

**B.C.C.** 10/5/2017

**PDMU-17-04(Z)(G) – ELLENTON COMMERCE PARK (DTS20170112)**

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 Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 116.9 acres of a total 187.8± acre site (70.9± acres already zoned PDMU) located in the northwest corner of US 301 and I-75, just north of 17<sup>th</sup> Street East (Memphis Rd), Ellenton (Manatee County) from PDR (Planned Development Residential), PDC (Planned Development Commercial) and A-1 (Agricultural Suburban) to the PDMU (Planned Development Mixed Use) zoning district; approving a General Development Plan for a mixed use project consisting of 500,000 square feet of warehouse and 20,500 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**P.C.:** 09/14/2017

**B.O.C.C.** 10/05/2017

**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 APPROVE Manatee County Zoning Ordinance No. PDMU-17-04(Z)(G); APPROVE the General Development Plan with Stipulations A.1, B.1, C.1 - C.6, D.1-D.3 and E.1-E.11; GRANT Special Approval for: 1) a project in the MU FLUC (Policy 2.2.1.21.4); 2) a project adjacent to a perennial stream (Policy 3.2.2.1.) and 3) for a project in an Entranceway; as recommended by the Planning Commission.

(Commissioner Trace)

**PLANNING COMMISSION ACTION:**

On September 14, 2017, by a vote of 5 – 0, the Planning Commission recommended approval. Mr. Conerly abstained. Mr. Bower was absent.

**PUBLIC COMMENT AND CORRESPONDENCE:**

There was no public comment and nothing was entered into the record at the September 14, 2017 Planning Commission.

<b>PROJECT SUMMARY</b>	
<b>CASE#</b>	PDMU-17-04(Z)(G) (DTS #20170112)
<b>PROJECT NAME</b>	Ellenton Commerce Center
<b>APPLICANT(S):</b>	Clint Cuffle P.E. WRA Engineering
<b>PROPOSED ZONING:</b>	PDMU (Planned Development Mixed Use)
<b>EXISTING ZONING:</b>	PDMU (Planned Development Mixed Use) PDR (Planned Development Residential) PDC (Planned Development Commercial) A-1 (Agricultural Suburban)
<b>PROPOSED USE(S):</b>	500,000 sf warehouse consisting of 4 buildings and 20,500 sf office
<b>CASE MANAGER:</b>	Bernard H. Salmon
<b>STAFF RECOMMENDATION:</b>	APPROVAL with Stipulations

**DETAILED DISCUSSION**

**Request:**

The current request is to rezone the overall ±187.8 acres from A-1, PDR and PDC to PDMU with a General Development Plan to develop 500,000 square feet of warehouse consisting of 4 warehouse buildings with a 20,500 sf office on approximately ±69.78 acres of land. The ±69.78 acres is only a portion of the overall ±187.8 acres for the rezone request to PDMU. The overall site is comprised of 4 zoning categories. Those 4 zoning categories include A-1, PDR, PDC and PDMU. Although a portion of the site is already zoned PDMU, the remaining parcels will be rezoned to PDMU to create unified zoning and allow developmental consistency with the Manatee County Land Development Code.

The applicants' immediate proposal is to develop a portion of the site for warehouse with an associated office. The remaining acreage will be developed at a later date and require both Planning Commission and Board of County Commissioner review and approval. At this time, only the warehouse and office is being proposed.

Interestingly enough, the project boundaries for the proposed warehouse and associated office is focused on the existing PDMU zoned portion of the site, while the remaining acreage will be developed at a future date. The rezone request encompasses all of the ±187.8 acreage, including the existing PDMU zoned portion.

The subject property also has 3 different Future Land Use Categories; ROR (Residential Office Retail), RES-3 (Residential, 3 dwelling units per acre), and MU (Mixed Use) Future Land Use Categories.

The majority of the overall site is within the MU FLUCs, while the ROR and RES-3 FLUC is limited to portions of property to the south and along the northwest portion of the site. There are no current plans to develop within either the ROR or RES-3 FLUC. Once there are developmental plans, the project will require public hearing before both Planning Commission and Board of County Commissioner for approval.

The RES-3 and ROR FLUCs both allow for a range of uses including suburban or urban residential uses, neighborhood retail uses, public and semi-public uses while ROR allows retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region serving and also permits

residential uses. The MU allows for a range of uses including retail, wholesale, office uses, light industrial uses, research/corporate use, *warehouse/distribution*, and suburban or residential uses. For this reason, the MU FLUC was selected for warehouse and distribution uses.

The PDMU district purpose is to provide a "...mix of development districts for the establishment of complimentary groupings of residential, commercial, office, industrial or other uses". The complimentary groupings of these uses is exactly what the MU FLUC intent is based on by requiring the "... horizontal and vertical integration of various residential and non-residential uses..."

The proposed development is required to seek the following three (3) Special Approvals:

- (1) To allow for a project within the Mixed Use Future Land Use Category.
- (2) To allow for a project adjacent to a perennial lake or stream.
- (3) To allow for a project within an Entranceway

The project is located within the two Entranceway as defined in Section 900, however, only impacts a portion of the proposed development because not all of the development is within the Entranceway. The northwest portion is not within the Entranceway while the southern portion is. The project is also considered to be in 2 Entranceways, one along I-75 and one along US 301 located at the intersections of I-75 and US 301.

The Applicant has not requested any Specific Approvals to deviate from established Land Development Code regulations.

Staff recommends Approval with Stipulations.

<b>SITE CHARACTERISTICS AND SURROUNDING AREA</b>	
<b>ADDRESS:</b>	No specific address assigned.
<b>GENERAL LOCATION:</b>	Northwest corner of US301 and I-75, just north of 17 <sup>th</sup> Street East (Memphis Rd)
<b>ACREAGE:</b>	±68.79 acres of an overall ±187.77 acres to be initially developed with warehouse
<b>EXISTING USE(S):</b>	Vacant
<b>FUTURE LAND USE CATEGORY(S):</b>	ROR (Residential/Office/Urban), RES-3 (Residential, 3 dwelling units per acre), MU (Mixed Use)
<b>DENSITY/FAR:</b>	<b>ROR</b> Maximum 9 dwelling units per acre (gross) Maximum 16 dwelling units per acre (net) Maximum sf 300,000 (large) / FAR: .25
	<b>RES-3</b> Maximum 3 dwelling units per acre(gross) Maximum 6 dwelling unit per acre(net) Maximum sf 150,00 (medium) / FAR: .23 (.35 mini-warehouse)
	<b>MU</b> Maximum 9 dwelling units per acre (gross) Maximum 20 dwelling unit per acre (net) Maximum sf 300,000 (large) / FAR: 1.0
<b>SPECIAL APPROVAL(S):</b>	(1) A project located within the MU Future Land Use Category (2) A project adjacent to a perennial lake or stream (3) A project partially located in an Entranceway

<b>SPECIFIC APPROVAL(S):</b>		None request
<b>OVERLAY DISTRICT(S):</b>		2 designated Entranceways: US 301 Interstate 75
<b>SURROUNDING USES &amp; ZONING</b>		
<b>NORTH</b>		Vacant / A-1
<b>SOUTH</b>		Memphis Road; beyond; mixed commercial /PDC
<b>EAST</b>		I-75 : beyond; Gulf Coast Factory Shops / PDMU
<b>WEST</b>		Vacant / PDR and A-1
<b>SITE DESIGN DETAILS</b>		
<b>SETBACKS</b>	<b>Front Side Rear</b>	30 feet 15 feet 20 feet
<b>MAXIMUM BUILDING HEIGHT:</b>		Industrial: 45 feet Office / Commercial: 35 feet
<b>OPEN SPACE:</b>		Minimum Required: ±17.19 acres (25%) Provided: ±17.19 acres (±25%)
<b>ACCESS:</b>		Memphis Road
<b>FLOOD ZONE(S):</b>		Site lies in Zones X, A and AE per FIRM Panel 12081C0176E effective 3/17/2014. Developer may be required to establish a Base Flood Elevation for encroachment within the Zone A at Final Site Plan.
<b>AREA OF KNOWN FLOODING:</b>		Yes, rainfall.
<b>UTILITY CONNECTIONS:</b>		County Water and Sewer proposed:  Water: 12" PVC potable water main along Ellenton-Gillette Road (36 <sup>th</sup> Avenue East), 2" PVC potable water main that runs approximately 881 feet along 29 <sup>th</sup> Street East, and 10" PVC potable water main along 17 <sup>th</sup> Street E (Memphis Road).  Sewer: According to Manatee County GIS, there is not any sanitary sewer along Ellenton-Gillette Road (36 Avenue East) between 17 <sup>th</sup> Street E & 29 <sup>th</sup> Street East and 29 <sup>th</sup> Street East. There is not any sanitary gravity sewer along 17 <sup>th</sup> Street E (Memphis Road). However, there is and 20" HDPE sanitary force main along 17 <sup>th</sup> Street E (Memphis Road).

	<p>Reclaimed: According to Manatee County GIS, there is not any reclaimed water main along 17<sup>th</sup> Street E (Memphis Road), Ellenton-Gillette Road (36<sup>th</sup> Avenue East), and 29<sup>th</sup> Street East.</p>
<b>ENVIRONMENTAL INFORMATION</b>	
<p><b><u>Wetlands</u></b>          According to the updated environmental narrative provided by WRA, dated June 2017 and covering the 71.92 acres of the “rezone” portion of the project area, there are no jurisdictional wetlands within the project boundary.</p> <p><b><u>Uplands</u></b>          According to the updated environmental narrative there is no upland habitat within the project area.</p> <p><b><u>Endangered Species</u></b>          With the cursory survey for protected species done with the updated narrative, no evidence of the presence of such species was found, however, the narrative indicates that a more thorough and updated survey will be conducted and reported to staff prior to Final Site Plan review and approval, to include a 100% survey for gopher tortoises.</p> <p><b><u>Trees</u></b>          According to the agent’s response to comments regarding tree removal and replacement, the majority of trees on-site are remaining from various tree crops on-site over the years. A note is provided on the GDP indicating the project will be in compliance with Section 700 of the LDC, for tree removal and replacement requirements, which will be addressed with the Final Site Plan.</p> <p><b><u>Landscaping/Buffers</u></b>          The GDP shows the required minimum 20’ roadway buffer and perimeter buffers of 20 to 75 feet, which appears to vary based on the potential adjacent use(s) located adjacent to the proposed warehouse.</p> <p>The project will be in compliance with Sections 700, 701 and 900 of the LDC, per Note #19 on the cover sheet. Roadway buffer widths are required to be 20’ for Entranceway projects. Perimeter screening buffers are based on the buffer matrix in Section 701 and determined by adjacent use(s).</p>	
<b>POSITIVE ASPECTS</b>	
<ul style="list-style-type: none"> <li>● The site is adjacent to I-75</li> <li>● There are no developed residential subdivisions adjacent to this site</li> </ul>	
<b>NEGATIVE ASPECTS</b>	
<ul style="list-style-type: none"> <li>● visual impact to the traveling public on I-75</li> </ul>	
<b>MITIGATING MEASURES</b>	
<ul style="list-style-type: none"> <li>● visual impact are mitigated by the requirements within Chapter 9 of the LDC, Entranceway standards for development</li> </ul>	

## STAFF RECOMMENDED STIPULATIONS

### **A. STORMWATER ENGINEERING STIPULATIONS**

1. All fill within the 25- and 100-Year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. 25- and 100-year compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation), except as provided below. The applicant must demonstrate either:

- For 100-year floodplain, the available storage volume within proposed retention ponds above the 25-Year Design High Water Level of any attenuation requirement
- or-
- Provide a stormwater routing model that utilizes reverse flow into the on-site retention ponds during the 25- and 100-year, 24-hour storm event. The volume of stormwater that backfeeds into the on-site retention ponds will be credited as floodplain compensation volume
- or-
- Provide a stormwater routing model which utilizes 25- and 100-year drainage modeling to demonstrate, in post-development condition, that no adverse impacts are created within the watershed with respect to flood stages, volume, or flow rates associated with the 25- and 100-year storm event.

It would appear that the 25-year and 100-year floodplain delineation is outside of the General Development Plan Boundary. Please identify the 25-year floodplain boundary on the plan to confirm the location of the floodplain with respect to the General Development Plan boundary.

### **B. INFRASTRUCTURE STIPULATIONS**

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 County Engineer through the construction plans review process for the project.

### **C. ENVIRONMENTAL STIPULATIONS**

1. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas for wetland mitigation purposes, shall be dedicated to the County prior to or concurrent with Final Plat approval.
2. Prior to Preliminary Site Plan/Final Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (i.e., historical cattle dipping vats, underground/above ground storage tanks, or buried drums) by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigated measures. Sec.542.7.J (formerly Sec. 723.3.7.10)
3. The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. The Management Plan approved by the State shall be submitted prior to the commencement of development for any listed species found on site.
4. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 355 (519) of the LDC.

5. If wells are encountered during construction activities, 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.
6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited. Comprehensive Plan Policy 3.2.1.8 prohibits the use of treated effluent within the WO Overlay District.

**D. CONCURRENCY MANAGEMENT STIPULATIONS**

1. A detailed traffic analysis will be required prior to final site plan approval depending on type and size of development.
2. A solid waste and waste water report addressing generation rate(s) and disposal method(s) may be required as the property is developed.
3. Additional on-site and/or off-site improvements **may** be required as the property is developed.

**E. LAND USE AND DESIGN STIPULATIONS**

1. Final Site Plan review and approval is required.
2. All applicable design standards found within Section 900 of the LDC for Entranceway criteria shall apply.
3. Development within the MU Future Land Use Category requires development percentages. When determining development percentages, as required by Comprehensive Plan Policy 2.2.1.21.4.C, roadways shall not satisfy as a public/semi-public use and retention ponds shall not satisfy recreation/ open space requirements.
4. Elevations of the proposed warehouse shall be provided with Final Site Plan submittal to ensure compliance with Entranceway LDC Section 900.
5. Cross access easements for commercial subdivisions shall be clearly indicated on all Preliminary Plats/Final Plats and/or Final Site Plans.
6. The uses approved for this project are limited to those proffered by the Applicant in the Schedule of Uses attached to Zoning Ordinance PDMU-17-04(Z)(G) as Exhibit B.
7. The maximum height for commercial structures shall be limited to 35 feet. The maximum height for industrial structures shall be limited to 45 feet.
8. The applicant shall provide, with each Preliminary or Final Site Plan submittal, an open space calculation for the lot. Each lot shall provide a minimum open space of 25%.
9. The applicant shall submit a running total of all square footage and acreage figures with each Site Plan submittal.

10. All roof mounted HVAC equipment, loading zones, and dumpsters shall be screened from view of US 301, I-75, and surrounding properties (including internal parcels). Screening shall be approved at the Final Site Plan stage. The screening options include:
  - Materials that are consistent with the exterior finish of the structure; **or**
  - Landscaping meeting 60% opacity; **or**
  - Opaque fencing materials.
11. If adjacent to residential uses, commercial parcels shall prohibit deliveries and truck loading and unloading between the hours of 10:00 p.m. and 5:00 a.m.

**REMAINING ISSUES OF CONCERN –NOT RESOLVED OR STIPULATED**

No remaining issues

**COMPLIANCE WITH THE LAND DEVELOPMENT CODE**  
**General Development Plan (GDP) Review Criteria (LDC Section 321.3)**  
**Criteria of Zoning Map Amendments (LDC Section 342.3)**  
**General Design Requirements for all Planned Development Site Plans (LDC Section 402.6)**  
**PDMU – Planned Development Residential Standards (LDC Section 402.16)**

**COMPLIANCE WITH COMPREHENSIVE PLAN**

**The site is in the RES-3, ROR and MU Future Land Use Categories. A list of Comprehensive Plan Policies applicable to this request is attached. Since the proposed development is only in the MU Future Land Use Category, the primary focus was on the MU FLUC. This project was specifically reviewed for compliance with the following policies:**

**Policy 2.1.2.7 Appropriate Timing.** The surrounding area is characterized by mixed use development including commercial, residential, retail and residential support uses. The proposed warehouse will be sandwiched between I-75 along the eastern perimeter and 49<sup>th</sup> Street East/59<sup>th</sup> Street East, a future 4 lane collector road shown on the Comprehensive Plans Future Traffic Circulation Plan to the west. Potable water and sanitary sewer are available to the site.

**Policy 2.2.1.21.1(MU) Intent.** Identify areas which are established as major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along functionally classified roadways. 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. Warehouse/distribution uses are one of the uses specifically intended for location in this area because of the location of I-75 and US 301.

**Policy 2.2.1.21.2 (MU) Range of Potential Uses.** Retail, wholesale, office uses, light industrial uses, research/corporate uses, *warehouse/ distribution*, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, are all within the range of potential uses allowed in the MU Future Land Use Category. Warehouse/distribution is one of the specific uses mentioned. Future uses will be reviewed for consistency with the FLUC and LDC and will require both PC and BOCC approval.

**Policy 2.6.1.1 Compatibility.** The proposed use of this property will be developed along the west side of I-75, and therefore, reducing some of the impacts to future or existing development to the west. The closest existing residential development to the proposed warehouse facility, to the west, is over 1,500 feet. The proposed north-south 4 lane collector and future alignment of 49<sup>th</sup> Avenue East/51<sup>st</sup> Avenue East further separates future development from the warehouse/distribution center. Basically, the proposed warehouse will be hemmed in on both the east and west sides by roadways (I-75 and the north-south collector). The specific criteria for compatibility will be reviewed at the time of future preliminary and /or final site plan review for specific projects



**Policy 2.6.5.4 Preserve/Protect Open Space.**

The General Development Plan, being within the Entranceway, will provide an additional 5% open space to the normal 20% required in a PDMU zoning category for a total of ±17.19 acres ( based on development of only +68.79 acres)

**TRANSPORTATION**

**Major Transportation Facilities**

The site is located on the west side of I-75 and north of Memphis Road. Memphis Road 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 150 feet.

**Transportation Concurrency**

The Applicant is seeking a rezone to PDMU and 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 study, it appears the potentially impacted segment of Memphis Road will have sufficient capacity for proposed project traffic (see Certificate of Level of Service Compliance table below).

**Access**

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

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

**CLOS APPLIED FOR:** No

**TRAFFIC STUDY REQ'D:** Not at this time. A detailed study will be required at the time of PSP/FSP submittal.

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	EXISTING LOS
Memphis Road	2200	D	C

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.

**SPECIFIC APPROVALS-ANALYSES, RECOMMENDATIONS, FINDINGS**

No Specific Approvals Requested

**SPECIAL APPROVALS - ANALYSIS, RECOMMENDATIONS, FINDINGS**

**1. Comprehensive Plan Policy 2.2.1.21.4(a) - requires all projects located in the MU land use category to obtain Special Approval.**

**Staff Analysis and Recommendation**

The Comprehensive Plan requires all projects in the MU land use category rezone to a Planned Development zoning district. This application partially complies with this requirement by having previously been rezoned to PDMU, but also by rezoning the remaining parcels to PDMU and by further undergoing the site plan review process.

**Finding for Special Approval**

The Board finds that the purpose of the Comprehensive Plan, specifically the intent of the MU Future Land Use designation are established as major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along functionally classified roadways. 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.

The request is consistent with the availability of services, and the nature, extent, location of development, and the availability of services have been reviewed to ensure the transitioning of these lands is consistent with the intent of this policy and has been met by the proposed design.

**2. Comprehensive Plan Policy 3.2.2.1 - requires Special Approval for all projects adjacent to perennial stream.**

**Staff Analysis and Recommendation**

The purpose of the Special Approval is to ensure that water quality of the perennial lake or stream will not be affected by the development, which will be accomplished through the runoff treatment requirements for stormwater facilities.

**Finding for Special Approval**

The Board finds that this application meets or exceeds the requirements of the Comprehensive Plan for Perennial Lakes or Streams, as conditions of approval for the Planned Development include requirements to provide storm water facilities that provide extra treatment for runoff that will protect the water quality of the perennial lake or stream

**3. Project Located within the Entranceway.**

**Staff Analysis and Recommendation**

The Comprehensive Plan requires projects located within the Entranceway to obtain Special Approval. LDC Section 345, Table 3-4 requires projects within the Entranceway to meet the requirements of LDC Section 900. This project meets or exceeds the requirements established in LDC Section 900 – Entranceway. Not all the project is within the Entranceway, with the northwestern corner not within the Entranceway.

**Finding for Special Approval**

The Board finds that this Application meets the requirements of the Comprehensive Plan for Entranceways by meeting or exceeding the requirements of LDC Section 900.

**ATTACHMENTS**

- 1. Applicable Comprehensive Plan Policies**
- 2. Staff Report Maps**
- 3. General Development Plan**
- 4. Schedule of Uses**

- 5. Traffic Impact Statement**
- 6. Zoning Disclosure Affidavit**
- 7. Newspaper Advertising**
- 8. Ordinance PDMU-17-04(Z)(G)**

<b>APPLICABLE COMP PLAN POLICIES</b>		
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"> <li>- consideration of existing development patterns,</li> <li>- types of land uses,</li> <li>- transition between land uses,</li> <li>- density and intensity of land uses,</li> <li>- natural features,</li> <li>- approved development in the area,</li> <li>- availability of adequate roadways,</li> <li>- adequate centralized water and sewer facilities,</li> <li>- other necessary infrastructure and services.</li> <li>- limiting urban sprawl</li> <li>- applicable specific area plans</li> <li>- (See also policies under Objs. 2.6.1 - 2.6.3)</li> </ul>
Policy:	2.2.1.10	<b>RES-3:</b> Establish the Residential-6 Dwelling Units/Gross Acre future land use category as follows:
Policy:	2.2.1.10.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for moderate-density suburban, or a clustered low density urban, residential environment. Also, to provide a complement of residential support uses normally utilized during the daily activities of residents of these moderate density suburban, or low density urban areas.
Policy:	2.2.1.10.2	Range of Potential Uses (see Policies 2.2.1.5, 2.1.2.3, 2.1.2.7): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally- compatible residential uses, 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:	2.2.1.10.3	<p>Range of Potential Density/Intensity: Maximum</p> <p>Gross Residential Density: 3 dwelling units per acre</p>

Minimum Gross Residential Density: 2.5 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”

Maximum Net Residential Density:  
6 dwelling units per acre

9 dwelling units per acre within the UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing” (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)  
1.00 inside the UIRA

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

[Supplement 22]

Policy:	2.2.1.10.4	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 density exceeds 2.0 dwelling units 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 of gross building area shall require special approval.
Policy:	2.2.1.17	<b>R/O/R: Establish the Retail/ Office/ Residential future land use category as follows:</b>
Policy:	2.2.1.17.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established and developed areas exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize the continued existence of such areas through the long range planning timeframe. Also, to provide for orderly transition from, or redevelopment of, these existing and developed multiple-use areas. Also, to prohibit the intrusion of new industrial areas into these ROR areas, which typically fail to exhibit a planned or integrated approach to multiple use development, and instead exhibit an incremental or unplanned history of multiple use development. Also to establish at a few major and highly accessible, but currently undeveloped, sites for the development of major future community or

		<p>region-serving commercial uses with a variety and permitted intensity of use which allows for a multi- purpose commercial and office node, with residential uses. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.</p>
Policy:	2.2.1.17.2	<p>Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also residential uses, lodging places, public or semi-public uses, schools, recreational uses, appropriate water-dependent/ Water-related / water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and short-term agricultural uses.</p>
Policy:	2.2.1.17.3	<p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density:</p> <p>For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 16 dwelling units per acre</p> <p>For new development - 9 dwelling units per acre</p> <p>Minimum Gross Residential Density: 7.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.</p> <p>Maximum Net Residential Density:</p> <p>For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 20 dwelling units per acre</p> <p>For new development - 16 dwelling units per acre</p> <p>24 dwelling units per acre inside the UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.</p> <p>Maximum Floor Area Ratio: 0.35 1.0 inside the UIRA</p> <p>Maximum Floor Area Ration for Hotels: 1.0</p> <p>[Supplement 22]</p>

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

Policy: 2.2.1.17.4

Other Information:

- a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which either gross residential density exceeds 6 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require special approval.
- c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall also require special approval except mini-warehouse.
- d) Non-residential projects exceeding 150,000 square feet gross building area may be considered only if consistent with the requirements for large commercial uses, as described in this element.
- e) In areas where existing development is recognized utilizing the Retail/Office/Residential category, or where the spatial form of the Retail/Office/Residential designation on the Future Land Use map is accordingly inconsistent with the commercial locational criteria contained in this element; development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).
- f) In areas where the Retail/Office/Residential category is designated in a manner entirely consistent with the commercial locational criteria, all commercial development or redevelopment shall be conducted in a manner consistent with the commercial location criteria and development standards contained in this element.
- g) In order to distinguish between uses which may be permitted in the R/O/R category, as compared to those which require siting within an industrial category, the following guidelines shall be utilized:

- I. No uses which have a primary purpose of distribution of goods from that site shall be permitted in the Retail/ Office/ Residential designation.
- II. No new areas(a new area, for the purposes of this policy, shall be defined as property beyond those parcel configurations as of May 11, 1989 which had light industrial uses established upon them) engaging in the manufacturing, processing, and assembly of goods shall be permitted in the Retail/Office/ Residential designation except as provided below:
- III. Legally established light industrial uses existing prior to the adoption of this Comprehensive Plan shall be considered legally conforming uses, limited to their approved location. With special approval, other light industrial uses and additional square footage within the same parcel may be approved if there are no additional impacts to adjoining properties and all special approval criteria are met.
- IV. If a legally established light industrial use ceases operation for over six months with no action to re-establish and/or continue such use, the use shall now be prohibited from development within the R/O/R designation.

Policy: 2.2.1.21 **MU:** Establish the Mixed-Use future land use category as follows:

Policy: 2.2.1.21.1 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 and are limited to areas with a high level of public facility availability along functionally classified roadways. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

Policy: 2.2.1.21.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7,2.2.1.5): Retail, wholesale, office uses, light industrial uses, research/corporate uses, warehouse/ distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools ,hospitals, short-term agricultural uses, other than special agricultural uses, agriculturally-compatible residential uses, and water- dependent uses.

Policy: 2.2.1.21.3 Range of Potential Density/Intensity:  
 Maximum Gross Residential Density:  
 9 dwelling units per acre



Minimum Gross Residential Density: 7.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.

Maximum Net Residential Density:  
20 dwelling units per acre

24 dwelling units per acre within the UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.

Maximum Floor Area Ratio: 1.0  
2.0 inside the UIRA.

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

[Supplement 22]

Policy: 2.2.1.21.4

Other Information:

- a) All projects require special approval and are subject to the criteria within b, c, d below, unless all the following are applicable:
  - 1. The proposed project consists of a single family dwelling unit located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use, and
  - 2. The proposed project is to be developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.
- b) Non-Residential uses exceeding 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.
- c) Development in each area designated with the Mixed Use category shall:
  - contain the minimum percentage of at least three of the following general categories of land uses;
  - 10 %Residential,
  - 10 %Commercial / Professional,

		<ul style="list-style-type: none"> <li>- 10 %Light Industrial / Distribution.</li> <li>- 5 %Recreation / Open Space,</li> <li>- 3 %Public / Semi Public,</li> </ul>
		<p>d) Access between these uses 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:</p>
		<p>(e) Development or redevelopment within the area designated under this category 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.</p>
Policy:	2.6.1.1	<p>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:</p> <ul style="list-style-type: none"> <li>- use of undisturbed or undeveloped and landscaped buffers</li> <li>- use of increased size and opacity of screening</li> <li>- increased setbacks</li> <li>- innovative site design (which may include planned development review)</li> <li>- appropriate building design</li> <li>- limits on duration/operation of uses</li> <li>- noise attenuation techniques</li> <li>- limits on density and/or intensity [see policy 2.6.1.3]</li> </ul>
Policy:	2.6.1.2	<p>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.</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"> <li>- connection, integration, and compatibility with surrounding land uses,</li> <li>- community spaces and focal points,</li> <li>- protection of the natural environment,</li> </ul>

		<ul style="list-style-type: none"> <li>- connection and integration of pedestrian, bicycle, and vehicular systems,</li> <li>- usable open spaces, and public access to water features,</li> <li>- unifying design elements and features,</li> <li>- variety of housing stock,</li> <li>- pedestrian oriented structures, and pedestrian friendly design,</li> <li>- connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.</li> </ul>
Policy:	2.9.1.1	Minimize the development of residential projects which create isolated neighborhoods.
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)