

P.C. 03/13/2014

PDR-13-39(Z)(P) – LORAIN B. RIKER REZONE/RIKER SUBDIVISION - B0000250
- DTS 20130440

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East (South County), from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

P.C.: 03/13/2014

B.O.C.C.: 04/03/2014

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, 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 recommend **ADOPTION** of Manatee County Zoning Ordinance No. PDR-13-39(Z)(P); **APPROVAL** of the Preliminary Site Plan with Stipulations A.1 - A.7, B.1 - B.2, and C.1; **GRANTING** Special Approval for a project; 1) exceeding a gross density of one dwelling unit per acre in the UF-3 Future Land Use Category (FLUC); and 2) exceeding a net density of three dwelling units per acre in the UF-3 FLUC; **ADOPTION** of the Findings for Specific Approval; and **GRANTING** Specific Approval for an alternative to LDC Sections 714.8.7, and 715.3.4, as recommended by staff.

PROJECT SUMMARY	
CASE Number:	PDR-13-39(Z)(P), dts #20130440
PROJECT NAME	Riker Subdivision
APPLICANT(S):	Loraine B. Riker
GENERAL LOCATION:	Northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East
ACREAGE:	40.21± acres
FUTURE LAND USE CATEGORY:	UF-3 (Urban Fringe – three dwelling units per acre)
EXISTING ZONING:	PDR (Planned Development Residential)
PROPOSED USE(S):	120-lots for single-family detached residences
EXISTING USE:	Except for a barn and shed, mostly vacant land
SPECIAL APPROVAL:	1. Gross Density exceeding one dwelling unit per acre in UF-3 FLUC 2. Net density exceeding three dwelling units per acre
SPECIFIC APPROVAL:	1. Reduced tree replacement sizes 2. To allow one canopy tree per lot
OVERLAY DISTRICTS:	N/A
CASE MANAGER:	Stephanie Moreland
STAFF RECOMMENDATION:	APPROVAL

DETAILED DISCUSSION

The request is to rezone a 40.21± acre site to PDR (Planned Development Residential) and approve a Preliminary Site Plan for 120 lots for single-family detached residences. The site is at the northeast corner of future White Eagle Boulevard (f.k.a. Pope Road) and a future segment of 44th Avenue East.

The site is in the UF-3 (Urban Fringe - three dwelling units per acre) Future Land Use Category (FLUC). This FLUC allows consideration of suburban or urban residential uses in the range of potential uses. The proposed 120-lot residential single-family development at a gross density of 2.98 dwelling units per acre is consistent with the UF-3 FLUC. Special Approval is required for a project with a gross density exceeding one dwelling unit per acre and a net density exceeding three dwelling units per acre in the UF-3 FLUC.

Planned Development is the procedure required to acquire Special Approval. PDR zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate any potential adverse impacts on the surrounding neighborhood.

The site is currently zoned A. The A zoning district allows one dwelling unit per five acres.

0.67± acres are proposed for recreational acreage. Recreational amenities include an amenity center and pool.

The site has no wetlands or wetland buffers.

The site has access to the proposed 44th Avenue East which is on the 2030 Future Traffic Circulation Map Series as a four-lane arterial roadway. LDC Section 712.2.8 requires a second means of access for residential developments or parts of phases containing more than one hundred residential dwelling units. The one-phased development includes 120 lots for single-family detached residences. The project is designed to have a gated boulevard entrance (two lanes on either side of a 22 foot wide median) connecting a two-lane arterial section of 44th Avenue East which will serve as the second means of access. According to Transportation staff, this access point will provide full turning movement access.

The construction of White Eagle Boulevard (f.k.a. Pope Road) is included in a Local Development Agreement (LDA 13-03 - Northwest Sector/Lakewood Centre) which indicates construction is to occur by an entity other than the applicant sometime in the future.

The applicant is proposing 24-foot wide private internal roadways. The site design shows optional inter-neighborhood ties to the north and east if the adjacent properties are developed as future phases of the proposed subdivision.

The site is within two miles of BD Gullett Elementary School. In accordance with LDC Section 722.1.4.3, which requires sidewalks to be on both sides of the street when a project is within two miles of a school, the site plan shows five-foot wide sidewalks on both sides of the internal roadways and along the west side of 44th Avenue East, adjacent to the property's frontage. This design furthers the intent of Manatee County Comprehensive Plan Policy 2.9.1.5 and promotes development of pedestrian friendly designs. No sidewalks are proposed along White Eagle Boulevard (not constructed).

- Staff has a concern that future residents residing on lots adjacent to 44th Avenue East may be subject to potential noise from vehicles traveling along this roadway.
- To address any potential noise impacts from 44th Avenue East, staff recommends the installation of a six-foot high solid decorative wall or fence with landscaping on the exterior side of the fence or enhanced landscaping in the buffer along 44th Avenue East.

The applicant requests Specific Approval for the following:

- to reduce tree replacement sizes;
- to allow one canopy tree per lot;

Staff recommends approval with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA	
DENSITY:	Gross – 2.98 dwelling units per acre Net – 3.67 dwelling units per acre
FLOOD ZONE(S):	X – F.I.R.M PANEL 120153 0360 C (7/15/92)
HURRICANE EVACUATION ZONE:	E
AREA OF KNOWN FLOODING:	Yes
UTILITY CONNECTIONS:	County Water and Sewer
SURROUNDING USES & ZONING	
NORTH and East	Vacant agricultural land zoned A (General Agriculture).
SOUTH	Vacant agricultural land zoned PDMU (Planned Development Mixed Use)
WEST	Across White Eagle Boulevard (f.k.a. Pope Road) vacant agricultural land zoned A

ENVIRONMENTAL INFORMATION	
Wetland Acreage:	None
Wetland Buffer	None
Proposed Impact Acreage:	None
<p><u>Wetlands:</u></p> <p>There are no wetlands located within the project boundaries.</p> <p><u>Uplands:</u></p> <p>No native upland habitats are located within the project boundaries.</p> <p><u>Endangered Species:</u></p> <p>No listed species have been identified or are expected to utilize the site.</p> <p><u>Trees:</u></p> <p>Approximately 125 trees are proposed for removal. With the exception of the recommended reduced replacement tree sizes, the proposed tree replacement is consistent with the Land Development Code.</p> <p><u>Landscaping Buffers:</u></p> <p>The applicant proposes 35' greenbelt buffers adjacent to all agriculturally zoned property and a 50' roadway buffer along 44th Avenue and part of the future White Eagle Boulevard (Pope Road). The northern part of the roadway buffer along future White Eagle Boulevard increases to 62.5'. There is an existing 20' fill slope easement and a 10' utility easement within the 50' roadway buffer, however, there is a minimum 20' area for installation of landscape material which is consistent with LDC Section 603.7.4.1.</p>	

SITE DESIGN DETAILS				
MINIMUM LOT SIZE(S):		45'x135' = 6,075 square feet		
SETBACKS:	Front	Side	Rear	
	23'/20'*	5'	15'	
	Waterfront	30'		
		*25'- foot separation between garage and edge of sidewalk. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.		
OPEN SPACE:		Required: 25% or 10.05± acres Provided: 33% or 13.27± acres		
RECREATIONAL ACREAGE:		0.67± acres		
ACCESS:		Boulevard entrance to future 44th Avenue East		
NEARBY DEVELOPMENT				
RESIDENTIAL				
Project	Lot /units	Density	Minimum Lot size	Approved
Eagle Trace	278	2.66	4,625 sq. ft.	2013
Serenity Creek	111	1.71	9,500 sq. ft.	2013
Central Park	826	2.33	4,950 sq. ft.	2011
POSITIVE ASPECTS				
<ul style="list-style-type: none"> • The nearby area is transitioning from suburban agricultural uses to single-family residential developments. • Timing appears to be consistent with development trends in the area. 				
NEGATIVE ASPECTS				
<ul style="list-style-type: none"> • The project is adjacent to the A zoning district which permits agricultural uses that may be incompatible with single-family development. • Proposed lots are significantly smaller than allowed in the adjacent agricultural properties. 				

MITIGATING FACTORS

- **Staff recommends the Notice to Buyers include language informing prospective buyers of the presence of adjacent agricultural operations.**
- **35-foot wide perimeter buffers are proposed along the north and east perimeters of the project.**

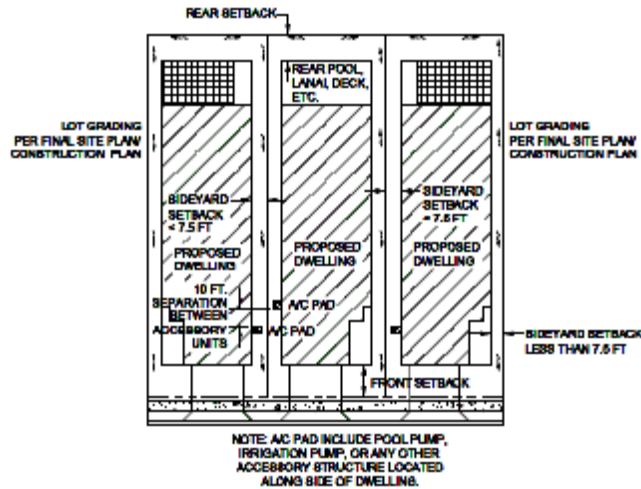
STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. 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 Site Plan shall include language to inform prospective homeowners of:
 - a) The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
2. Prior to Final Plat approval, enhanced landscaping or a six-foot high decorative opaque wall or fence shall be installed along the interior edge of the roadway buffer along 44th Avenue East. Landscaping shall be installed on the exterior side of the wall or fence.
3. Walls or fences within roadway or perimeter buffers shall be measured from the finished grade of the adjacent roadway or lot (exclusive of any swales), whichever elevation is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.
4. All other applicable state permits shall be obtained before commencement of the development.
5. Any gates or emergency access points within the project shall be accessible to emergency providers in accordance with the requirements of County and Fire Department ordinances and resolutions.
6. Prior to Final Site Plan approval, proof of legal means of access via 44th Avenue East shall be provided to the County.
7. If an adjoining agricultural operation to the north and east is no longer in effect at the time of Final Plat submittal, then the requirements of LDC Section 702.6.7 shall no longer apply and the 35-foot wide agricultural buffer may be reduced to a 15-foot wide perimeter buffer.

B. STORMWATER CONDITIONS:

1. This project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Mill Creek. Modeling shall be used to determine pre-and post-development flows.
2. There shall be a minimum ten (10) foot separation between accessory equipment and structures alongside adjoining houses with 5-foot side yard setbacks.



C. ENVIRONMENTAL CONDITIONS:

1. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structures (if existing).
 - GPS coordinates (latitude/longitude) of the well.
 - The methodology used to secure the well during construction (e.g. fence, tape).
 - The final disposition of the well - used, capped, or plugged.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED				
None				
COMPLIANCE WITH LDC				
Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
20' roadway buffer along 44th Avenue East & White Eagle Boulevard	50' & 62.5'	Y		Exceeds minimum standards
35' perimeter buffer	35'	Y		Shown
SIDEWALKS				
5' internal sidewalks	5'	Y		Shown
5' sidewalk, exterior	5'	Y		Shown
ROADS & RIGHTS-OF-WAY				
50' internal rights-of-way	50'	Y		Streets to be private
24' paved roadways	24'	Y		Shown
COMPLIANCE WITH THE LAND DEVELOPMENT CODE Factors for Reviewing Proposed Site Plans (Section 508.6)				
<p>Physical Characteristics:</p> <p>Except for a barn and shed, the site is mostly cleared pasture land with woodland pasture along the eastern part of the site. The site will have frontage along a proposed segment of 44th Avenue East and the proposed future White Eagle Boulevard (f.k.a. Pope Road).</p> <p>The site is in Flood Zones X Category per FIRM Panel 120153 0360 C.</p>				
<p>Public Utilities, Facilities and Services:</p> <p>The site will be served by County water and sewer. There is a 24-inch reclaimed water line along the north side of 44th Avenue East. There is a 16-inch water line along the south side of 44th Avenue East, ending at Pope Road. There is a force main on the north side of 44th Avenue East, northwest of Pope Road.</p>				

Schools:

The site is in School Service Area 2. Schools servicing the site are BD Gullett Elementary School, Carlos E. Haile Middle School and Lakewood Ranch High School. According to information received from the Manatee County School Board, there is sufficient capacity to support the proposed request which triggers an increase of 42 potential students.

Compatibility:

The site is adjacent to vacant agricultural property to the north, east and west. The design shows 35-foot wide perimeter buffers. Staff recommends the inclusion of language in the Notice to Buyers informing future residents of the potential presence of neighboring agricultural uses. To the south, across 44th Avenue East, the site is adjacent to Central Park and Esplanade Subdivisions in the Northwest Sector DRI. The proposed use is compatible and consistent with the existing residential development patterns nearby.

Transitions:

The site is in an area which is transitioning from suburban agricultural uses to residential developments. Timing of the request appears appropriate with the growing residential trends in the area. Serenity Creek and Eagle Trace are most recently approved developments in the area.

Design Quality:

The one-phased project consists of 120 lots for single-family detached residences at a density of 2.98 dwelling units per acre. The minimum lot size proposed is 6,075 square feet with a minimum lot width of 45 feet. All lots are arranged to have frontage from the internal roadways. The following chart indicates minimum proposed setbacks for the project:

Use/Type	Front	Side	Rear
Single-family detached	23'/20'*	5'	15'
Wetland buffer	15'		
Waterfront	30'		

*A 25-foot separation is required between the garage and edge of sidewalks. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.

Streets, Drives, Parking and Service Areas:

The proposed internal streets are private and will be constructed to County standards.

Pedestrian Systems:

The site is within two miles of BD Gullett Elementary School. The design shows five-foot wide sidewalks along both sides of the internal roadways in the subdivision and the north side of 44th Avenue East, adjacent to the property's frontage. Additionally, the School District request sidewalks along future White Eagle Boulevard (f.k.a. Pope Road). According to information in a Local Development Agreement (LDA 13-03 - Northwest Sector/Lakewood Centre), the construction of White Eagle Boulevard (f.k.a. Pope Road) is planned to occur by an entity other than the applicant sometime in the future.

Natural and Historic Features, Conservation and Preservation Areas:

There are no wetlands or wetland buffers on the site. There are no known historical or archaeological resources on-site.

Density:

A proposed density of 2.98 is consistent and slightly below the allowable potential density (three) for the UF-3 FLUC. The gross densities for recent approvals in the area range from 1.71 (Serenity Creek Subdivision) to 2.66 (Eagle Trace Subdivision) dwelling units per acre. Central Park (to the south) has a gross density of 2.33 dwelling units per acre. Special approval is required for a gross density exceeding one dwelling unit per acre and net density exceeding three dwelling units per acre in the UF-3 FLUC.

Height:

The maximum 35-foot height should not create any external impacts that would adversely affect the surrounding development.

Fences and Screening:

No fences are proposed along the perimeters of the subdivision. The design shows 35-foot wide perimeter buffers along the north and east boundaries of the site. A 50-foot and 62.5-foot wide roadway buffer is proposed adjacent to future White Eagle Boulevard and a 50-foot wide roadway buffer is adjacent to 44th Avenue East. To mitigate potential noise impacts along 44th Avenue East, staff recommends a six-foot high decorative wall or fence, with landscaping on the exterior side of the fence and installed along the interior edge of the 50-foot wide buffer.

Trash and Utility Plant Screens:

Single-family residences will be served by individual can pick-up to be reviewed with the future Final Site Plan.

Signs:

All signs will be reviewed with future Final Site Plan and Building Permits.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the UF-3 Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 Appropriate Timing. The surrounding area is characterized by residential and agricultural uses.

Policy 2.2.1.11.1 Intent. The site is intended for a low-density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. The proposed gross density of 2.98 exceeds the Special Approval threshold (one dwelling unit per acre) in the UF-3 FLUC.

Policy 2.2.1.11.2 Range of Potential Uses. Single-family detached homes are in the range of potential uses.

Policy 2.6.1.1 Compatibility. PDR developments can be designed to permit development consistent with the growing residential trends in the area. In addition, PDR allows the Board to attach stipulations to ensure the project is compatible with the surrounding uses.

Policy 2.6.2.7 Require Clustering to Limit Impacts. N/A.

TRANSPORTATION

Major Transportation Facilities

The site has access to the proposed 44th Avenue East, connecting to a two-lane arterial section of 44th Avenue East. 44th Avenue East is on the 2030 Future Traffic Circulation Map Series as a four lane arterial roadway.

Transportation Concurrency

Transportation concurrency was evaluated as part of the review of this project. The applicant prepared a Traffic Impact Analysis (TIA) to determine impacts to the segment of 44th Avenue East adjacent to the project site. The results of the traffic study, which was reviewed and approved by the Transportation Planning Division, indicated that the impacted roadway segment is expected to operate above the level of service (LOS) D performance standard with project-related traffic and with no off-site concurrency-related improvements being required (see Certificate of Level of Service Compliance table below).

Access

In conjunction with transportation concurrency, a review of access issues was undertaken by County staff. The project will have only one driveway onto 44th Avenue East. This access point will provide full turning movement access.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

CLOS APPLIED FOR: Yes
TRAFFIC STUDY REQ'D: Yes

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	FUTURE LOS (W/PROJECT)
44th Ave. E.	4280	D	C

In summary, the results of the TIA review identified no off-site concurrency are required.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity, parks needs, and preliminary drainage intent have been reviewed with this Preliminary Site Plan. School capacity, potable water and waste water will be reviewed at the time of Final Site Plan/Construction Drawings.

SPECIAL APPROVAL – ANALYSES, RECOMMENDATIONS, FINDINGS

Manatee Comprehensive Plan defines Special Approval as a development order review and approval process entailing, at a minimum, project review and approval by the Manatee County Board of County Commissioners; or the specific delegation of any specific review and approval process, or part thereof, to one or more County departments with option for appeal to the BOCC.

Special Approval is required for a gross density exceeding one dwelling unit per acre and net density exceeding three dwelling units per acre in the UF-3. FLUC. The intent of the UF-3 FLUC in Policy 2.2.1.11.1, indicates, “development in the UF-3 FLUC shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept.”

The site meets the intent of the UF-3 FLUC. The site is in an area where development is occurring from west to east. Central Park is east of Lakewood Ranch Boulevard and south of 44th Avenue East. Eagle Trace is to the north, on the west side of White Eagle Boulevard (f.k.a. Pope Road). Development is also occurring on the east side of White Eagle Boulevard. Serenity Creek is on the east side of White Eagle Boulevard.

The site is in an area where there is availability of services. Reclaimed water, water and sewer are along 44th Avenue East. An elementary school is to the west. The gross densities of the approved developments range from 1.71 dwelling units per acre to 2.66 dwelling units per acre. Although, a gross density of 2.98 dwelling units per acre and net density of 3.67 are above the special approval thresholds (one and three dwelling units per acre, respectively) in UF-3 FLUC, the proposed density is consistent with the UF-3 FLUC.

The planned development process allows the Board of County Commissioners to approve stipulations to ensure compatibility with surrounding zoning and land uses and address any specific issues related to the development.

The analysis in the staff report represents a true evaluation of the proposed design for potential impacts on natural resources, adjacent land uses and public facilities.

FINDING FOR SPECIAL APPROVAL IN UF-3 FLUC

The Board finds that the purpose of the Special Approval regulation is satisfied by the analysis provided in the staff report and proposed design which indicates the proposed project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

1. Request:

LDC Section 714.8.7 requires replacement tree calipers to be three, five, or seven inches depending on the size of the tree removed. The request is to allow replacement tree calipers to be three or four inches.

Staff Analysis and Recommendation:

Staff is in support of the request for Specific Approval for an alternative to Section 714.8.7 of the LDC to allow replacement tree sizes at 3”/4”/4” instead of 3”/5”/7”. Staff believes that smaller size trees typically establish and grow faster. Therefore, they provide more tree canopy sooner.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 714.8.7, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required number of trees and canopy will be provided.

2. Request:

LDC Section 715.3.4 requires one (1) canopy tree every fifty (50) linear feet along rights-of-way in residential developments. The request is to allow one canopy tree per lot per frontage.

Staff Analysis and Recommendation:

Staff is in support of the request for Specific Approval for an alternative to LDC Section 715.3.4 to allow only one tree per lot per frontage instead of one per 50 linear feet, as more than one tree on narrow lots creates conflicts between the trees and infrastructure. This alternative avoids these conflicts from occurring.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required number of trees and canopy will be provided.

ATTACHMENTS

- 1. Applicable Comprehensive Plan Policies**
- 2. Request for Special Approval**
- 3. Request for Specific Approval**
- 4. Zoning Disclosure Affidavit**
- 5. Traffic Impact Analysis**
- 6. Copy of Newspaper Advertising**

APPLICABLE COMP PLAN POLICIES

Policy: 2.1.2.3	Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.
Policy: 2.1.2.7	<p>Review all proposed development for compatibility and appropriate timing. This analysis shall include:</p> <ul style="list-style-type: none">- consideration of existing development patterns,- types of land uses,- transition between land uses,- density and intensity of land uses,- natural features,- approved development in the area,- availability of adequate roadways,- adequate centralized water and sewer facilities,- other necessary infrastructure and services.- limiting urban sprawl- applicable specific area plans- (See also policies under Objs. 2.6.1 - 2.6.3)
Policy: 2.2.1.11	UF-3: Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:
Policy: 2.2.1.11.1	Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically

growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments, and in limited circumstances non-residential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under 2.2.1.11.5 for guidelines)

Policy: 2.2.1.11.2

Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, retail wholesale or office commercial uses which function in the marketplace as neighborhood or community serving, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy: 2.2.1.11.3

Range of Potential Density/Intensity:

Maximum Gross Residential Density:
3 dwelling units per acre

Maximum Net Residential Density:
9 dwelling units per acre
(except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio:
0.23 (0.35 for mini-warehouse uses only)

Maximum Square Footage for Neighborhood
Retail Uses: Medium (150,000sf)
Large (300,000)*

*With Limitations (See Policy 2.2.1.11.5)

Policy: 2.2.1.11.4

Other Information:

- a) All mixed, multiple-use, and community serving non-residential 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 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet shall require special approval.

Policy: 2.2.1.11.5

In order to serve more than day to day needs within the low-moderate density urban environment, properties meeting the following criteria may be developed with land uses which are defined as community serving non-residential uses:

- a) Located at the intersection of an arterial and a collector roadway as defined in the Chapter 5 of this plan.

Policy: 2.6.1.1

Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:

- use of undisturbed or undeveloped and landscaped buffers
- use of increased size and opacity of screening
- increased setbacks
- innovative site design (which may include planned development review)
- appropriate building design
- limits on duration/operation of uses
- noise attenuation techniques
- limits on density and/or intensity [see policy 2.6.1.3]

Policy: 2.6.1.2

Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for

	<p>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.</p>
Policy: 2.6.1.3	<p>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).</p>
Policy: 2.6.2.1	<p>Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.</p>
Objective: 2.9.1	<p>Strong Communities: Create and maintain communities which are characterized by their:</p> <ul style="list-style-type: none">- connection, integration, and compatibility with surrounding land uses,- community spaces and focal points,- protection of the natural environment,- connection and integration of pedestrian, bicycle, and vehicular systems,- usable open spaces, and public access to water features,- unifying design elements and features,- variety of housing stock,- pedestrian oriented structures, and pedestrian friendly design,- connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.
Policies: 2.9.1.1	<p>Minimize the development of residential projects which create isolated neighborhoods.</p>

- | | |
|-----------------|--|
| Policy: 2.9.1.2 | Promote the connection and integration of community pedestrian, bicycle, and vehicular systems to the larger county systems. (See also Obj. 3.3.3) |
| Policy: 2.9.1.3 | Provide vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one neighborhood. |
| Policy: 2.9.1.4 | Encourage the development of a variety of housing options and architectural styles within a community. (See also Obj. 6.1.1) |
| Policy: 2.9.1.5 | Promote the development of pedestrian friendly designs. |
| Policy: 2.9.1.6 | Promote the use of unifying design elements and features. |
| Policy: 2.9.1.7 | Encourage the development of community spaces, including usable open space and public access to water features. |
| Policy: 2.9.1.9 | Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3) |