Z-20-01 – CORE SUNCOAST LLC–PLN1912-0108

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 16.457 acres generally located southwest of State Road 64 East and east of Lena Road and commonly known as State Road 64 East, Bradenton, (Manatee County) from A-1 (Suburban Agricultural) to the GC (General Commercial) zoning district; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 07/09/20
Board of County Commissioners: 07/22/20

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 ADOPT Manatee County Zoning Ordinance No. Z-20-01, as recommended by the Planning Commission.

(Commissioner Baugh)

PLANNING COMMISSION ACTION:
On July 9, 2020, by a vote of 5 – 0, the Planning Commission recommended approval. Mr. Smock was absent, and Mr. Conerly abstained.

PUBLIC COMMENT AND CORRESPONDENCE:
July 9, 2020 Planning Commission
There were no public comments.
Revisions to the staff report were entered into the record and have been incorporated in this report.
### PROJECT SUMMARY

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Z-20-01/PLN1912-0108</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Name</strong></td>
<td>Core Suncoast, LLC</td>
</tr>
<tr>
<td><strong>Applicant(s) / Agent</strong></td>
<td>Arthur L. Valadie Dean L. Paquet, P.E.</td>
</tr>
<tr>
<td><strong>Existing Zoning</strong></td>
<td>A-1 (Agricultural Suburban District)</td>
</tr>
<tr>
<td><strong>Proposed Use(s)</strong></td>
<td>GC (General Commercial)</td>
</tr>
<tr>
<td><strong>Case Manager</strong></td>
<td>Achaia Brown, M.S., Planner II</td>
</tr>
<tr>
<td><strong>Staff Recommendation</strong></td>
<td>Approval</td>
</tr>
</tbody>
</table>

### Detailed Discussion

**History**
The approximate 16.46-acre site was split from the approximate 19.95-acre tract, located east of I-75. The site has approximately 900 feet of frontage along SR 64 East and 260 feet along Lena Road. The site is in the State Road 64 and I-75 entranceway. The site is currently zoned A-1 (Agricultural Suburban District). The site is in the MU (Mixed Use) Future Land Use Category (FLUC).

### FLUC

![FLUC Map](image_url)

### Zoning

![Zoning Map](image_url)

**Request**
The property is currently zoned A-1 (Agricultural Suburban). The intent of the Z-1 zoning district is to provide for agricultural and related uses on short term agricultural lands. A-1 zoning district does not permit retail commercial. The applicant is requesting a rezone from A-1 (Agricultural Suburban) to the GC (General Commercial) zoning district. The proposed zoning permits (with Board approval) a mix of commercial retail and service uses that A-1 excludes. A rezone to General Commercial is compatible and consistent with the Mixed-Used Future Land Use Category.
The future land use designation for the site is Mixed-Use (MU). Table 4-1 of the Land Development Code indicates that GC is an implementing zoning district of the MU future land use designation, subject to commercial locational criteria. The site is eligible to be considered for commercial development since the MU FLUC lists neighborhood, community and regional serving commercial in the range of potential uses; also per Comprehensive Plan Policies 2.10.4.2 and 2.10.4.3 commercial projects within the MU FLUC are exempted from compliance with commercial locational criteria requirements (within 1,500 feet of two functionally classified roadways), and are not required to be separated from adjacent residential uses by the right-of-way of any roadway functionally classified as collector or higher.

The General Commercial district contains additional protection for “non-residential uses adjacent to single family residential zoning”, such as doubling required side yard setbacks (from 10 to 20 feet). Additionally, per Section 701.4. a 15-foot-wide screening buffer will be required, where abutting residential uses.

The land development code defines Agricultural Suburban and the General Commercial districts as follows:

**Agricultural Suburban District (A-1).** The intent of this district is to permit short-term agricultural and related uses and to provide for areas transitioning from rural to suburban character.

**General Commercial District (GC).** The purpose of this district is to provide for a variety of retail use and services in free-standing parcels or shopping centers to serve the community’s general commercial needs. This district may also facilitate attached dwellings, multifamily residential, and mixed-use (including multi-family residential).

A-1 zoning district allows very limited permitted commercial services uses (funeral chapels, and offices), and uses that require a “special permit”, such as (bed and breakfasts, funeral homes, veterinary clinics, and equipment sales, rental, storing and repair). Retail commercial uses are not allowed within A-1 zoning, as well as single-family semi-detached, attached or multifamily developments.

With a future land use category of MU more intensive uses are appropriate including a variety of commercial retail and commercial services uses, which could be mixed with medium and high density residential as is allowed in the GC zoning district. See attachment 3 for a chart comparing the allowable uses in A-1 and GC zoning districts.

**General Commercial Standards (GC)**

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Front</th>
<th>Side</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Residential Use Adjacent to Single-Family Residential Zoning</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waterfront</td>
<td>30</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Height (max. stories)</td>
<td>4 (6 SP)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Intensity, Landscape Open Space, and Pervious Area Requirements</th>
<th>Maximum Density Per FLUC</th>
<th>Maximum Non-Residential FAR Per FLUC</th>
<th>Limited by FAR 150,000</th>
<th>Min. Landscaped Open Space (%)</th>
<th>15</th>
<th>Min. Lot Size (sq. ft.)²</th>
<th>7,500</th>
<th>Minimum Width (ft.)²</th>
<th>75</th>
</tr>
</thead>
</table>

---
Agricultural Suburban District -

Setbacks

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Side</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>50</td>
<td>10</td>
<td>25</td>
</tr>
</tbody>
</table>

Intensity, Landscape Open Space, and Pervious Area Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requirement</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Density</td>
<td>Maximum Non-Residential FAR</td>
<td>.23</td>
</tr>
<tr>
<td>Maximum Building Size (sq. ft.) for non-residential uses</td>
<td>Min. Landscaped Open Space (%)</td>
<td>20</td>
</tr>
</tbody>
</table>

Staff recommends APPROVAL.

SITE CHARACTERISTICS AND SURROUNDING AREA

ADDRESS
Address not assigned.

GENERAL LOCATION
Southwest of State Road 64 East and East of Lena Road.

ACREAGE
Approximately 16.457 acres

EXISTING USE(S)
Vacant

FUTURE LAND USE CATEGORY(S)
MU (Mixed Used)

INTENSITY
Maximum 1.0 Floor Area Ratio (FAR)

SPECIAL AREA
Entranceways

SURROUNDING USES AND ZONING

NORTH
Across SR 64 East, is Heritage Harbor Development zoned PDMU (Planned Development Mixed Use).

SOUTH

EAST
Across Lena Road is a single-family residence and vacant land zoned A-1. Farther east is Manatee County Land-fill zoned PD-PI (Planned Development Public Interest).

WEST

SITE DESIGN DETAILS

SETBACKS
(*) non-residential uses adjacent to single family

Corner Lot:
General Commercial
Front: (25) feet (S.R. 64 E)
Front: (25) feet (Lena Road)
<table>
<thead>
<tr>
<th><strong>HEIGHT</strong></th>
<th>Side: (10) feet (*)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OPEN SPACE</strong></td>
<td>Maximum (4 stories); and (6 stories) with Special Permit</td>
</tr>
<tr>
<td>15% General Commercial zoning district</td>
<td>Required</td>
</tr>
<tr>
<td>*5% extra when located in an entranceway</td>
<td>20 percent (*)</td>
</tr>
<tr>
<td><strong>ACCESS</strong></td>
<td>Potential access points along SR 64 East(*) and Lena Road</td>
</tr>
<tr>
<td>(*) The Florida Department of Transportation (FDOT) will be the entity responsible for the approval of access points location and roadway improvements along SR 60 East.</td>
<td></td>
</tr>
<tr>
<td><strong>FLOOD ZONE(S)</strong></td>
<td>Site lies in Zones X, AE and regulatory floodway of Cypress Strand per FIRM Panel 12081C0327E, effective 3/17/2014.</td>
</tr>
<tr>
<td><strong>AREA OF KNOWN FLOODING</strong></td>
<td>Project Located in Flood Prone Area: Yes</td>
</tr>
<tr>
<td>Type of Flooding (i.e. rainfall, riverine, storm surge, etc): Rainfall</td>
<td></td>
</tr>
<tr>
<td>Project Subject to flow reduction: N/A</td>
<td></td>
</tr>
<tr>
<td>Project subject to OFW: N/A</td>
<td></td>
</tr>
<tr>
<td>Watershed/Basin: Cypress Strand Watershed</td>
<td></td>
</tr>
<tr>
<td>Project located within Floodplain and/or Floodway: The rezone property (Parcel ID # 1463700209) is partially located within the FEMA 2014 effective FIRM 100-year floodplain and floodway. Base Flood Elevation (B.F.E.) is approximately 16.7 feet (NAVD). (The rezone property is also partially within the County 25-year floodplain.</td>
<td></td>
</tr>
<tr>
<td><strong>UTILITIES</strong></td>
<td>County water and sewer</td>
</tr>
<tr>
<td><strong>ENVIRONMENTAL INFORMATION</strong></td>
<td>Aerials indicate only a small area of a wetland stream system crosses the property in the extreme southwest corner.</td>
</tr>
<tr>
<td><strong>OVERALL WETLAND ACREAGE</strong></td>
<td>No wetland impacts are approved with this rezone. Any potential wetland impacts are to be assessed at further stages of the development review process.</td>
</tr>
<tr>
<td><strong>PROPOSED WETLAND IMPACT ACREAGE</strong></td>
<td></td>
</tr>
<tr>
<td><strong>NEARBY DEVELOPMENT</strong></td>
<td><strong>NON-RESIDENTIAL</strong></td>
</tr>
<tr>
<td><strong>PROJECT</strong></td>
<td><strong>FLUC</strong></td>
</tr>
<tr>
<td>Walgreens</td>
<td>UF-3</td>
</tr>
<tr>
<td>Hess</td>
<td>IL</td>
</tr>
<tr>
<td>Racetrack</td>
<td>MU</td>
</tr>
</tbody>
</table>
### RESIDENTIAL

<table>
<thead>
<tr>
<th>SUBDIVISION</th>
<th>FLUC</th>
<th>ZONING</th>
<th>DWELLING UNITS / SQUARE FEET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenfield Plantation</td>
<td>UF-3</td>
<td>PDR</td>
<td>192 lots</td>
</tr>
<tr>
<td>Heritage Harbor</td>
<td>MU</td>
<td>PDMU</td>
<td>5,000 lots</td>
</tr>
<tr>
<td>Maple Grove Estates</td>
<td>MU</td>
<td>A-1</td>
<td>9 lots</td>
</tr>
</tbody>
</table>

### POSITIVE ASPECTS

- The site has direct access to a major arterial and an area designated for mixed uses.
- The rezone is a logical expansion of commercial along SR 64 East.

### NEGATIVE ASPECTS

- There is a residential subdivision south of the subject parcel. General Commercial zoning will introduce the potential for commercial uses near residential uses, which may come with additional light and noise impacts.

### MITIGATING MEASURES

- Intense uses that are allowed in GC but adjacent to residential development will require a special permit for approval. Mitigation measures will be administratively reviewed at the time of submittal of Final Site Plan.
- The Land Development Code provides standards for specific uses that may have negative externalities and has requirements for additional landscaping and buffering for certain commercial uses next to residential uses. Mitigation measures will be administratively reviewed at the time of submittal for a Final Site Plan.

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

No remaining issues.

### ENTRANCEWAY COMPLIANCE

| Landscape Buffer | 20-feet required |

### COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 342 – AMENDMENTS TO OFFICIAL ZONING ATLAS

LDC SECTION 342.3 – REVIEW CRITERIA FOR ZONING MAP AMENDMENTS

**A. Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.**

Analysis: The proposed rezone from A-1 to GC is compatible with the existing development pattern and zoning of nearby properties. The site is located adjacent to Planned Development Commercial (PDC) to the east and Planned Development Mixed-Use (PD-MU) to the north, zoning districts that are characterized by a permitted uses and dimensional standards similar and compatible with GC.

**B. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.**

Analysis: The proposed rezone is consistent with the changes in land use and conditions within the East County along SR 64 East that have occurred over the years. One of the current developments along the collector road is immediately adjacent to the subject property was rezoned to PDC in 2013 (PDC-12-09 (Z)(P)) for gas station. Other developments such as DRI Heritage Harbour includes mixed-use developments in addition to recently constructed residential subdivisions.

**C. Consistency with the Current Comprehensive Plan.**

Analysis: The property is located within the Mixed Use (MU) Future Land Use Category on the Future Land Use Map (FLUM). General Commercial requires to meet commercial locational criteria; however, projects within Mixed Use (MU) FLUC are exempt from the commercial locational criteria requirements, in the opinion of staff commercial development is not considered an intrusion into any residential area.
A rezone to General Commercial will allow any use permitted in Table 4-3 of the Land Development Code, providing for a variety of retail use and services in free-standing parcels or shopping centers to serve the community’s general commercial needs, as well as facilitate attached dwellings, multifamily residential, and mixed-use (including multi-family residential). Per the Land Development Code (Table 4-1), GC is an implementing zoning district of MU FLUC which does not require to meet commercial locational criteria. The purpose of the GC zoning district conforms the intent and range of potential uses of the MU FLUC which includes commercial, office, and light industrial uses mixed with suburban or urban residential uses and support uses such as recreational uses, public or semi-public uses, schools, as well as hospitals.

D. Conflicts with Existing or Planned Public Improvements.
   Analysis: The applicant has submitted a Traffic Impact Statement (TIS) and the County has found there will be no impacts on Planned Public Improvements.

E. Available of Public Facilities.
      Analysis: A Traffic Impact Statement (TIS) was evaluated based on the guidelines presented in Manatee County’s Traffic Study Guidelines and was prepared and provided to Manatee County for this rezone. The applicant has addressed the Comprehensive Plan and LDC requirements and provided appropriate traffic-related information to substantiate the findings. When a request for Final Site Plan/Concurrency is submitted, a Traffic Study will be required to establish any required mitigation and access improvements.

   2. Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.
      Analysis: Staff does not foresee a significant impact on demand for public facilities. There are existing sewer and potable water lines in the vicinity, public transportation, recreational facilities, as well as schools to serve the future development of the site.

   3. Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity.
      Analysis: The proposed rezone is located in an infill area and has access to facilities such as potable water, sewer, reclaim, transportation facilities, and other critical infrastructure.

F. Health, Safety or Welfare of the Neighborhood and County.
   Analysis: Haile Middle School and Freedom Elementary School are located in close proximity to the site. Walking and bike trails exist along the north of the subject and south of State Road 64 that allows for comfortable bike and pedestrian circulation to the Lena Road intersection. This intersection is signalized and provides a safe route for students and employees of the school to come to the subject parcel with limited vehicular conflicts. All proposed commercial development will follow the Land Development Code to maintain required screening and buffering between the property and the adjacent neighborhoods.

G. Conformance with All Applicable Requirements of this Code.
   Analysis: The proposed rezone to General Commercial will be consistent with all applicable requirements outlined in the Land Development Code including the purpose and intent of the Future Land Use Category (FLUC) Mixed-Use (MU) in the Comprehensive Plan. The GC zoning district allows a minimum lot size of 7,500 square feet, a minimum lot width of 75 feet, and a maximum building size of 25,918 for 0.5 FAR or 51,836 for 1.0 FAR (hotel or mixed use).

H. Consistency with the Development Patterns in the Area.
   Analysis: Commercial development is progressive along State Road 64 an urban collector road where low to medium density residential and support uses conveyed in the Comprehensive Plan should be permitted. The site is located adjacent to PD-C and PD-MU, zoning districts that are characterized by a permitted uses and dimensional standards similar and compatible with General Commercial.

I. Logical Expansion of Adjacent Zoning Districts.
   Analysis: General Commercial zoning exist within a mile’s distance from the subject parcel. Again, there is Planned Development Commercial to the east and Planned Development Mixed Use north of the tract. The proposed rezone to GC would allow for a range of nonresidential land uses, such as medical offices and clinics, to residential uses, such as single family detached dwelling units. This range of uses is reflective of the mixed-use nature of the category and provides assurance that the category is compatible with surrounding land uses, including single family homes. The purpose of the General Commercial district is to provide for a variety of retail use and services in free-standing parcels. This district may also facilitate attached dwellings, multifamily residential, and mixed-use.
Residential uses within the neighborhood and the County will have increased access to amenities consistent with the goals and intent of the Mixed-Use (MU) Future Land Use Category.

J. Impact on Historic Resources.
Analysis: There do not appear to be known historic resources on the site. If any historic resources are found at time of development, the applicant will be required to immediately report discoveries of historical or archaeological resources to the Florida Division of Historical Resources.

K. Environmental Impacts.
Analysis: Aerials indicate only a small area of a wetland stream system crosses the property in the extreme southwest corner. A wetland delineation will be needed for FSP review. Environmental impacts, if any, will be assessed at future development application submittals.

L. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.
Analysis: The GC zone provides additional language in its schedule of bulk and dimensional standards requiring additional setbacks when non-residential uses are adjacent to single family residential zoning. The subject property is located between a major arterial roadway (to its north) and approximately fifteen single family homes (to its south). The site is already adjacent to Planned Development Commercial to the east. Although, the current suburban agriculture zoning only allows a limited range of permitted commercial services uses (funeral chapels, and offices) and residential uses (single-family detached), as well as uses that require a “special permit” (bed and breakfasts, funeral homes, veterinary clinics, and equipment sales, rental, storing and repair).

No specific use has been taken into consideration for this site as part of the current rezone process. Most uses have specific use criteria outlined in Section 531, which helps address any potential compatibility concerns with residential areas, and some uses would be required to obtain a special permit at a separate public hearing. Compliance with specific standards and regulations will be required at time of future project submittal.

M. Relocation of Mobile Homeowners.
Analysis: There are no mobile located on the property.

N. Consistency with the Planned Development District Standards.
Analysis: This application is for a rezone to General Commercial; therefore, the Planned Development District Standards do not apply.

O. Any Other Matters Which May Be Appropriate.
Analysis: Entranceway standards will be reviewed at the time of FSP. There are no other known matters to be considered pursuant to the LDC, Comprehensive Plan or applicable law.

---

**COMPLIANCE WITH COMPREHENSIVE PLAN**

The site is in the Mixed-Use Future Land Use Category. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.
Analysis: Upon the widening of SR 64 to six lanes and infrastructure extended to serve large planned developments to the property’s east (Lakewood Ranch) and north (Heritage Harbor). The subject property was left an infill from the 19-acre tract split. The proposed rezone would allow for cost effective utilization of existing infrastructure by new development, consistent with the Comprehensive Plan policy for infill development.

Policy 2.1.2.4. Limit urban sprawl through consideration of new and redevelopment when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.
Analysis: The subject property is internal to the existing development pattern along SR 64. This is supported by the Comprehensive Plan’s Future Land Use Category of Mixed Use, which is envisioned to develop as a “major center of
Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.
Analysis: Around the subject property are large planned communities, investments in transportation infrastructure (i.e. Fort Hamer Bridge), that makes it feasible to promote infill development on the property. Within the proposed General Commercial zoning district, maximum density and intensity are still regulated by the Future Land Use Category, Mixed Use. The Mixed Use category, and transitively its build-out potential in the form of densities and intensities surround the subject property. The subject property has access to two (2) public roadways, SR 64 and Lena Road. Both roadways appear in Map 5B of the Comprehensive Plan (2030 Future Circulation). In Map 5B, SR 64 is identified as an arterial roadway and Lena Road as a collector roadway. Additionally, the subject property falls within the Entranceways design district and is subject to its standards of development. Access standards in 900.6.B requires a frontage road be built ensuring the driveway cuts are decreased and safety increased. Capacity in both water treatment and wastewater treatment plants exist.

Objective 2.1.4. Economic Activity Areas – encourage development of mixed use areas to strengthen and diversity the economy of Manatee County.
Analysis: In Compliance with the Comprehensive Plan, this rezone within the Mixed-Use Future Land Use category will support the strengthen and support the economy of eastern Manatee County. General Commercial, as a function of its diversity of land uses, has the potential to create employment opportunities in the area.

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures.
Analysis: The GC district contains additional protection for “non-residential uses adjacent to single family residential zoning”, doubling required side setbacks (from 10 to 20 feet) and additional rear yard setbacks. Additionally, buffer zones are required per Section 701.4. A 15-foot-wide screening buffer will be required per Figure 7-4, where abutting residential uses. This buffer zone will act as both a mitigative measure for real or perceived compatibility between zoning districts but also as an attractive boundary for the subject property and adjacent landowners. Any future site plan will be reviewed for compliance with these code standards.

Policy 2.6.5. Ensure urban infill projects are compatible to their setting and design to contribute to the overall enhancement of the existing neighborhood. Compatibility considerations include building massing, vertical character and setbacks with the existing urban neighborhood.
Analysis: The property is located in an area of infill within the County. SR 64’s development pattern is that of a suburban commercial corridor with low to medium density residential uses (predominantly zoned PD-R or PD-MU) located beyond the corridor. This rezone would bring appropriate order and consistency to the development pattern as the commercial corridor approaches I-75. Building massing, vertical character, and setbacks established within the GC district are appropriate and consistent with the corridor and allow for a transition to uses to the south. Any future site plan for this property will be reviewed for compatibility.

Policy 2.10.1.2. Promote the development of commercial uses in nodes, and discourage scattered, incremental commercial development.
Analysis: The site adjacent to both PD-C and PD-MU, zoning districts that are characterized by a permitted uses and dimensional standards similar and compatible with GC. SR 64’s development pattern is that of a suburban commercial corridor with low to medium density residential uses located beyond the corridor. Additionally, the property is in the larger portion of the County’s Future Land Use Category Mixed Use which establishes this area a node of activity, activity which includes commercial uses.

However, projects within Mixed Use (MU) FLUC are exempted from compliance with Commercial Locational Criteria (within 1,500 feet of two functionally classified roadways) and not considered an intrusion into any residential area under Comprehensive Plan Policy 2.10.4.3(3).

Policy 2.10.1.3. Encourage development projects that functionally mix residential and commercial (retail/office) uses, either vertically or horizontally.
Analysis: The proposed rezone would allow for the gentle transition from a commercial corridor to residential uses, supporting a mix of uses consistent with the Comprehensive Plan.
Policy 2.10.4.1. Limit the location of all new commercial development to well-defined nodes.
Analysis: The proposed rezone is located at the intersection of an arterial and collector roadway. The subject property will be commercially developed along a well-defined node identified per the Comprehensive Plan, and a project within the MU FLUC is exempted to meet commercial locational criteria.

TRANSPORTATION

Major Transportation Facilities

The site is located in the southwest quadrant of SR 64 East and Lena Road. SR 64 is an existing six-lane road with 50 mph posted speed. In the Future Traffic Circulation Plan, it is designated as a six-lane arterial roadway lying within 200 feet of right-of-way or as determined by Florida Department of Transportation. Lena Road is an existing two-lane road with 30 mph posted speed. In the Future Traffic Circulation Plan, it is designated as a four-lane collector roadway with a planned right of way width of 120 feet.

Transportation Concurrency

The Applicant is seeking a rezone only and cannot obtain concurrency until the Preliminary Site Plan or Final Site Plan review stage for a specific project. At that time, the Applicant will be required to submit a traffic study to determine if any off-site concurrency-related improvements are required to mitigate the development’s impacts.

The applicant provided a Traffic Impact Statement (TIS) for the rezone application to gauge the maximum impacts associated with the allowable uses in General Commercial. Based on the accepted study, it appears the potentially impacted segments of SR 64 East are expected to have capacity deficiencies. Lena Road is expected to have sufficient capacity for the proposed project traffic (see Certificate of Level of Service Compliance table below).

Access

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

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE
TRANSPORTATION CONCURRENCY

CLOS APPLIED FOR: No
TRAFFIC STUDY REQUIRED: Yes (A traffic impact summary was prepared; however, a traffic study will be required at PSP/FSP

<table>
<thead>
<tr>
<th>NEAREST THOROUGHFARE</th>
<th>LINK(S)</th>
<th>ADOPTED LOS</th>
<th>FUTURE LOS (W/PROJECT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SR 64 E</td>
<td>3060</td>
<td>D</td>
<td>F</td>
</tr>
<tr>
<td>SR 64 E</td>
<td>3061</td>
<td>D</td>
<td>F</td>
</tr>
<tr>
<td>Lena Road</td>
<td>6036</td>
<td>D</td>
<td>C</td>
</tr>
</tbody>
</table>

OTHER CONCURRENCY COMPONENTS
Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water and wastewater will be reviewed at the time of FSP.

Attachments
1. Staff Report Maps/Aerials
2. Traffic Impact Statement
3. Use Chart Comparison (A-1 vs. GC)
4. Zoning Disclosure Affidavit
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>5.</td>
<td><strong>Newspaper Advertising</strong></td>
</tr>
<tr>
<td>6.</td>
<td><strong>Ordinance Z-20-01</strong></td>
</tr>
</tbody>
</table>