

Board of County Commissioners: 01/09/2020

PDMU-14-22(P)(R2) –TREVETA / VK TREVETA, LLC – PLN1906-0064

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance PDMU-14-22(P)(R) and approving a revised Preliminary Site Plan to allow single family attached, semi-detached, and detached units in Phase 3; to increase the number of residential units in Phase 3 from 341 units to 457 units; to increase the total number of residential units from 1,103 units (300 multi-family) to 1,219 residential units (300 multi-family); to allow an increase of the multi-family building height from 35-feet to 4-stories; and revising stipulations for a project on approximately 441.3 acres that is currently zoned PDMU (Planned Development Mixed Use); generally located east of I-75 and south of 69th Street East, Palmetto (Manatee County); subject to stipulations as conditions of approval; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 12/12/2019

Board of County Commissioners: 01/09/2020

RECOMMENDED MOTION

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as stipulated herein, I move to ADOPT Manatee County Zoning Ordinance Number PDMU-14-22(P)(R2); APPROVE the Preliminary Site Plan with Stipulations A.1–A.11, B.1, C.1-C.4, and D.1-D.7; as recommended by the Planning Commission.

(Commissioner Trace)

PLANNING COMMISSION ACTION:

On December 12, 2019, by a vote of 4 – 0, the Planning Commission recommended approval. Mr. Conerly abstained, Mr. Rahn and Mr. Rutledge were absent.

PUBLIC COMMENT AND CORRESPONDENCE:

December 12, 2019 Planning Commission

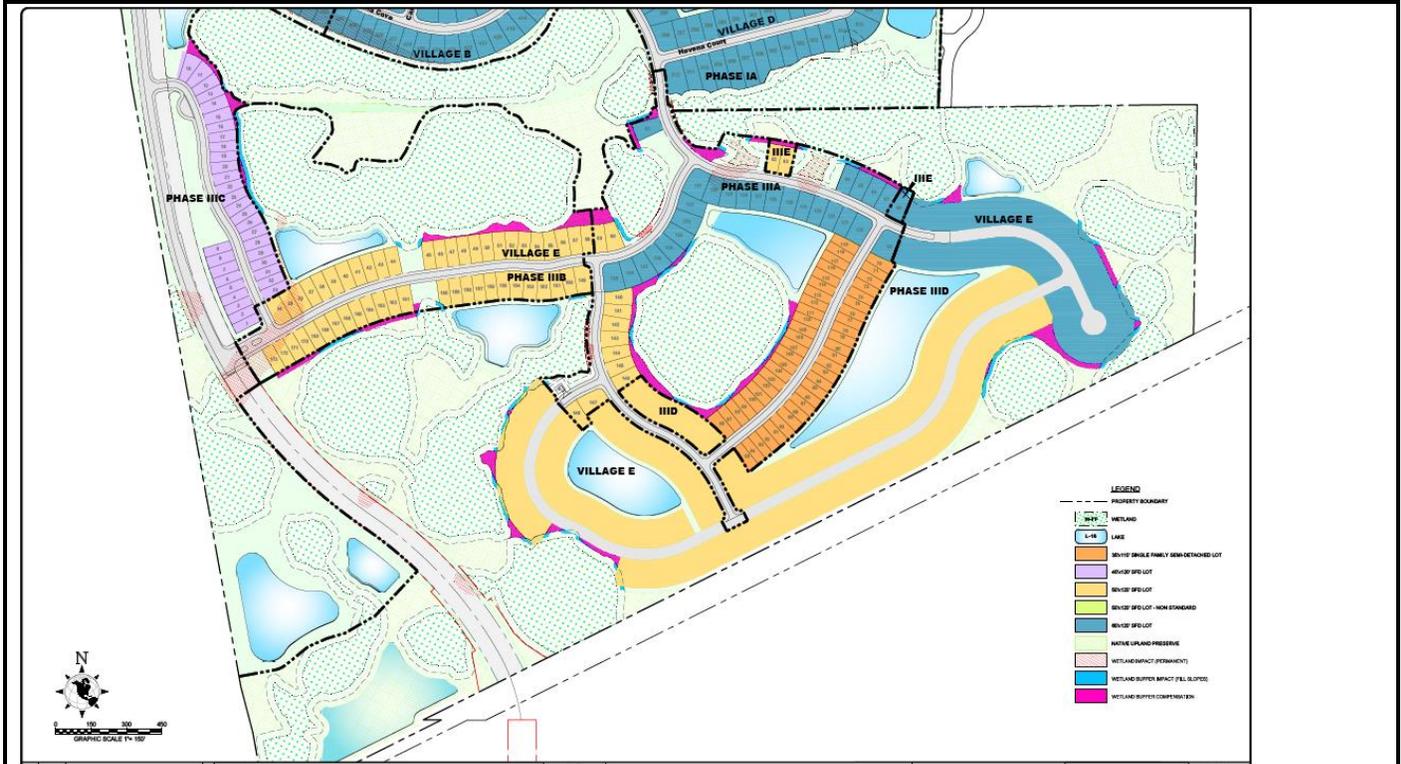
Public Comments:

Cary Vorbeck questioned if the multifamily and townhomes would be restricted to space along I-75 and asked if this is stipulated.

Steve Strand, resident of Oakleaf Hammock, questioned the buffer area along the CSX Transportation Railroad (located south of the site).

Nothing was entered into the record.

PROJECT SUMMARY	
CASE NUMBER	PDMU-14-22(P)(R2) PLN1906-0064
PROJECT NAME	Trevesta
APPLICANT(S) / AGENT	VK Trevesta LLC Morris Engineering and Consulting
EXISTING ZONING	PDMU (Planned Development Mixed Use)
PROPOSED USE(S)	Residential (919 Single Family Detached Semi-Detached and Attached and 300 Multi-Family) Commercial (100,000 square feet)
SPECIFIC APPROVAL REQUEST(S) <i>(if applicable)</i>	Previously Approved Specific Approval: <ul style="list-style-type: none"> • LDC Section 1005.3 – Reduction for Multi-family 1 bedroom units from 2 spaces/unit to 1.5 spaces/unit
CASE MANAGER	Dorothy Rainey, AICP
STAFF RECOMMENDATION	Approval with stipulations.
DETAILED DISCUSSION	
<p><u>History</u></p> <p>The original rezone of the 441.3 acre project from A-1 (Suburban Agriculture) PDR (Planned Development Residential) and RSF-1 (Residential Single-Family-1 dwelling unit per acre) to PDMU (Planned Development Mixed Use) was approved by the Board on January 8, 2015. It included approval of a total of 1,103 single family lots.</p> <p>The applicant requested a modification to the initially approved Preliminary Site Plan [PDMU-14-22(Z)(P)] to allow redefining the total number of lots that may contain certain single-family unit types (i.e. detached vs. semi-detached). This revision or modification was approved by the Board on October 4, 2018.</p> <p><u>Request</u></p> <p>This second modification to the original Preliminary Site Plan is to request approval of wetland and wetland buffer impacts within Phase 3 of the overall project; approval to allow single-family attached units within Phase 3; revision to the unit count in Phase 3 to reflect 100 single-family attached and 357 single-family detached and/or semi-detached lots for a total of 1,219 total in the overall project; and an increase to 4-stories for the building height for multi-family buildings, subject to Section 401.5 of the LDC. Stipulations contained within the previous approval ordinance [PDMU-14-22(P)(R)] have been carried forward with additional stipulations (A-11, D-6, and D-7) provided for the current request.</p>	



Site Plan Information

- Phase 3 of overall project
- Wetlands and Preservation areas shown in light green
- Requested wetland and wetland buffer impacts are shown at the back of lots in various locations with red & white stippling for wetland impacts and light blue for wetland buffer impacts

Staff recommends approval of the requested modification to the Preliminary Site Plan with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS	No address assigned.
GENERAL LOCATION	East of I-75 and south of 69 th Street East
ACREAGE	441.3 acres overall / 214.69 acres Phase 3
EXISTING USE(S)	Residential / Amenity Center / and Vacant Property
FUTURE LAND USE CATEGORY(S)	UF-3 (Urban Fringe-3 dwelling units per acre)
DENSITY	Existing Approval: 1,103 units (441.3 acres) gross density 2.5 dwelling units per acre 1,103 units (330.0 acres) net density 3.34 dwelling units per acre

	<p>Proposed Request: 1,219 units (441.3 acres) gross density 2.76 dwelling units per acre 1,219 units (330.0 acres) net density 3.70 dwelling units per acre</p>										
INTENSITY	Previously approved for 100,000 square feet of commercial (0.14 FAR)										
OVERLAYS	Entranceway (partially within Entranceway)										
SURROUNDING USES AND ZONING											
NORTH	Balance of Trevesta project area and north across 69 th Street East A-1 and PDR zoned single-family residential development.										
SOUTH	PDR zoned residential development (Covered Bridge) and PDMU zoned vacant land.										
EAST	RSF-3, PDR and RSF-1 zoned residential development (Fresh Meadows, Kew Garden subdivisions and large lot residences respectively).										
WEST	I-75 right-of-way and across I-75 to west, PDR zoned residential development (Silverstone).										
SITE DESIGN DETAILS											
SETBACKS – SINGLE FAMILY	Front: 25/20 feet/20 feet (front load/side load garage) Side: 5 feet Rear: 15 feet Wetland Buffer: 15 feet Waterfront: 30 feet (If corner lot) Front (primary road): 25 feet Front (secondary road): 20 feet										
SETBACKS – MULTI-FAMILY	<table border="0"> <tr> <td>I-75</td> <td style="text-align: right;">20-feet</td> </tr> <tr> <td>Building Separation</td> <td style="text-align: right;">20-feet</td> </tr> <tr> <td>Private ROW/Property Lines</td> <td style="text-align: right;">20-feet</td> </tr> <tr> <td>Wetland Buffer</td> <td style="text-align: right;">15-feet</td> </tr> <tr> <td>Waterfront</td> <td style="text-align: right;">30-feet</td> </tr> </table>	I-75	20-feet	Building Separation	20-feet	Private ROW/Property Lines	20-feet	Wetland Buffer	15-feet	Waterfront	30-feet
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MINIMUM LOT SIZE(S) / LOT TYPE(S)	16 by 100 feet (1,600 SF/SFA) – up to 100 townhomes 35 by 100 feet (3,500 SF/SFSD) – up to 357 lots includes 40 by 100 foot Village E 38 by 100 feet (3,800 SF/SD) – up to 100 Villa lots 40 by 100 feet (4,000 SF/SFD) – up to 357 lots includes 35 by 100 foot Village E 40 by 120 feet (4,800 SF) – 97 lots 50 by 120 (6,000 SF) – 234 lots 60 by 120 feet (7,200 SF) – 131 lots										

HEIGHT	Building height above 3 stories subject to Section 401.5.A or 401.5.B.1 through 5 if adjacent to residential and non-residential respectively. Proposing 4-stories for multi-family buildings subject to requirements in Section 401.5. of the LDC.	
OPEN SPACE	Required	Provided
	25 percent (110.32 Acres)	53 percent (233.49 Acres)
ACCESS	Boulevard entrance off 69 th Street East	
FLOOD ZONE(S)	Site lies in Zones X, A, AE per FIRM Panels 12081C0159E, 12081C0167E, effective 3/17/2014.	
AREA OF KNOWN FLOODING	Project Located in Flood Prone Area: Yes (Buffalo Canal/Frog Creek watershed) Type of Flooding (i.e. rainfall, riverine, storm surge, etc): Rainfall Project Subject to flow reduction: Yes; 50% reduction in allowable runoff (Buffalo Canal/Frog Creek watershed) Project subject to OFW: N/A Watershed/Basin: Northern - Buffalo Canal/Frog Creek watershed; Southern – Government Hammock. Project located within Floodplain and/or Floodway: Yes; Project is partially located within the FEMA 2014 FIRM 100-year Floodplain (Zone “A” and “AE”). Drainage Easements/Access Easements required for existing system(s): N/A	
UTILITIES The following water and wastewater facilities are in the vicinity of this development project: Water: 8-inch PVC potable water main stub-out at the Phase 1 termination of Trevesta Place Sewer: 16-inch sanitary gravity sewer along Buffalo Rd, 6-inch PVC sanitary force main stub-out at the Phase I termination of Trevesta Place Reclaimed: 8-inch PVC irrigation main stub-out at the Phase 1 termination of Trevesta Place		
ENVIRONMENTAL INFORMATION		
Overall Wetland Acreage:	75.52 Acres	
Proposed Impact Acreage:	8.01 Acres (an increase of 0.074 acres)	

Wetland I.D.	Acres Impacted	Type	UMAM Score	Reason for Impact	Staff Objection	Explanation
J	0.15	Forested	0.67	Road	No	Necessary Road Alignment (Overriding Public Benefit)
K	0.02	Forested	0.63	Road	No	Necessary Road Alignment (Overriding Public Benefit)
N	0.11	Forested	0.67	Road	No	Necessary Road Alignment (Overriding Public Benefit)
O	0.12	Herbaceous	0.6	Road	No	Necessary Road Alignment (Overriding Public Benefit)
R	1.06	Forested	0.70	Road	No	Necessary Road Alignment (Overriding Public Benefit)
R/T	0.59	Forested	0.53	Road	No	Necessary Road Alignment (Overriding Public Benefit)
S	0.26	Forested	0.60	Road	No	Necessary Road Alignment (Overriding Public Benefit)
U	1.02	Forested	0.40	Lots	No	Ecosystems Management Plan
V	2.87	Herbaceous	0.27	Lots, Pond & Road	No	Ecosystems Management Plan
X	0.88	Herbaceous	0.30	Lots, Pond & Road	No	Ecosystems Management Plan
G	0.02	Forested	0.53	Road & Lots	No	Ecosystems Management Plan
I	0.04	Forested	0.70	Road	No	Ecosystems Management Plan
F	0.87	Forested	0.60	Lots & Road	No	Ecosystems Management Plan
Total	8.01 acres					

Wetlands

Per the updated Wetland Impact Study provided by Eco Consultants, Inc. in June 2019 (Revised September 2019), this modification proposes a net additional 0.074 acres of wetland impacts, which includes the following: 0.104 acres of additional impact to Wetland N, 0.03 acres of additional impact to Wetland I, and 0.36 acres of additional impact to Wetland F. The applicant is now preserving Wetland W (0.42 acres), which originally was approved for total impact.

Overall, there is a difference in 0.074 acres of wetland impacts from the previously approved Preliminary Site Plan PDMU-14-22(P)(R) and the currently proposed Preliminary Site Plan modification, as the total wetland impact acreage approved with the previous Preliminary Site Plan PDMU-14-22(Z)(P) was 7.936 acres.

Per the Ecosystem Management Plan provided by Eco Consultants, Inc. in June 2019 (Revised September 2019), for the additional wetland impacts the applicant intends to purchase credits from an approved wetland mitigation bank. The final wetland mitigation requirements will be determined with the Environmental Resource Permit approved by the Southwest Florida Water Management District. There is also proposed wetland enhancement totaling 67.26 acres for the existing wetlands on site, and 0.27 acres of wildlife connectivity proposed.

The applicant is proposing an additional 0.72 acres of permanent wetland buffer impacts due to road alignment and lots, and 0.94 acres of temporary wetland buffer impacts due to fill slope. 2.72 acres of wetland buffer compensation are proposed to offset the proposed wetland buffer impacts.

Uplands

Per the Ecosystem Management Plan provided by Eco Consultants, Inc. in June 2019 (Revised September 2019), the applicant has proposed 20.21 acres of Upland Preservation located outside of required wetlands and wetland buffers, which is an additional 3.08 acres of upland preservation compared to the previously approved plan that provided 17.13 acres of upland preservation. These upland preservation areas are classified as Hardwood Forest and are located adjacent and contiguous to preserved wetlands and wetland buffers.

Endangered Species

Trevesta Phase III has been under construction since approval of Trevesta Phase III Mass Grading Plan (PLN1811-0024) in January 2019 and Trevesta Phase III Final Site Plan (FSP-18-60) approval in March 2019. Prior to commencement of construction, no protected species were observed nesting or denning within the project boundaries.

Trees

All previously approved tree removal/replacement information will remain in effect, as it was not altered with this site plan modification.

Landscaping/Buffers

All previously approved landscape buffers were not altered with this site plan modification.

POSITIVE ASPECTS

- The project was previously approved in its current configuration.
- The proposed changes are: an increase to wetland and wetland buffer impacts by 0.074 acres; add single family attached units in Phase 3; an increase in the number of residential units in Phase 3 from 341 units to 457 units; and an increase of the multi-family building height from 35-feet to 4-stories.
- The final wetland mitigation requirements will be determined with the Environmental Resource Permit approved by the Southwest Florida Water Management District. There is also proposed wetland enhancement totaling 67.26 acres for the existing wetlands on site, and 0.27 acres of wildlife connectivity proposed

NEGATIVE ASPECTS

- The proposed revisions include a request to allow additional impacts to wetlands and wetland buffers.

MITIGATING MEASURES

- The applicant will be required to provide wetland mitigation in accordance with the Wetland Impact Study provided by ECO Consultants, Inc. dated September 2019.

STAFF RECOMMENDED STIPULATIONS

STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions. The following language shall be included in the Notice to Buyers and also in a separate addendum to the sales contract.
 - a. Portions of the internal streets within this subdivision are privately owned and maintained by either a Homeowner's Association or other appropriate legal entity.
 - b. This project includes commercial development (maximum 100,000 square feet with a 0.14 FAR) and multi-family residential development (300 units) and these uses may be developed without notice to adjoining property owners.
 - c. Buffalo Road may be completed to four (4) lanes in the future.
 - d. The property located to the north of Village A residential lots 21 – 41 is approved for commercial development.
2. Prior to Final Plat approval for Village A, Lots 1 - 10, the required 8-foot high noise abatement barrier wall shall be constructed as shown on the Master Site Plan Sheet and the Landscaping Plan of the Preliminary Site Plan set. The landscaping shall be placed on the Buffalo Road side of the barrier wall. **(Completed)**
3. Prior to Final Plat approval for Village B lots which would be located in the area south of Lot 1 (Village A), west of Loop A for approximately 1,152 linear feet, the required 8-foot high noise abatement barrier wall shall be constructed as shown on the Master Site Plan Sheet and the Landscaping Plan of the Preliminary Site Plan set. The landscaping shall be placed on the Buffalo Road side of the barrier wall. **(Completed)**
4. Prior to Final Plat approval for Village E lots located north of Street J and adjacent to Court K, the required 8-foot high noise abatement barrier wall shall be constructed as shown on the Master Site Plan Sheet and the Landscaping Plan of the Preliminary Site Plan set. The landscaping shall be placed on the Buffalo Road side of the barrier wall.
5. The multi-family development is required to provide the following noise abatement construction techniques. These techniques are required for all of the multi-family buildings.
 - a. All exterior windows, including sliding glass doors, shall be double paned or laminated glass with a STC rating of approximately 38 dB or higher.
 - b. All entrance doors shall be solid core soundproof type doors with soft resilient perimeter gaskets and threshold seals.
 - c. Air gaps around prefabricated door assemblies shall be sealed before installation of finish molding.
 - d. Holes through exterior walls for gas, water pipes, electrical conduits, etc. must be sealed airtight with a resilient non-setting caulking compound. Exterior vent openings shall be minimized and, to the extent possible, oriented away from the noise source.

- e. All exterior walls of living areas shall be constructed of poured concrete, cinder block, brick or other masonry materials. A combination stucco/frame wall may be utilized provided that a minimum of 7/8 inch stucco is used and fiberglass building insulation is placed between the studs.
6. The maximum commercial square footage shall not exceed 100,000 square feet (a 0.14 FAR).
7. In accordance with LDC Section 531.37.D.4.a. no residential lots are approved within the 220' fall down radius of the existing cell tower. The fall down radius shall be shown on any future development applications.
8. All project buffers shall be provided as shown on the PSP Landscaping Plan. The location and details of the proposed berms within the buffer shall be reviewed and approved concurrent with Final Site Plan. Buffers shall also meet the minimum requirements of LDC Section 900.6.A. (Entranceway Landscaping).
9. At the time of Final Site Plan, the applicant shall demonstrate that vegetation within areas identified as Natural Vegetation Buffers on the Preliminary Site Plan is adequately protected during construction and that the vegetation that remains after nuisance, exotic species removal will meet or exceed the buffering requirements of the Land Development Code. Areas not meeting the minimum buffer requirements shall be planted with vegetation as necessary to meet Land Development Code standards.
10. A Buffer Type B shall be provided between the commercial development and the residential uses in Village A (generally lots 21- 41). **(Completed)**
11. Final Site Plan (FSP) review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the LDC requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20-feet from property lines.

B. TRANSPORTATION STIPULATIONS

1. A trip generation table that includes an estimate of cumulative project trips shall be provided with every Final Site Plan submittal.

C. STORMWATER STIPULATIONS

1. The engineer of record will have the option of submitting a watershed analysis that would demonstrate an alternative stormwater design that would create no adverse impacts to the Buffalo Canal/Frog Creek watershed with respect to staging and flow rates; or the Engineer of Record shall demonstrate through modeling a 50% peak rate reduction for the project.
 - If the watershed approach is utilized, it shall utilize the Buffalo Canal Watershed Study to create and analyze pre- versus post-development condition.
 - If the EOR chooses the peak rate reduction option, the reduction shall only apply to the internal subdivision local roadway system and the residential lots. Over-attenuation is not required on open space areas, upland preservation areas, wetlands and their buffers, and landscape buffers, Attenuation is not required on the stormwater flows that discharge onto and through this property from adjacent roadways, subdivisions, and properties.

2. All fill within the 100-year floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. The 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 one of the following:
 - The available storage volume above the 25-Year Design High Water Level of any proposed compensation requirement; - **or** -
 - Provide a stormwater routing model that utilizes reverse flow into the on-site lakes during a 100-year, 24-hour storm event. The volume of stormwater that backfeeds into the on-site lakes will be credited as floodplain compensation volume; - **or** -
 - Provide a stormwater routing model which utilizes adopted watershed studies 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 100-year storm event.
3. There shall be a minimum of ten (10) foot separation between accessory equipment and structures alongside adjoining houses with 5 foot side yard setbacks.
4. The large existing lake (designated as Lake “L-10”) is being utilized as the irrigation source for the subdivision. In conjunction with Final Site Plan and Construction Plan submittal of Phase 3, the applicant shall provide a contingency plan to utilize shut-off valves on irrigation pump system. The contingency plan shall identify the shut-off elevations(s) for Lake “L-10” with respect to the stormwater design Normal Water Level (NWL) in order to identify the allowable fluctuations below the NWL of the lake to prevent excessive drawdown. A recovery well or other irrigation source shall be provided to mitigate and further prevent excessive drawdown of Lake “L-10”.

D. ENVIRONMENTAL STIPULATIONS

1. The developer shall provide an updated study, consistent with Policy 3.3.2.3 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate State or federal agency, shall be provided to the Planning Department for any listed species found on-site, prior to Final Site Plan approval.
2. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas that will serve as mitigation, shall be dedicated to the County prior to or concurrent with Final Plat approval.
3. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
4. 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.

5. 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.
6. All other applicable state or federal permits shall be obtained prior to commencement of construction.
7. Wetland acreage impacts are limited to 8.01 acres.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

No remaining issues.

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

706.6 Criteria for Approval of Wetlands Impacts.

- A. Impacts to Non-Viable Wetlands:** None of the proposed impacts are to wetlands which meet the definition of Non-viable wetlands.
- B. Impacts to Wetlands. No Practical Alternative:** The applicant maintains that the wetland and wetland buffer impacts are necessary to construct the single-family homes within Phase III as initially proposed with the approved PSP. The design was necessary to accommodate lot depths adequate to construct the previously approved single-family homes. Re-engineering the site to accommodate 0.08 acres of additional impact is not practical. The proposed amended PSP does not include any additional lots or commercial square footage within the project limits.
- C. Impacts to Wetlands, Overriding Public Benefit:** The applicant is proposing an amendment to the previously approved Ecosystems Management Plan which provides additional upland preservation areas and wetland buffer compensation area providing a net environmental gain. The design provides wildlife connections throughout the project area and connections to offsite preserves. Proposed impacts are along the edges of the wetlands and buffers and are not expected to impact the long-term viability of the wetlands.

COMPLIANCE WITH COMPREHENSIVE PLAN

Applicable Comprehensive Plan Policies: The request to amend the previously approved Preliminary Site Plan meets all the below policies, as the only change is to obtain approval for additional wetland and wetland buffer impacts within the Phase 3 portion of the overall project area. No other changes are being made to the Phase 3 project area.

Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.

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 mostly residential development with limited agricultural uses still in the area. Utilities are available to serve this project.

Policy 2.2.1.11.1 Intent. The UF-3 FLUC established areas for a low-density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Suburban or urban density planned residential development with integrated residential supports uses, retail, wholesale, or office commercial uses which function in the marketplace as neighborhood serving. The proposed gross density of 2.76 is appropriate within the UF-3 FLUC.

Policy 2.2.1.11.2 Range of Potential Uses. Single-family (low density urban), multi-family (low-moderate density urban) and neighborhood retail uses (not to exceed 150,000 square feet) are appropriate.

Policy 2.6.1.1 Compatibility. PDMU developments can be designed to permit development consistent with the growing residential trends in the area and the need to provide neighborhood serving commercial uses. In addition, PDMU allows the Board to attach stipulations to ensure the project is compatible with the surrounding uses. This was accomplished with the initial Board approval of the Preliminary Site Plan.

Policy 2.6.5.4 Preserve/Protect Open Space. The site plan shows 53% open space (233.99 acres). 30% open space is required.

Policy 3.3.1.1. Prohibit removal, alteration, or encroachment within wetlands except in cases where no other practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit. Such determination will require completion of impact avoidance and minimization analyses which clearly demonstrate the necessity of the proposed impact.

The modification is for an additional 0.08 acres of wetland impact from the original approved PSP. The subdivision layout was approved, and subsequent lot dimensions created minor impacts to some wetland edges and buffers. Without complete re-engineering of the site, the impacts are unavoidable.

The amended Ecosystems Management Plan provides additional upland preservation areas and wetland buffer compensation area and provides wildlife connections throughout the project area and connections to offsite preserves.

Policy 3.3.1.3. When development related impacts are unavoidable (see Policy 3.3.1.1), require that all development-related impacts to wetlands be mitigated. (1) When mitigation is required by the State, the type and quantity of mitigation shall be determined by the Uniform Wetland Mitigation Assessment Method (UMAM) as outlined in Chapter 62-345, F.A.C., as amended.

According to the SWFWMD ERP permit, wetland mitigation for permanent filling impacts will be provided by the onsite enhancement of 29.21 acres of wetlands and the use of 0.03 excess functional gain from ERP No. 43042117.000. The results of the UMAM analysis indicate a functional gain of 1.50 units which offsets the 1.50 units of functional loss proposed to wetland habitat.

TRANSPORTATION

No changes to warrant new information from Transportation Division.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE TRANSPORTATION CONCURRENCY	
CLOS APPLIED FOR:	There is an existing CLOS-15-001 that was issued on 1-14-15.
TRAFFIC STUDY REQUIRED:	Not applicable.
SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS	
No new Specific Approval requests.	
Attachments	
<ol style="list-style-type: none">1. Staff Report Maps/Aerials2. Preliminary Site Plan/Landscape Plan3. CLOS-15-001 (issued 1-14-15)4. Environmental Narrative (September 2019)5. Newspaper Advertising6. Ordinance PDMU-14-22(P)(R2)7. Public Comments	