP (gallons per day) of potable water under build-out conditions. There is an approved Master Utility Plan and a Local Development Agreement for this area.

**Non-Potable Water**

Existing Conditions: Braden River Utilities will provide reclaim water to the property for irrigation purposes. Internal irrigation mains will be constructed as part of the infrastructure improvements for each phase of the development. The site contains two existing irrigation wells (DID 2 and 43) which are currently used for agricultural operations and are permitted wells. These wells must be capped prior to construction of any new development.

Post Development Conditions: According to the applicant, the residential and recreational uses proposed for the project will consume approximately 2 MGD (million gallons per day) for the domestic irrigation under build-out conditions. Braden River Utilities will provide irrigation service to a large lake proposed at the southwest corner of future 44th Avenue and Uihlein Road intersection. Internal irrigation mains will be constructed as part of the infrastructure improvements for each phase of the development.

**Wastewater Management:**

There is a 10” force main south of SR 64 along Uihlein Road, 10” force main along 44th Avenue East, 16” sanitary force main north of 44th Avenue East along Uihlein Road. Based on the proposed use of 1,500 residential units, the project will generate approximately .40 million GDP (gallons per day) under build-out conditions.

There are no proposed industrial uses proposed within the project.

The project will be serviced by the Manatee County Utilities Department force mains currently under construction. The projects wastewater disposal system will consist of gravity sewer, lift stations, and force main. The gravity sewer will be directed towards the lift stations which will discharge into the force mains currently being constructed.

A General Development Plan cannot receive a Certificate Level of Service (CLOS) for potable and wastewater systems. However, the potable and wastewater concurrency systems only address matters of plant capacity for treatment of the water to the extent the development will be connected to central systems. The availability of conveyance (correct arrangement & size of pipes and related components) is not a concurrency matter.

Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. According to Utilities Department there is reclaimed available.
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 1,500 dwelling units triggers a generation of 502 potential students: 209 students in elementary school, 125 students in middle school, and 87 students in high school.

- The development may be located within the two-mile walking radius of a future school site within the Northeast Quadrant. Generally, the School District suggests sidewalks connect throughout the neighborhood, along both sides of entrance drives, along the property frontage and connect to existing offsite sidewalks to provide a safe route to area schools and bus stops. Sidewalk needs will be evaluated when a more detailed site plan is submitted.

However, the Manatee County School District reports that school capacity is available or will be available within the School Service Area (SSA-2) or contiguous SSA. When the Final Site Plan is submitted to reserve school capacity, the final analysis may be different from preliminary analysis.

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 March 2, 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.

Recreation Facilities
Within a 5-mile radius of the proposed development the following public parks are available:

- Premier Sports Campus
- Greenbrook Park- 18-acre park with soccer/football field, bike racks, benches, pavilion, picnic tables, grills, playground, and restrooms.
- Lake Manatee State Park - 570-acre park with camp sites, playground, pavilion, picnic areas (grills, tables), swimming beach, equestrian trails, restrooms, boat ramp, and nature trails.
- Hidden Harbour Park
- Country Club East Park - 15-acre park with soccer/football field, benches, pavilions, picnic tables, playground, and restrooms.
- Ft. Hamer Park

Recreational amenities have been proposed as part of the development. These amenities will be private, operated and maintained by the homeowner’s association, and will include optional locations within the development for amenity center with pool. The exact location and construction timing of proposed recreational facilities are not determined at this stage of the project.

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.

Hurricane Evacuation
The project site is not located within Category 1, 2, and/or 3 storm zones and an Evacuation Plan is not required.
Rights-of-Way

The General Development Plan indicates a 120-foot right-of-way for Uihlein Road, Academic Avenue, Bourneside Road and 44th Avenue East. Lakewood Ranch Stewardship District is responsible to design, permit, construct and dedicate Uihlein Road, Academic Avenue, Bourneside Road and 44th Avenue East, and their construction plans have been approved by the Manatee County Public Works Department.

Expansion of Adjacent Zoning Districts (Review Criteria for Zoning Map Amendments LDC Section 342.3.I.). As previously mentioned, immediately surrounding properties to the north, south, and east is agricultural land zoned A (General Agriculture). To the northwest are various uses and zoning classifications including residential zoned A, RSF-1 and PDR, commercial (mini-warehouse facility) zoned PDC, residential support use (place of worship) zoned A-1, and vacant agricultural land zoned A. To the west is Lakewood Ranch 1000, a PDR zoned under construction development for 1,750 residential units. To the south is undeveloped land zoned A, which currently is under review to be rezoned to PDR. Further to the south and west, there are residential subdivisions under construction or/and recently approved part of the Northeast Quadrant zoned PDR, and along SR 70 and Lorraine Road are residential developments zoned PDR, as well commercial, services areas and/or mixed-use projects zoned PDMU (Northwest Sector and Cypress Banks DRIs, Lorraine Corners Northwest and Lorraine Corners Southwest).

Per LDC Section 402.7, the intent of the PDR zoning district is to provide for development of residential areas allowing a broad range of housing types appropriate to the general need of the area to be served. It appears that the PDR zoning is appropriate for the proposed single-family and multi-family residential use of the Lakewood Ranch 700 Northeast project, and comparable with the existing development patterns of the nearby area which is transitioning from agricultural and suburban agriculture uses to residential subdivisions.

Impact on Historic Resources / Natural and Historic Features, Conservation and Preservation Areas (Review Criteria for Zoning Map Amendments LDC Section 342.3.J and General Design Requirements for all Planned Development Site Plans LDC Section 402.6.K.). According to the applicant, there are no known historic or archaeological resources on the subject property. A letter has been provided from the Florida Master Site File, Department of State stating that no cultural or historical resources have been recorded on the subject property. The applicant has stated that a CRAS (Cultural Resource Assessment Survey) will be provided during the later stages of the development process.

The applicant shall contact the Florida Department of State, Division of Historical Resources, if prehistoric or historic artifact, or physical remains associated with native American cultures, or early colonial or American settlement are encountered within the site. This requirement has been stipulated.

Allowable Uses (Review Criteria for Zoning Map Amendments LDC Section 342.3.L). The proposed use is residential single-family and multi-family with associated infrastructure and recreational amenity centers with pools. The project site is adjacent to Lakewood Ranch 1000, a residential planned development approved for 1,750 residential units to the west. The proposed project is a compatible and logical expansion of planned development residential communities that have developed in the general vicinity (Lakewood National Golf and Country Club and Bridgewater East, Cresswind, and Solera at Lakewood Ranch).

Adequate separation from residential lots and agricultural properties to the north, south, east, and west has been provided in compliance with LDC Sections 401.3.E.8, which requires that all yards contiguous to such operations shall be at least thirty-five (35) feet greater than otherwise required by this Code, unless separated from such agricultural operations by a street or other designated open space at least thirty-five (35) feet in width.

To the east, west, south and partially along the north, the project design contemplates that residential lots will be separated from agricultural land at least a distance of 140 feet (20’ wide roadway buffer plus 120’ R-O-W width of Uihlein Road, 44th Avenue East, Bourneside Road and a portion of Academic Avenue). To the north, additional setbacks shall be provided if at time of Preliminary Site Plan/ Final Site it is determined that residential lots are adjacent to active agricultural land in accordance with stipulation A.5.

Relocation of Mobile Home Owners (Review Criteria for Zoning Map Amendments LDC Section 342.3.M): Not applicable.

Stormwater Management (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.V). Based upon the included Existing Drainage Map, 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 (SWFWMD). 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 (C1 though C4) 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 area 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.

Proposed stormwater management facilities will be required to meet included stormwater engineering 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.

**Landscaped Open Space and Pervious Area Requirements (PDR – Planned Development Residential LDC Section 402.7.2). Neighborhoods (PDR – Planned Development Residential LDC Section 402.7.D.4).** The subject property has 62.2 acres of land within the Watershed Overlay District. The applicant has satisfied the minimum 35% requirement for open space within the watershed overlay by providing +21.8 acres of open space as part of the residential development. The GDP illustrates an additional 159.3 acres of open space that meets the 25% minimum open space requirement of the Land Development Code for planned development residential projects. As a result, a total of 181.1 acres of open space has been provided to satisfy the requirements of LDC Section 402.7.D.2 (PDR zoning district).

A 30-foot wide wetland buffer will be provided where applicable, as well as landscaped open space within the roadway and greenbelt buffers. As focal neighborhood points, the proposal includes various optional locations for amenity centers with resort type pool. Detailed landscaping plans will be provided with the Preliminary/Final Site Plans that will be required to meet or exceed the standards in LDC Section 701.

**Relation to Major Transportation Facilities/Access/Frontage and Accessibility (General Design Requirements for all Planned Development Site Plans LDC Sections 402.6.C and 402.6.H and PDR – Planned Development Residential LDC Section 402.7.D.3). Traffic Circulation (PDR – Planned Development Residential LDC Section 402.7.D.6). Streets, Drives, Parking and Service Areas (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.I).** A second means of access is required pursuant LDC 1001.1C for residential developments contained more than 100 residential units. The project depicts two (2) main access points along planned thoroughfares (one on Uihlein Road, and on 44th Avenue East), as well as one full access on Academic Avenue (future local road). All internal roadways will be private and gated.

The internal vehicular circulation network contemplates private streets with a minimum 50-foot R-O-W section (24 feet pavement width) and sidewalks in both sides. In the event of multi-family residential development occurring, a Specific Approval request has been requested in order to allow vehicles to back onto a public or private travel lane from parking spaces associated with multi-family development. A Specific Approval request has also been made in order to allow multi-family residential development multiple stacking of parking spaces in the same manner permitted for single-family residential development.

There are no inter-neighborhood ties connecting the proposed project to adjacent neighborhoods. There are no lands adjacent to the project where inter-neighborhood ties can be provided as the project is separated from residential sites by external thoroughfares.
As previously mentioned in the staff report, infrastructure networks to provide access, potable water, and wastewater are under construction in the vicinity of the proposed development according to the provisions of the adopted Master Infrastructure Plan for the Northeast Quadrant (transportation and utilities). Prior to Final Site Plan approval, the applicant shall demonstrate that the project complies with minimum standards related to the following: appropriate ingress and egress, safe vehicular travel, traffic safety requirements, maneuverability, utilities location and connection, pedestrian connectivity, and adequate access in case of emergency situations.

Parking for residential and recreational uses will be provided according to the requirements of LDC Section 1005. - Off-Street Parking and 1006. – Off-Street Loading (if applicable for the recreational amenity campus).

**Pedestrian Systems (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.J)**

The site is not located within a two-mile walking radius of existing school; however, it is within two miles of potential future school sites. The GDP indicates that 5-foot wide sidewalks along both sides of the internal roadway network, and external sidewalks along adjacent thoroughfares will be provided. Sidewalks along 44th Avenue East, Uihlein Road, Bourneside Road and Academic Avenue will be provided by others (Lakewood Ranch Stewardship District) as part of the construction of the referenced thoroughfares.

**Greenbelts (PDR – Planned Development Residential LDC Section 402.7.D.5).** LDC Sections 402.7.D.5 and 701.3.B.3.c.ii require a 15-foot wide greenbelt buffer along property boundaries that do not abut or run parallel to any public road. The GDP shows a 15-foot greenbelt buffer along - portions of the north and east property lines where the site does not abut or run parallel to any public road.

**Yards and Setbacks (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.O and PDR – Planned Development Residential LDC Section 402.7.D.7).** Proposed minimum setbacks are shown in the general development plan and in the following chart: (See Typical Lot Layout)
**PROPOSED SETBACKS**

<table>
<thead>
<tr>
<th>Use/Type</th>
<th>Front (1)(*)</th>
<th>Side (**)</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached</td>
<td>23 feet / 20 feet</td>
<td>5 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Single-family semi-attached</td>
<td>23 feet / 20 feet</td>
<td>0/5 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Single-family attached</td>
<td>23 feet / 20 feet</td>
<td>0/5 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Multi-family</td>
<td>23 feet / 20 feet</td>
<td>5 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Waterfront setback</td>
<td>30 feet (to top of bank)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wetland buffer (from)</td>
<td>15 feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear accessory setback</td>
<td>5 feet</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*SETBACK FOR FRONT LOADING GARAGE/SETBACK FOR SIDE LOADING GARAGE
**SINGLE-FAMILY ATTACHED UNITS WILL HAVE ZERO LOT LINE SETBACKS WHERE ATTACHED

1. The front yard setback for all single-family residences shall be 23’ from the right-of-way to the garage portion of the structure and 25’ from the sidewalk to the garage portion of the structure for front loading garages. The remaining habitable portion of the structure may be setback 20’. The front yard setback for structures with side loading garages shall be 20’.

2. A 10’ separation is required between one-story buildings. A 20’ separation is required between two- and three-story buildings.

3. Detached garages/carports may be setback a minimum of 10’ from the principal structure.

4. Zero lot line alternative allows for varying side setback distances with a total lot side setback equal to 10’ and a minimum building separation of no less than 10’.

5. Use of the zero-lot line alternative must be declared with the approval of a Preliminary Subdivision Plan and Preliminary/Final Site Plan.

6. Lots adjacent to more than one (1) right-of-way shall provide one (1) front yard setback per the lot standards table. The other yards shall be setback a minimum of 20’ from the right-of-way and the front yard setback shall be declared with the approval of a subdivision plan and preliminary/Final Site Plan.

7. Multi-family building with detached garage/carports which are accessed off an internal driveway or parking lot may have a minimum setback of 15’ from the right-of-way for garages/carports.

**Minimum Lot Width (PDR – Planned Development Residential LDC Section 402.7.D.8).** The proposed minimum lot width is 35’ for a minimum lot area of 4,000 sq. ft. for single-family detached, and 20 feet wide for a minimum lot area of 2,400 sq. ft. for single-family semi-detached and single-family attached lots.
Height/Building Height (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.M and PDR – Planned Development Residential LDC Section 402.7.D.9). The maximum height for proposed residential single-family and multi-family structures is three stories. This height should not create any external impacts that would adversely affect the surrounding area.

Density/Intensity (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.L). The site is within the MUC-R and MU-C/AC-1 FLUCs. The proposal includes residential use with associated recreational facilities, with a gross and net density of 2.14 du/acre and 2.33 du/acre, respectively. Proposed density is consistent with Policy 2.2.1.28.1 of Comprehensive Plan, which states that: “…for properties illustrated with a potential Activity Center, the requirements of Policy 2.2.1.28.5 (Mixed Use-Community/Residential) shall apply if an Activity Center is not planned”. In this case, an activity center is not planned, and the maximum allowed density is 3 du/acre gross and 9 du/acre net for a project within the MU-C/R and 9 du/acre gross and 20 du/acre net for a project that lies in the MU-C/AC-1 FLUC. Proposed densities are comparable to densities of approved project in the nearby area.

Fences and Screening (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.N). No fences, berms, and/or walls are considered as part of proposed roadway and greenbelt buffers, however the developer may install these devices at their option. The GDP shows the required roadway buffer (20 feet wide) along adjacent Uhllein Road to the west (collector roadway), 44th Avenue East to the south and Bourneside Road to the east, (arterial roadways). Also shown is Academic Avenue (future local road) abutting a portion of the northern boundary with a 20-foot roadway buffer. A perimeter greenbelt buffer (15 feet wide) is provided along portions of the north and east boundary where the project does not abut or run parallel to a roadway. A 30-foot wide wetland buffer is provided according to the LDC requirements.

Trash and Utility Plant Screens (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.P). Single-family residential lots will be served by individual can pick-up to be reviewed in detail at Final Site Plan stage. Depending the intensity of activities to be provided as part of the recreational facilities, at time of Final Site Plan submittal, the need to provide a dumpster will be analyzed.

Signs (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.Q). All signs will meet the requirements of LDC Chapter 6. All signs will be reviewed at time of Final Site Plan and Buildings Permits.

Entranceway Designation (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.S). The project site is not within an area designated as a Mixed Use or an Entranceway of the County.
COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the MU-C/R and MU-C/AC-1 Future Land Use Categories. 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.

Actually, infrastructure to provide access, potable water, and wastewater to the proposed development is under construction according to the adopted Master Infrastructure Plan (transportation and utilities facilities) for the “Northeast Quadrant”. 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.

**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/AC-1 and MU-C/R FLUCs.

Proposed residential use is consistent with the intent of Policy 2.2.1.28.1 which states that “for properties illustrated with a potential Activity Center, the requirements of Policy 2.2.1.28.5 (Mixed-Use-Community/Residential shall apply is an Activity Center is not planned”.

Proposed density (2.14 du/acre gross and 2.33 du/acre net) is consistent and below to the maximum allowed gross and net density within the MU-C/AC-1 (9 du/acre and 20 du/acre) and MU-C/R FLUCs (3 du/acre and 9 du/acre).

**Policy 2.2.1.28.4 Range of Potential Uses within MU-C/AC-1 FLUC.** Retail, wholesale or office commercial uses which function in the marketplace as neighborhood, community, or region-serving. Also, light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, short-term agricultural uses, and appropriate water-dependent/water-related/water-enhanced uses.

**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/AC-1 and MU-C/R FLUCs.

**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 25% open space (159.3 acres) in compliance with minimum requirements of LDC Section 402.7.D.2. As previously mentioned, the required 35% of open space for projects located within a watershed overlay district has been satisfied by the GDP providing an additional 21.8 acres of open space (62.2 acres of the site are within the watershed overlay district). The GDP has provided a total of 181.1 acre of open space.
TRANSPORTATION

Major Transportation Facilities
The site is located north of 44th Avenue East, south of SR 64, east of Uihlein Road, and west of Bourneside Boulevard. In the Comprehensive Plan’s Future Traffic Circulation Plan, the adjacent roads are designated as follows:

- 44th Avenue East is an existing four-lane road with 45 mph posted speed and 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
The application includes a proposed rezoning and General Development Plan (GDP). Lakewood Ranch 700 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 certificate of level of service compliance (CLOS) may be issued for the component projects.

The proposed development is a large project. Large projects are eligible for a transportation concurrency determination as part of the GDP process, and the applicant has requested a CLOS for transportation. Staff reviewed the proposed land uses against those assumed in the Northeast Sector traffic study for this component project and found they are consistent with the study and LDA. Therefore, if the GDP is approved as proposed, staff will issue a CLOS pursuant to the provisions of the LDA.

Access
Access to the site will be located on adjacent thoroughfares and will be analyzed at the Final Site Plan (FSP) review stage of this project.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE
TRANSPORTATION CONCURRENY

<table>
<thead>
<tr>
<th>NEAREST THOROUGHFARE</th>
<th>LINK</th>
<th>ADOPTED LOS</th>
<th>FUTURE LOS (W/PROJECT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>44th Avenue East</td>
<td>New Link</td>
<td>D</td>
<td>C</td>
</tr>
<tr>
<td>Uihlein Rd/172nd St E</td>
<td>6410</td>
<td>D</td>
<td>B</td>
</tr>
<tr>
<td>Bourneside Boulevard</td>
<td>New Link</td>
<td>D</td>
<td>B</td>
</tr>
</tbody>
</table>

Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water, wastewater, and school facilities will be reviewed at the time of FSP/Construction Drawings.
**SPECIFIC APPROVALS – FINDINGS**

The Manatee County Land Development Code identifies Specific Approval as a finding by the Board that a proposed action, design, or solution proposed by the applicant that is not literally in accord with the applicable Planned Development regulations either meets or exceeds the regulations as outlined by the Code.

**Applicant Request:**

1. **Alternative to LDC Section 402.7.** – To allow a reduction of the front yard setback to twenty-three (23) feet for front loaded garages with a two-foot strip of grass between the lot and sidewalk.

   LDC Section 402.7.D.7 requires a minimum front yard setback of 25 feet to ensure that proposed setbacks promote general health, safety, welfare, design excellence, and neighborhood compatibility.

   **Staff Analysis and Recommendation:**

   Staff is in support of the request for Specific Approval for an alternative to Section 402.7.D.7 of the LDC to allow a twenty-three (23) foot front yard setback for front loaded garages since:

   a. no encroachment of vehicles into the sidewalk will occur as a result of the requested front yard setback reduction, and

   b. a stipulation, applicable to all lots with front loaded garage, which requires a minimum of two (2) foot separation from the internal edge of the sidewalk to the property line has been included to ensure a twenty-three (25) foot separation between the sidewalk and the garage.

   **Finding for Specific Approval:**

   Notwithstanding the failure of this plan to comply with the requirements of LDC Section 402.7.D.7, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate separation from the garage to the internal edge of the sidewalk will be provided to promote safety pedestrian movements and avoiding potential obstruction along sidewalks.

2. **Alternative to LDC Section 1005.7.D.2** – To allow backing onto a public or private lane for multi-family dwelling units

   LDC Section 1005.7.D.2 prohibits backing onto a public or private lane except from single-family dwelling and duplexes units. The applicant is requesting to allow backing onto a public or private lane for multi-family units.

   **Staff Analysis and Recommendation:**

   Staff is in support of the request for Specific Approval for an alternative to Section 1005.7.D.2 of the LDC to allow backing onto a private or public lane for multi-family dwelling units since:

   a. The conceptual design and function of a single-family attached (townhome) and a multifamily building is almost the same, and

   b. The multi-family buildings will be designated with garages and driveways connecting to the private R-O-W in the same manner of a single-family attached building.

   **Finding for Specific Approval:**

   Notwithstanding the failure of this plan to comply with the requirements of LDC Section 1005.7.D.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design of a multi-family building which will be designed with garages and connecting onto a private R-O-W in the same manner that a single-family detached unit.

3. **Alternative to LDC Section 1005.7.E** – Multiple stacking of spaces for multi-family units

   LDC Section 1005.7.E requires parking spaces be arrangement in a way that any automobile may be moved without moving another, except for valet parking, single-family and duplex dwelling units. The request is to allow multiple
stacking spaces for multi-family units, specifically, that driveways located in front of individual garages will count as part of the required parking spaces.

**Staff Analysis and Recommendation:**
Staff is in support of the request for Specific Approval for an alternative to Section 1005.7.E of the LDC to allow multiple stacking spaces for multi-family units since:

a. The design of the multi-family building will be similar to single-family attached buildings, by allowing a garage and a driveway that counts toward the parking calculation. Multi-family units will potentially have one parking space in a garage and another one in a driveway, with both parking spaces under the control of the residents of each unit, similar to parking arrangements for single-family residences.

b. Stipulation A.7 provided in this report states that a 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.

**Finding for Specific Approval:**
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 1005.7.E, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the project will provide adequate number of parking spaces, and the residents of the units with garages and driveways will have control over both spaces and the parking arrangements.

**ATTACHMENTS**

<table>
<thead>
<tr>
<th>Attachments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Applicable Comprehensive Plan Policies</td>
</tr>
<tr>
<td>2. Staff Report Maps/Aerials</td>
</tr>
<tr>
<td>3. General Development Plan</td>
</tr>
<tr>
<td>4. Concurrency Reservation Application</td>
</tr>
<tr>
<td>5. Environmental Narrative</td>
</tr>
<tr>
<td>6. Large Project Narrative</td>
</tr>
<tr>
<td>7. School Report</td>
</tr>
<tr>
<td>8. Specific Approval Request</td>
</tr>
<tr>
<td>9. Zoning Disclosure Affidavit</td>
</tr>
<tr>
<td>10. LDA-17-01</td>
</tr>
<tr>
<td>11. Historic Resources State Department Letter</td>
</tr>
<tr>
<td>12. Newspaper Advertising</td>
</tr>
<tr>
<td>13. Ordinance PDR-19-23(Z)(G)</td>
</tr>
</tbody>
</table>
APPLICABLE COMP PLAN POLICIES

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:

- Consideration of existing development patterns;
- Types of land uses;
- Transition between land uses;
- Density and intensity of land uses;
- Natural features;
- Approved development in the area;
- Availability of adequate roadways;
- Adequate centralized water and sewer facilities;
- Other necessary infrastructure and services;
- Limiting urban sprawl;
- Applicable specific area plans;
- (See also policies under Objectives 2.6.1—2.6.3).

Policy 2.2.1.28. Mixed Use - Community (MU-C): Establish the Mixed Use - Community future land use category as follows:

Policy 2.2.1.28.1. Intent: To identify, textually in the Comprehensive Plan’s goals, objectives and policies or graphically on the Future Land Map, areas which are established as major centers of suburban/urban activity through the identification of potential Activity Centers. A graphic depiction of the potential Activity Center shall be adopted as a part of any FLUM amendment establishing a MU-C category and shall become a part of the Future Land Use Map Series. 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. Subareas specifying the range of potential uses, range of potential density/intensity, and other information follow below.

Development or redevelopment within the area designated under this category shall be required to achieve compliance with the Guiding Principles outlined in the TSD for the Future Land Use Element.

For properties illustrated with a potential Activity center, the requirements of Policy 2.2.1.28.5 (Mixed Use - Community/Residential) shall apply if an Activity Center is not planned.

Policy 2.2.1.28.2. Mixed Use - Community/Activity Center Level 1 (MU-C/AC-1): Establish the Activity Center Level 1 subareas as follows:

Range of Potential Uses: Retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also, light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, short-term agricultural uses, and appropriate water-dependent/water-related/water-enhanced uses.

Range of Potential Density/Intensity:
- Maximum Gross Residential Density: Nine (9) dwelling units per acre.
- Maximum Net Residential Density: Twenty (20) dwelling units per acre.
- Maximum Floor Area Ratio: 1.0

Other Information:
- (a) All project required special approval.
(b) All projects are subject to the following criteria, except for individual single-family dwellings located on a lot of record and developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.

1. Nonresidential uses exceeding one hundred fifty (150,000) square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element provided, however, to implement subsection (c) below, such uses shall not be subject to Policy 2.10.3.3 or 2.10.3.5.

2. Development within this Mixed Use AC-1 subarea shall contain the minimum percentage of at least three (3) of the following general categories of land uses. If two (2) of the land uses include Recreation/Open Space and Public/Semi Public the required mix of uses increases to four (4) land use types, one (1) of which must be residential.
   - Ten (10) percent Residential.
   - Twenty (20) percent Commercial/Professional.
   - Fifteen (15) percent Light Industrial/Distribution.
   - Five (5) percent Recreation/Open Space.
   - Three (3) percent Public/Semi Public.

3. For new development projects presented in a unified development plan containing multiple future land use designations including MU-C, all land uses may be considered towards the minimum mix of required uses.

(c) Access between these uses within this subarea shall be provided by roads other than those shown on the Major thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County.

(d) Development or development within the area designated under this subarea shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.

Policy 2.2.1.28.5. Mixed Use—Community/Residential (MU-C/R): Establish the Residential subareas as follows:

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

Range of Potential Density/Intensity:
- Maximum Gross Residential Density: Three (3) dwelling units per acre.
- Maximum Net Residential Density: Nine (9) dwelling units per acre.
- Maximum Floor Area Ratio: 0.23.
- Maximum Square Footage for Neighborhood Retail Uses: Medium (one hundred fifty thousand (150,000) s.f. as permitted in the Manatee County Comprehensive Plan Policy 2.10.4.2. for DRI's and Large Projects).

Other Information:
(a) All mixed and multiple-use projects 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 gross residential density exceeds one (1) dwelling unit per acre, or in which any net residential density exceeds three (3) dwelling units per acre, shall require special approval.
(c) Any nonresidential project exceeding thirty thousand (30,000) square feet shall require special approval.
(d) The Special Approval requirements listed above (a through c) shall not apply to development along the designated Urban Corridors or within the UIRA.

Policy 2.14.1.6. D.5.6/Ordinance No. 09-12 (PA-09-06). The 6,595+ acre property identified as the Northeast Quadrant and designated MU-C on the Future Land Use Map Pursuant to Manatee County Ordinance No. 09-12 shall be limited to the following maximum development totals:

- Two million eight hundred sixty-five thousand five hundred and eighty-four (2,865,584) square feet of Retail.
- Two million two hundred eighty thousand five hundred and eighty-four (2,280,584) square feet of Office.
- Five million five hundred fifty-nine thousand four hundred and fifty-four (5,559,454) square feet of Industrial.
- Five thousand two hundred three (5,203) Single Family Detached Residential Units.**
• Two thousand five hundred and forty-one (2,541) Single Family Attached Residential Units.**
• Three thousand two hundred and twenty-eight (3,228) Multi-Family Units.**

The property shall contain a minimum of eight hundred thirty-three thousand nine hundred eighteen (833,918) square feet of industrial development.

Land Use Form.
(1) The project shall consist of mixed use and neo-traditional development as such terms are defined in this Comprehensive Plan.
(2) Phasing and mixing of land uses to achieve the above shall be addressed with project approval.

**Residential unit types may be exchanged provided there is no increase in external vehicle trips.

Objective: 2.3.3  Floodplain Management: Direct development away from areas subject to flooding to reduce risks to life and property and to minimize costs to Country residents for replacing damaged infrastructure.

Policy 2.3.3.1  Prohibit any new development (except redevelopment) within the floodway of any perennial stream, except for water-dependent uses and except for projects which generally would not result in an increase in flood levels in the community during the occurrence of the base (100 years) flood discharge. [See policy 2.3.1.2]

Implementation Mechanism:

a) Planning and Building Departments coordination during review of development requests for compliance with this policy and the Floodplain Management Section of the Manatee County Land Development Code.

Policy: 2.3.3.2  Require that all fill within the 100-year floodplain shall be compensated by creation of storage of an equal or greater volume, with such compensatory storage also located within the 100-year floodplain. Areas within the 100-year floodplain adjacent to a tidally-influenced water body shall not be subject to this level of service performance standard.

Policy: 2.3.3.3  Require that all proposed residential buildings within the 100-year floodplain are constructed so that finished floor elevations are above the elevation of the 100-year flood.

Require that all proposed non-residential buildings or non-residential components of mixed use buildings within the 100-year floodplain are constructed to meet the finished floor elevation, or meet and/or exceed the performance standards established by the Federal Emergency Management Agency.

Policy: 2.3.3.4  Prohibit habitable structures and major public and private investment within the 25-year floodplain except for projects which have special exception status or obtain a Special Approval. This policy shall not preclude the development of water-dependent uses, water-related and water-enhanced uses, stormwater management structures, non-habitable structures, and passive recreational uses where appropriate. Any such development shall:

- Minimize impervious surface in the 25-year floodplain;
- Cluster structures and uses outside of the 25-year floodplain, whenever possible [see policy 2.3.1.2]; and
- Protect perennial lakes and streams by encouraging the dedication of conservation easements not subject to any land alteration within the 25-year floodplain.

This policy applies only for the purposes of reviewing projects for which mapping of the 25-year floodplain has been accomplished, or where interpolation or use of an existing water surface profile for the watercourse(s) permits the identification of the 25-year flood elevation.
<table>
<thead>
<tr>
<th>Implementation Mechanism(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Coordination between the Public Works (Stormwater Management Division), Planning, and Building Departments when reviewing development requests for compliance with this policy and the Floodplain Management Section of the Manatee County Land Development Code.</td>
</tr>
<tr>
<td>b) Coordination between the Manatee County Planning Department and the Manatee County Property Appraiser to ensure that conservation easements dedicated to Manatee County are deleted from private property assessments.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy: 2.3.3.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Limit density or intensity in a manner which will protect all groundwater resources from unacceptable contamination by septic tanks. (See also Objective 9.2.4 and associated policies).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Implementation Mechanism:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Review of proposed impacts by the Utilities, Natural Resources, and Planning Departments and the Florida HRS and conditioning of development orders as appropriate.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Objective: 2.6.1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Compatibility Through Screening, Buffering, Setbacks, And Other Mitigative Measures:</strong> Require suitable separation between adjacent land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy: 2.6.1.1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:</td>
</tr>
<tr>
<td>- Use of undisturbed or undeveloped and landscaped buffers</td>
</tr>
<tr>
<td>- Use of increased size and opacity of screening</td>
</tr>
<tr>
<td>- Increased setbacks</td>
</tr>
<tr>
<td>- Innovative site design (which may include planned development review)</td>
</tr>
<tr>
<td>- Appropriate building design</td>
</tr>
<tr>
<td>- Limits on duration/operation of uses</td>
</tr>
<tr>
<td>- Noise attenuation techniques</td>
</tr>
<tr>
<td>- Limits on density and/or intensity [see policy 2.6.1.3]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Implementation Mechanism(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Maintain setback, screening, buffering, and other appropriate mitigation techniques in land development regulations.</td>
</tr>
<tr>
<td>b) Planning Department review of development approvals to ensure policy compliance.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy: 2.6.1.2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Implementation Mechanism:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Land development regulations consistent with this policy.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy: 2.6.1.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also policy 2.6.1.1).</td>
</tr>
<tr>
<td>Goal: 2.9</td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td>Objective: 2.9.1</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>