INTRODUCTION

The Manatee County Comprehensive Plan (“Plan”) was adopted in 1989 pursuant to Chapter 163 of the Florida Statutes. The Plan sets forth goals, objectives and policies which seek to provide a predictable land use pattern. The Plan’s goal is to improve the physical environment of the community as a setting for human and natural resource activities; protect the public health, safety, and welfare; ensure that long range considerations are included in the determination of short range actions; and to promote a healthy, stable, and vigorous local economy which can satisfy the goods and service needs of the local community. It is recognized that over time the County or persons having a substantial interest in property in Manatee County may seek to change the Plan through amendments to either the Future Land Use Map (“FLUM”) or to the text of the Plan. An amendment to the Plan is considered a major policy decision by the Board of County Commissioners.

Lakewood Ranch is a 17,500 acre master planned community contained within the 31,000 acre Schroeder-Manatee Ranch. Ranch activities currently include cattle ranching, citrus farming, turf farming, lumber and shell mining. The community is home to a range of residential and commercial development as well as multiple office and business parks in both Manatee and Sarasota Counties. The community also contains public and private schools (from pre-school through college), places of worship, medical facilities and abundant recreational opportunities including several golf courses, the Sarasota Polo Club and the Premier Sports Campus. So far, there are 110 acres of nature preserves, 150 miles of trails, greenways and bike paths, 451 acres of wetland preserves and 400 acres of man-made lakes.

REQUEST

Further refinements to the development plan for this area include a reduction in all categories of non-residential land uses while allowing for an increase in residential development. The proposed change will result in a decrease of PM Peak Hour Gross Trips as demonstrated in the memorandum prepared by Mr. Richard Stiles dated July 6, 2018 and included as a part of this application.

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

- Two million eight hundred sixty-five thousand five hundred and eighty-four (2,865,584) s.f. of Retail.
- Two million two hundred eighty thousand five hundred and eighty-four (2,280,584) s.f. of Office.
- Five million five hundred fifty-nine thousand four hundred and fifty-four (5,559,454) s.f. of Industrial.
- Five thousand two hundred three (5,203) Single Family Detached Residential Units.**
10.24.18 Revised

- Two thousand five hundred and forty-one (2,541) Single Family Attached Residential Units. **
- Three thousand two hundred and twenty-eight (3,228) Multi-Family Units. **
  - Ten thousand (10,000) Single Family Detached Residential Units. **
  - Three thousand (3,000) Single Family Attached Residential Units. **
  - One thousand five hundred (1,500) Multi-Family Residential Units. **
  - Eight hundred thousand (800,000) square feet of Retail Development.
  - Nine hundred thousand (900,000) square feet of Office Development.
  - Nine hundred thousand (900,000) square feet of Light Industrial Development.

Land Use Form.

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

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

II. REASON

As a master planned community, it is essential to provide employment opportunities to the residents. Over time, as the market changes and development trends occur, changes may become necessary. Today’s technology, including the prolific use of laptop computers, online meetings and conference calls has changed the standard for the workplace environment. Many employees do not work in a traditional office environment nor do standard office buildings contain the space they once did per employee. Many employees work from remote locations and are not in the office during the traditional 8am-5pm, Monday through Friday schedule which allows for co-sharing of space resulting in an overall reduced need for floor area. We have also seen trends in the marketplace with e-commerce and online retailing. The traditional brick and mortar stores for retail have experienced a decline in activity which appears to be a continuing trend.

There continues to be a need for residential development in the immediate area while the need for non-residential has seen a drastic change since the original adoption of the text of the Plan in 2009.

While the specific property conditions relate to an area of Lakewood Ranch, it represents only twenty percent of the Ranch. When evaluating a request, the surrounding areas must be taken into consideration. In this case, the entirety of Lakewood Ranch, including lands within Sarasota County, must be part of the County’s evaluation.
Excluding the subject lands, below are the current entitlements* for all of Lakewood Ranch and the status of development.

Non-Residential
Total Approved: 13,995,515 Square feet
Total Constructed: 4,622,421 Square feet**

Residential
Total Approved: 25,255 units
Total Constructed: 12,156 units**

The entitled ratio of Non-Residential to Residential is 554 square feet per dwelling unit and the constructed ratio is 380 square feet per dwelling unit.

Within the NE Quadrant, the presently entitled ratio is 975 square feet per dwelling unit. The requested amendment, when taken into the entirety of Lakewood Ranch, would result in a ratio of 417 square feet per dwelling unit. Given the presently constructed ratio, and the undisputed success of Lakewood Ranch, the proposed change can be found to be appropriate.

** does not include civic, institutional, educational or recreational uses
**as of 12/31/2017

Residential development has thrived in recent periods which led to the recent announcement that “Lakewood Ranch’s exceptional sales numbers have boosted the community’s ranking to second place in the nation for mid-year 2018, and first for multi-generational communities, for the first time in its history, according to Maryland-based real estate consulting firm RCLCO.”

III. CONSISTENCY

Manatee County’s Land Development Application requests a response to “Consistency with Comprehensive Plan/State Comprehensive Plan (187.201, F.S.). In 2011, significant changes to Chapter 163 of the Florida Statutes eliminated the State Comprehensive Plan from the definition of “in compliance” in Section 163.3184(1)(b) and the Department of Economic Opportunity (“DEO”) no longer can consider it as a basis for a compliance determination. However, that section includes the requirement for consistency with the appropriate strategic regional policy plan. The Consistency section of has been prepared in conformance with the current rules and addresses goals, objectives and policies from the Manatee County Comprehensive Plan and the Tampa Bay Regional Planning Council (“TBRPC”) Strategic Policy Plan.

The requested amendment furthers the following goals, policies and objectives of the Manatee County Comprehensive Plan.

Policy: 2.1.2.3
Permit the consideration of new residential and nonresidential 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: 2.1.2.6

Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.

Policy: 2.6.5.2

Encourage, in locations which are suited to diverse uses, mixed and multiple use projects to provide for integration and synergy between land uses. Nothing in this policy shall preclude single use or homogenous projects if mixing of uses on a single project, or intrusion of a different use into a homogenous area, will create inappropriate diversity or incompatibilities between adjacent land uses.

Policy: 2.6.5.3

Encourage, within currently undeveloped areas designation for new growth, and within infill development projects not creating incompatible land use patterns, the vertical integration of uses by mixing of uses within a single structure.

Objective: 2.9.1

Strong Communities: Create and maintain communities which are characterized by their:

- 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.

Policy: 2.10.1.3

Allow for neo-traditional development projects that functionally mix residential and commercial (retail/office) uses.

Policy: 2.10.2.5
Allow for neo-traditional projects to have commercial (retail/office) uses that are central to the individual projects. Such projects will promote diversity of uses while not promoting strip commercial development.

Policy: 6.1.1.1

Permit a variety of appropriate dwelling unit types and sizes in all residential future land use categories, subject to compliance with other goals, objectives, and policies of this Comprehensive Plan.

The requested amendment furthers the following goals and policies of the “Future of the Region: A Strategic Regional Policy Plan for the Tampa Bay Region, September 12, 2005”

AFFORDABLE HOUSING

Location

1.12: Site and design residential development in a way that: enhances and protects life and property from natural and man-made hazards; is compatible with the type and scale of surrounding land uses; fosters a pedestrian friendly environment; enhances connectivity with adjacent development; and protects existing residential areas from the encroachment of incompatible activities. Likewise, other land use areas should be protected from the encroachment of incompatible residential activities. The implementation or interpretation of these provisions, however, should not be seen as discouraging mixed-use development.

ECONOMIC DEVELOPMENT

Sustainable Development

2.69: Recognize that sustainable development requires adherence to the following guiding principles:

- Creating Livable Communities: Building active, attractive communities with easy access to residential, commercial, and recreational areas;
- Mixed-use Development: Encouraging mixed-use development which includes a combination of compatible land uses having functional interrelationships and aesthetic features;
- Pedestrian-friendly Communities: Encouraging development which proceeds in a manner that encourages people to walk to obtain the things they need;

REGIONAL TRANSPORTATION

Land Use/Transportation
5.14: Promote the implementation of programs which reduce the overall number of person and vehicle trips per mile and to promote internal capture within large developments and heavily-developed areas.

5.23: Facilitate the best use of residential, commercial, and/or industrial land uses and infrastructure systems and decrease urban sprawl by promoting infill redevelopment, rehabilitation, and/or adaptive reuse of existing areas and/or structures.

IV. PRIOR HISTORY

Ordinance 09-12 (PA-09-06) was adopted on December 15, 2009 as an amendment to text within the Future Land Use Element of the Plan creating a new Future Land Use Category entitled Mixed Use-Community (“MU-C”) and related provisions as well as to the FLUM from Estate Rural (ER), Residential 1 du/ga (RES-1) and Urban Fringe-3 du/ga (UF-3) to MU-C.

In 2015, Manatee County adopted an amendment (Ordinance 15-031) modifying the original language in Ordinance 09-12 by removing the limitation on the amount of residential development which could be built prior to the commencement of non-residential.

In 2016, Manatee County initiated amendment (Ordinance 16-023) and moved all of the D.5 language to a new Policy 2.14.1.6

In 2017, Manatee County adopted an amendment (Ordinance 17-034) that further amended the language providing further refinement of the original language and modified the requirement for Activity Centers at specified distances as well as some of the parameters of Activity Centers should they be developed.

In 2018, the Board of County Commissioners and SMR Northeast LLC entered into a Local Development Agreement that set forth the process by which Concurrency would be granted to a specific portion of the land subject to these regulations.