

B.C.C.: 10/04/2018

PDI-17-25(G) – Geartz Office
(DTS #20170519)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for the development of warehouse/office space consisting of two buildings: building one is approximately 4,500 square feet of warehouse; building two is approximately 1,536 square feet of office space and approximately 5,000 square feet of warehouse space; on approximately 1.18 acres located North of 49th Street East (Experimental Farm Road), East of U.S. 41, and West of the Palmetto CSX line; in the PDI (Planned Development Industrial) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 9/13/18

B.C.C.: 10/4/18

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, I move to APPROVE Manatee County Zoning Ordinance No. PDI-17-25(G); APPROVE a General Development Plan on property in the PDI (Planned Development Industrial) zoning district with Stipulations A.1-A.5, B.1, and C.1-C.4; ADOPT the Findings for Specific Approval and GRANT Specific Approval for alternatives to Land Development Code Sections 402.13 (a non-residential project reducing the setback on the West side of the property) and 701.3 (removal of a landscape island); as recommended by the Planning Commission.

(Commissioner Smith)

PLANNING COMMISSION ACTION:

On September 13, 2018, by a vote of 6 – 0, the Planning Commission recommended approval. One seat is vacant.

PUBLIC COMMENT AND CORRESPONDENCE:

September 13, 2018 Planning Commission

There was no public comment.

Nothing was entered into the record.

PROJECT SUMMARY	
CASE NUMBER	PDI-17-27(G) (DTS # 20170519)
PROJECT NAME	Geartz Office/ Warehouse
LAND OWNER	Kathie J. Geartz & Kent W. Geartz
APPLICANT(S)	EBS Drafting
EXISTING ZONING	PDI (Planned Development Industrial)
PROPOSED USE	Office/Warehouse
CASE MANAGER	Kimberly Middleton, Planner I
STAFF RECOMMENDATION	APPROVAL

DETAILED DISCUSSION

Request:

The request is to receive approval of a General Development Plan for a ± 1.18-acre site to permit the construction of approximately 11,036 square feet of building area. Of the 11,036 sq.ft., 9,500 sq.ft. is proposed warehouse space while the remaining 1,536 sq.ft. is proposed office space. The subject property is zoned PDI (Planned Development Industrial) and has a future land use category of IL (Industrial Light).

Uses within the surrounding area consist primarily of warehouse space to the North, East, and West. The North River Fire Department is located to the South of the site.

The applicant has submitted a General Development Plan, included on the following page that includes:

- A total project area of 11,036 sq.ft. gross floor area and a Floor Area Ratio, or FAR, of .21.
- 13 parking spaces
- One access point off of 49th Street E (Experimental Farm Road)
- Setbacks: Front Yard 30', Side Yard (East) 44', Side Yard (West) 10', Rear 55.75'
- Buffers, screening, and landscaping:
 - o 10' wide roadway buffers along the north and south side of the property; 8' wide perimeter buffer along the east and west property line
 - o Approximately 38% open space

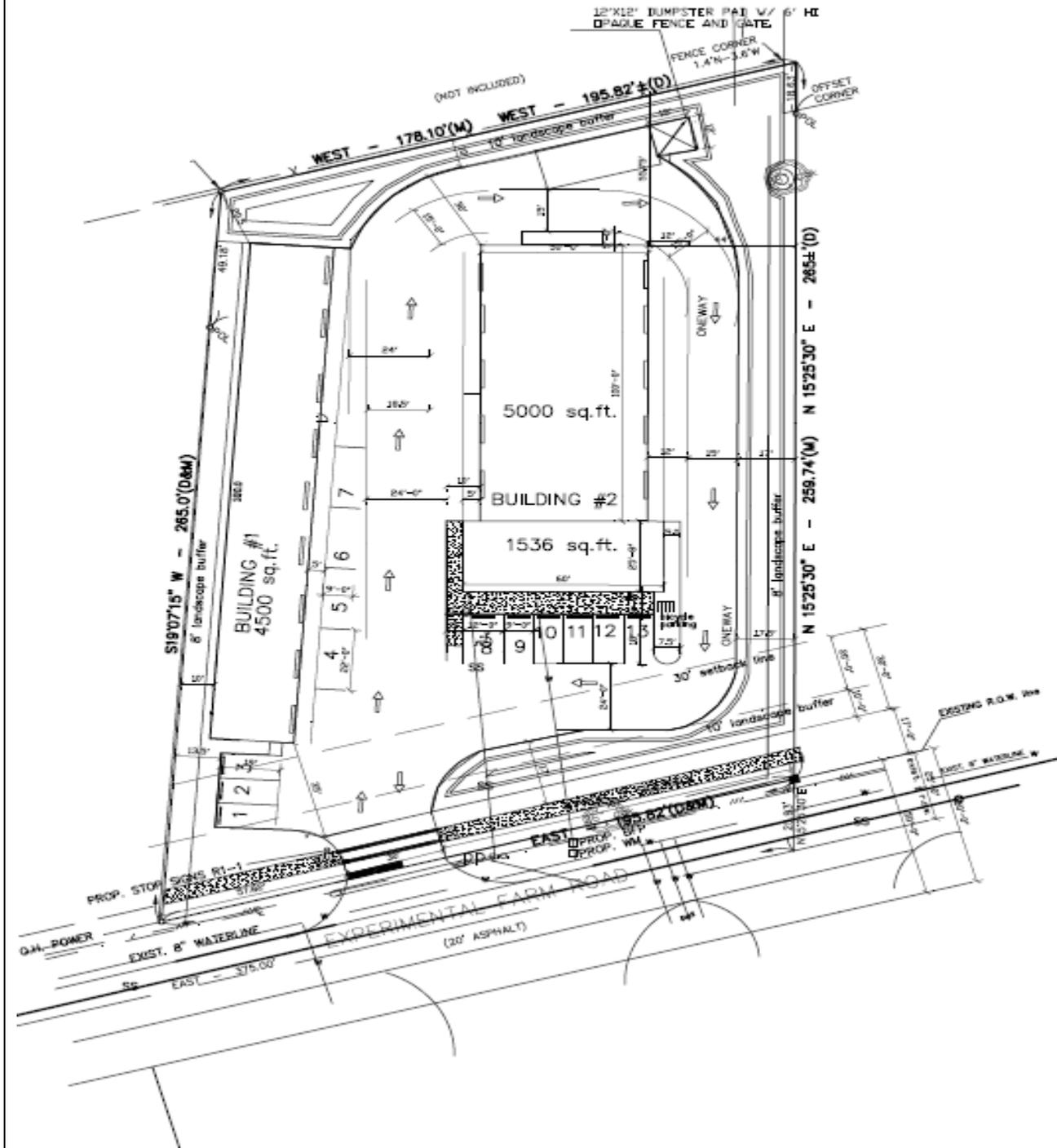
The Manatee County Land Development Code requires specific approval for a setback reduction on the West side of the proposed development and to add additional foundation landscaping in place of a landscape island. Based on an examination of adjacent land uses, staff finds the proposed use to be consistent with development in the area and recommends approval.

History:

On April 3, 2008, the site was rezoned from NCS (Neighborhood Commercial Small) to PDI (Planned Development Industrial). A preliminary site plan was approved for an 18,012 square foot Construction Service Establishment, office and warehouse. This plan has expired without being constructed.

Staff recommends Approval with Stipulations.

PROPOSED GENERAL DEVELOPMENT PLAN



SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS	814 49 th Street East Palmetto
GENERAL LOCATION	The site is located north of 49 th Street East (Experimental Farm Road) and east of U.S. 41
ACREAGE	Overall = ± 1.18
EXISTING USE	Vacant lot
FUTURE LAND USE CATEGORY	IL (Industrial Light)
DENSITY	1.0 Dwelling Unit/Acre
INTENSITY	IL: 0.75 FAR / 0.21 FAR proposed
OVERLAY DISTRICT	None
SPECIAL APPROVAL	None
SPECIFIC APPROVAL(S)	<ul style="list-style-type: none"> A. An alternative to LDC section 402.13, reducing the setback along the western boundary of the site. B. An alternative to LDC section 701.3, the applicant is requesting to add additional foundation landscaping in place of a landscaping island.
SURROUNDING USES & ZONING	
NORTH	LM Pro Marine USA Parts
SOUTH	RDD-6 North River Fire Department
EAST	NC-S Ferrellgas
WEST	PDI Anchor Pools and Spas
SITE DESIGN DETAILS	
Required	Proposed
SETBACKS Front: 30' Side: 15' Rear: 20'	SETBACKS Front: 30' Side (East): 44' Side (West): 10' Rear: 55.75'
OPEN SPACE At least 25%	Proposed: 38%

<p>MAXIMUM BUILDING HEIGHT (Light Manufacturing) 45', one additional foot in height may be added for each additional foot that is added to all required yards</p>	<p>Proposed: Between 25'-35'</p>
<p>PARKING</p>	<p>13 parking spaces are proposed</p>
<p>ACCESS</p>	<p>49th Street East (Experimental Farm Road)</p>
<p>FLOOD ZONE(S)</p>	<p>Project site lies in Zone X per FIRM Panel 12081C0166E, effective 3/17/2014</p>
<p>AREA OF KNOWN FLOODING</p>	<p>None</p>
<p>UTILITY CONNECTIONS</p>	<p>The following water and wastewater facilities are in the vicinity of this development project:</p> <p>Water: 8" PVC potable water main along 49th Street E (Experimental Farm Road) Sewer: 12" PVC sanitary gravity sewer along 49th Street E (Experimental Farm Road) Reclaimed: Per Manatee County GIS, there is no (County owned) reclaimed water main along 49th Street E (Experimental Farm Road)</p>
<p>ENVIRONMENTAL INFORMATION</p>	
<p>Overall Wetland Acreage</p>	<p>Applicant has provided a statement on the site plan that there is no wetland, or perennial stream, on site, and provided a copy of the SWFWMD Self Certification which also states there are no wetlands onsite and that activities will not impact wetlands or other surface waters. Applicant provided a GIS map labeled 'FLUCCS' which shows only FLUCFCS Code 1423 (Wholesale Sales and Services-Junkyards) is present on the parcel. Staff has made a stipulation that an Environmental Narrative, done by an Environmental professional, be provided that addresses whether wetland habitat exists on, or within 200 feet of the parcel, prior to PSP/FSP approval.</p>
<p>Uplands</p>	<p>Applicant has stated that the site is currently cleared except for a small area the north end that has nuisance, exotic vegetation (Brazillan pepper). Applicant provided a GIS map that they labeled 'FLUCCS' which shows only FLUUCS Code 1423 (Wholesale Sales and Services-Junkyards) is present on the parcel. Staff has made a stipulation that an Environmental Narrative, done by an Environmental professional, be provided that addresses upland habitat prior to PSP/FSP approval. (Stipulation C.1)</p>
<p>Endangered Species</p>	<p>Applicant stated in cover letter that there are no signs of wildlife, however, no formal threatened or endangered species survey was conducted by a qualified Environmental professional. Staff has made a stipulation that an updated threatened and endangered plant and animal species survey, by an Environmental professional, shall be conducted prior to PSP/FSP approval.</p>

Landscaping/Buffers	Applicant has indicated on the Landscape Plan that the site will meet the Landscape requirements of LDC Section 701.
Trees	The site plan indicates there are two trees on site, including one in the ROW, and that both trees will remain. Applicant has indicated on the Landscape Plan that any required tree removal and replacement will be in accordance with LDC Section 700.

NEARBY DEVELOPMENT

COMMERCIAL

Project	SQ. FT.	Intensity (FAR)	FLUC	Zoning	Lot Size (Minimum)	Year Built
Pro Marine USA Parts	17700	.19	IL	LM	3.28 acres	1978
North River Fire District	11493	.13	ROR	RDD-6	2.18 acres	1964
Anchor Pools and Spas	6250	.06	IL	PDI	1.19 acres	1971
Ferrellgas	3124	.03	IL	HC,NC-S	1.74 acres	1967

COMPLIANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE
General Development Plan (GDP) Review Criteria (LDC Section 321.3)
General Design Requirements for all Planned Development Site Plans (LDC Section 402.6)
PDI – Planned Development Industrial (LDC Section 402.13)

The following represents a demonstration of how the application will achieve compliance with LDC Sections 321.3, 402.6 and 402.13. 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.

Compatibility (LDC Section 402.6.D General Design Requirements for all Planned Development Site Plans): The site is surrounded by Light Manufacturing (LM) to the North, RDD-6 to the South, Neighborhood Commercial Small (NC-S) to the East, and PDI to the West. Development to the North, East, and West are all categorized as warehouse distribution facilities, which is compatible with the development of the proposed office/warehouse.

Proposed GDP Consistent with the Comprehensive Plan and this Code / Consistency with Comprehensive Plan (LDC Sections 321.3 GDP Review Criteria and 402.6.W General Design Requirements for all Planned Development Site Plans): The request is to approve a GDP on a parcel zoned PDI. The proposed uses, warehouse and office space, are consistent with the IL future land use category.

Proposed GDP Consistent with the Comprehensive Plan and this Code (LDC Section 321.3 General Development Plan (GDP) Review Criteria): This project is consistent with the IL future land use category, the minimum requirements of the Land Development Code, and the applicable Manatee County Design Manuals.

Physical Characteristics of the Site; Relation to Surrounding Property / Relationship to Adjacent Property / Relation to Major Transportation Facilities / Transitions / Access / Streets, Drives, Parking and Service Areas / Pedestrian Systems (LDC Section 402.6.A, 402.6.C, 402.6.E, 402.6.G, 402.6.H, 402.6.I, 402.6.J General Design Requirements for all Planned Development Site Plans): The site has access to 49th Street East (Experimental Farm Road), a two-lane collector. The request is a GDP without rezone; therefore, the applicant must defer concurrency until a later stage of the development review process.

There is an existing 5-foot sidewalk constructed and located on the West side of the property. The applicant proposes to extend the existing sidewalk so that it fronts the property. Both existing and proposed sidewalk will meet the requirements of LDC Section 1001.6.

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

- Water: 8" PVC potable water main along 49th Street E (Experimental Farm Road)
- Sewer: 12" PVC sanitary gravity sewer along 49th Street E (Experimental Farm Road)
- Reclaimed: Per Manatee County GIS, there is no (County owned) reclaimed water main along 49th Street E (Experimental Farm Road) Fences, screening, trash and utility screens will be reviewed with the Preliminary and/or Final Site Plan.

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

Natural and Historic Features, Conservation and Preservation Areas (LDC Section 402.6.K General Design Requirements for all Planned Development Site Plans): There are no known historic or archaeological resources within or adjacent to the project boundaries.

Design Quality / Density/Intensity / Height / Yards and Setbacks (LDC Sections 402.6. G, 402.6.L, 402.6.M and 402.6.O General Design Requirements for all Planned Development Site Plans): The proposed site is currently vacant. The proposed floor area ratio (FAR) of 0.21 is consistent with the IL (0.75) future land use category. The proposed height is between 25'- 35'. Proposed setbacks:

Front Yard	30'
Side (East)	44'
Side (West)	10'
Rear	55.75'

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

Signs (LDC Section 402.6.Q General Design Requirements for all Planned Development Site Plans): This project is required to meet the minimum standards of LDC Chapter 6 – Signs.

Consistency with Planned Development District Standards (LDC Section 402.15 Planned Development Public Interest): It is the intent of the PDI district to provide a concentration of complimentary uses that include manufacturing, processing, assembly, research activities, distribution activities, offices and associated uses. The development is to be well planned on a site with adequate frontage and depth to permit controlled access to streets and to reduce marginal traffic friction.

Standards and review criteria for the PDI zoning district are:

- Intensity. *PDI districts shall be permitted a range of floor area ratios, heights, and square footages. Review of the criteria contained in this Chapter and Chapter 3 shall provide a basis for intensity (floor area ratio, height and square footage) determinations.* The project proposes a floor area ratio of 0.21 and approximately 11,036 square feet of building area. The FLUC is IL which allows consideration of a floor area ratio of 0.75. The proposed building height is between 25'-35', which is consistent with the Planned Development zoning and FLUC.
- Landscaped Open Space and Pervious Area Requirements. The required open space for PDI zoning is at least 25%. The project proposes 38% open space.
- Yards and Setbacks. The minimum yard setbacks for this district are as follows:
 - Front- 30'
 - Side- 15'
 - Rear- 20'
- The GDP proposes:
 - Front- 30'
 - Side (East)- 44'
 - Side (West)- 10'
 - Rear- 55.75'

This project meets or exceeds the Planned Development Standards for the PDPI zoning district, with exception to the request for specific approval to reduce the side yard setback on the West side of the property by 5'.

COMPLIANCE WITH COMPREHENSIVE PLAN

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

Policy 2.2.1.18.2 Range of Potential Uses.

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

Policy 2.2.1.10.3 Range of Potential Intensity.

Maximum Floor Area Ratio is 0.75; 0.21 is proposed.

TRANSPORTATION

Major Transportation Facilities

The site is located east of US. 41, North of 49th Street East (Experimental Farm Road). In the Comprehensive Plan's Future Traffic Circulation Plan, the adjacent roadways are designated as follows:

- U.S. 41: A four lane principal arterial with a planned right of way width of 200 feet.
- 49th Street E: A two lane urban collector with a planned right of way width of 84 feet.

Transportation Concurrency

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

Access

Access to the site will be provided by one full access driveway on 49th Street East (Experimental Farm Road). At the time of future site plan submittal and accompanying traffic analysis review, the proposed access point will be evaluated to determine if any further site-related improvements will be required for the site.

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

CLOS APPLIED FOR: No, a CLOS application cannot be issued with a rezone.
TRAFFIC STUDY REQ'D: Not at this time. A traffic study will be required at the time of PSP/FSP submittal.

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	FUTURE LOS (W/PROJECT)
49 th Street East/(Experimental Farm Road)	4050	D	D

OTHER CONCURRENCY COMPONENTS

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

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, 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.

Specific Approval Requests:

1. **Alternative to LDC Section 402.13.D.3 - Provide a reduction to side yard setback**

LDC Section 402.13.D.3 requires a side yard setback of 15' feet. The applicant is requesting to reduce the setback on the west side of the property from 15' feet to 10' feet.

Staff Analysis and Recommendation:

The applicant has provided the following justification:

1. The request to reduce the setback will facilitate the required stormwater area to one side of the property and to the rear.
2. The power pole located to the front of the property would require relocation if the setback reduction is not granted.
3. The reduction keeps the driveway in fair alignment with the property located directly to the south.

Staff is in support of the request for Specific Approval for an alternative to LDC 402.13.D.3. A reduction to the setback on the west side of the property will not impact the adjacent properties. The applicant will also provide adequate landscape buffering despite having the same uses as surrounding properties which generally does not require a landscape buffer.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 402.13.D.3, the Board finds the purpose of the LDC regulation is satisfied to an equivalent degree because the reduction does not impact surrounding industrial properties and adequate driveway widths and alignment are maintained.

2. **Alternative to LDC Figure 7-1 (Vehicle Use Area Landscaping)**

LDC Figure 7-1 (Vehicle Use Area Landscaping) requires terminal islands at the terminus of parking stall groupings. The applicant requests no terminal island adjacent to the front south corner of Building #1.

Staff Analysis and Recommendation:

According to the applicant, due to the small site, there is insufficient space to accommodate the required landscape terminus island and parking spaces. The proposed GDP shows additional landscaping that will be provided north of building #2, south of building #1, and to the west side of the southern portion of building #1.

Staff is in support of the request for Specific Approval for an alternative to Figure 7-1. The applicant is proposing to provide additional foundation landscaping contributing 13% more to the minimum open space requirement of (25%).

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Figure 7-1, the board finds the purpose of the LDC regulation is satisfied to an equivalent degree because the required number of parking spaces are being provided along with additional landscaping throughout the site.

SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

N/A

POSITIVE ASPECTS
<ul style="list-style-type: none"> ● The proposed GDP proposes to preserve 38% of the site, which is more than the required amount of 25% ● Because the site is in a PD zoning district, any non-administrative revision to the GDP will be required to come before the Board for approval.
NEGATIVE ASPECTS
N/A
MITIGATING MEASURES
N/A
STAFF RECOMMENDED STIPULATIONS
<p>A. <u>DESIGN AND LAND USE STIPULATIONS:</u></p> <ol style="list-style-type: none"> 1. Compliance with all applicable regulations of the Land Development Code shall be demonstrated at time of Preliminary/Final Site Plan, with the exception of those requirements in which Specific Approval is granted with this request. 2. No new detention or retention ponds shall be constructed within landscape buffers. 3. All other applicable state permits shall be obtained before commencement of the development. 4. All roof mounted HVAC equipment shall be screened from view from 49TH Street E (Experimental Farm Road) and adjacent properties. Screening shall consist of buildings materials matching the buildings on site, or opaque fence. Details of screening shall be submitted and approved with Preliminary/Final Site Plan. 5. Location of dumpsters or compactors and details of screening shall be submitted at Preliminary/Final Site Plan. Dumpsters or compactors shall be screening from view from adjacent properties, and internal driveways. Screening shall consist of building materials and colors matching buildings on site. <p>B. <u>INFRASTRUCTURE STIPULATIONS:</u></p> <ol style="list-style-type: none"> 1. Connection to the County wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the County’s Wastewater System Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by the County Engineer through the construction plans review process for the project. <p>C. <u>ENVIRONMENTAL STIPULATIONS:</u></p> <ol style="list-style-type: none"> 1. The developer shall provide an updated study and narrative, conducted by a qualified Environmental professional, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Preliminary Site Plan/Final Site Plan approval. Correspondence to and from Florida Fish and Wildlife Conservation Commission, if species, burrows, or nests are found, shall be forwarded to ERS. The Management Plan approved by the State shall be submitted prior to the commencement of development for any listed species found on site. 2. The developer shall address wetland and upland habitat, and determine whether either exists prior to PSP/FSP approval. Wetland and upland determinations will need to be done by a qualified Environmental professional. Development of this parcel may be subject to delays or revisions based on the conclusion of wetland and upland habitat determinations.

3. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Preliminary Site Plan/Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.
4. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the ERS for review and approval prior to 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

None

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Staff Report Maps**
3. **General Development Plan/ Landscape Plan**
4. **Deferral of Concurrency**
5. **Specific Approval Request**
6. **Zoning Disclosure Affidavit**
7. **Newspaper Advertising**
8. **Ordinance PDI-17-25(G)**

APPLICABLE COMPREHENSIVE PLAN POLICIES

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:	2.2.1.18	IL: Establish the Industrial-Light future land use category as follows:
Policy:	2.2.1.10.1	<p>Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, and graphically on the Future Land Use Map, areas which are established for a range of light industrial and other employment-oriented uses. Also, to prohibit new residential development other than individual single-family units on lots of record in areas transitioning from agriculture to urban uses. This prohibition is intended to avoid adverse impacts on such uses and minimize the intrusion of residential uses in an industrial area. Also, to prohibit the development or use of these areas for locating heavy industries which have objectionable impacts with regard to height of accessory or incidental structures (e.g., smokestacks), noise, smoke, dust, vibration, or glare (additional clarification on means of measuring and determining "objectionable impact" is found in Policy 2.6.3.1). Also, to establish areas for intensive commercial development which would have significant adverse impacts if located adjacent to expansive residential use areas. Also, to provide for the development of neighborhood retail uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category. Also, to provide for lodging places to accommodate visitors to IL areas and to nearby areas.</p>
Policy:	2.2.1.18.2	<p>Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Light industrial uses, offices, research/corporate uses, warehouse/distribution uses, intensive commercial uses, wholesale commercial uses, neighborhood retail uses, service uses, selected residential uses, short-term agricultural uses, recreational uses, public or semi-public uses, schools, privately-operated airports, appropriate water-dependent, water-related, and water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and hotels/motels.</p>
Policy:	2.2.1.18.3	Range of Potential Density/Intensity:

Maximum Gross Residential Density:

One (1) dwelling unit per acre.

Maximum Net Residential Density:

One (1) dwelling unit per acre.

Maximum Floor Area Ratio:

0.75.

1.0 inside the UIRA and along designated Urban Corridors.

Maximum Floor Area Ratio for Hotels:

1.0.

Maximum Square Footage for Neighborhood Retail Uses:

Small (thirty thousand (30,000) s.f.)

Policy: 2.2.1.18.4 Other Information:

- (a) Any project exceeding a floor area ratio of 0.35 shall require special approval, except for projects within a designated Urban Corridor or the UIRA and projects which contain a single industrial user and for which use of the project site is primarily for a manufacturing, processing, or assembly use.
- (b) Wholesale commercial uses, intensive commercial uses, and those small commercial uses which are located or proposed within an office or industrial park which has received special approval, as defined herein, are exempt from any commercial locational criteria contained in this element.
- (c) Light industrial uses are differentiated from heavy industrial uses not permitted within this category by definition of "objectional impact," as referenced and further defined in Policy 2.2.1.18.1 above. Additional clarification on means of measuring and determining "objectionable impact" is found in Policy 2.6.3.1.
- (d) New residential uses shall be limited to individual single family dwelling units that are:
 - (1) Individual single family dwelling units that are 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; or
 - (2) Residential uses within a planned unit development containing both industrial and residential uses, and containing both industrial and residential land use categories. The residential uses may be permitted to locate on portions of the project site designated as IL (Industrial-Light)