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 County Land Development Code), relating to the zoning within the unincorporated area; providing for a rezone of approximately 278.41 acres generally located ±1.3 miles north of SR 70, ±2.1 miles south of SR 64, and ±1.5 miles east of Lorraine Road, at 5010 Uihlein Road, Bradenton (Manatee County) from A/WP-E/ST (General Agriculture/Watershed Protection Evers/Special Treatment Overlay Districts) to the PDR/ WP-E/ST (Planned Development Residential/Watershed Protection Evers/Special Treatment Overlay Districts) zoning district; approving a Preliminary Site Plan for 675 lots for single-family residential detached; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 05/10/2018

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. PDR-17-28(Z)(P); APPROVE a Preliminary Site Plan with Stipulations A.1–A.6, B.1–B.6, C.1–C.4 and D.1-D.3; GRANT Special Approval for a project: 1) exceeding a gross density of 1.0 dwelling unit per acre in the MU-C/R FLUC, 2) exceeding a net density of 3.0 dwelling units per acre in the MU-C/R FLUC, 3) adjacent to a perennial stream, 4) partially within the Watershed Protection Evers Overlay District, and 5) partially within the Special Treatment Overlay District; ADOPT the Findings for Specific Approval; and GRANT Specific Approval of an alternative to Land Development Code Sections 402.7.D.5 (Planting within the greenbelt buffer), 402.7.D.7 (Allow a reduction of the front yard setback), and 1001.1.C.3 (Allow an alternative design providing a proposed emergency access to serve as a second means of access); as recommended by the Planning Commission.

(Commissioner Baugh)

PLANNING COMMISSION ACTION:
On May 10, 2018, by a vote of 5 – 0, the Planning Commission recommended approval. Mr. Horrigan and Mr. Rhoades were absent.

PUBLIC COMMENT AND CORRESPONDENCE:
May 10, 2018 Planning Commission
There were no public comments.

Revisions to the staff report were entered into the record and have been incorporated into this staff report.
# Project Summary

<table>
<thead>
<tr>
<th><strong>Case#</strong></th>
<th>PDR-17-28(Z)(P) (DTS #20170566 - MEPS #744)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Name</strong></td>
<td>Solera at Lakewood Ranch</td>
</tr>
<tr>
<td><strong>Land Owner</strong></td>
<td>SMR Northeast, LLC</td>
</tr>
<tr>
<td><strong>Applicant(s) / Agent</strong></td>
<td>Christie Barreiro, AICP / Heidt Design, LLC</td>
</tr>
<tr>
<td><strong>Proposed Zoning</strong></td>
<td>PDR/WP-E/ST (Planned Development Residential/Watershed Protection Evers/Special Treatment Overlay Districts)</td>
</tr>
<tr>
<td><strong>Existing Zoning</strong></td>
<td>A/WP-E/ST (General Agriculture/Watershed Protection Evers/Special Treatment Overlay Districts)</td>
</tr>
<tr>
<td><strong>Proposed Use(s)</strong></td>
<td>675 single-family detached lots</td>
</tr>
<tr>
<td><strong>Case Manager</strong></td>
<td>Rossina Leider, Principal Planner</td>
</tr>
<tr>
<td><strong>Staff Recommendation</strong></td>
<td>APPROVAL with Stipulations</td>
</tr>
</tbody>
</table>

## Detailed Discussion

The ±278.41-acre vacant site is located west of the Future Development Area Boundary (FDAB) and adjacent to the future alignment of Bourneside Boulevard, approximately 1.3 miles north of SR 70, 2.1 miles south of SR 64, and 1.5 miles east of Lorraine Road.

**Site Aerial**

![Site Aerial](image-url)
The project area is zoned A/WP-E/ST (General Agriculture/Watershed Protection Evers/Special Treatment Overlay Districts), and bounded on three sides by the future alignment of planned thoroughfares designated as collector roadways as follows: Rangeland Parkway to the north, Uihlein Road to the east, and Bourneside Boulevard to the west. To the south, the site is adjacent to northern boundary of Lakewood National Golf & Country Club.

**ZONING**

The site is part of a ±6,595-acre property, identified as the Northeast Quadrant, which was designated within the MU-C (Mixed Use-Community) FLUC by a privately initiated text and map amendment (PA 09-06 / Ord. 09-12 adopted in 2009). This Future Land Use designation establishes various sub-areas and suburban/urban activity centers, and was recently modified to allow flexibility in the size of the activity centers, distance between centers, and the trade-off type of residential units (PA-17-05 / Ord. 17-34 adopted in 2017).

Specifically, the project area is within the MU-C/R (Mixed Use-Community/Residential) Future Land Use Categories (FLUC).

Maximum allowed development total for the Northeast Quadrant are regulated by “Specific Condition D.5.6” of the Comprehensive Plan, which includes the option to exchange residential unit types providing that there will not be an increase in external vehicle trips. The maximum allowed amount of non-residential square footage and residential units is the following:

- 2,865,584 square feet of retail
- 2,280,584 square feet of office
- 5,559,454 square feet of industrial
- 5,203 single-family detached residential units
- 2,541 single-family attached residential units
- 3,228 multi-family units
The request is to rezone the property to PDR (Planned Development Residential) while retaining the Watershed Protection Evers and Special Treatment Overlay Districts, and approve a Preliminary Site Plan for 675 single-family detached lots. The Preliminary Site Plan proposes:

- A residential community with three (3) “no gated” access points along planned thoroughfares (collector roadways per the Future Circulation Map of the Comprehensive Plan) as follows: Rangeland Parkway and Uihlein Road (main entrances), and a secondary entrance on Bourneside Boulevard.

- An internal gated community (isolated neighborhood) in the central portion of the site containing 150 units. To provide connection with the rest of the project, the design shows one main access (on Street K) and one emergency access (from Street H to Street G), for which the applicant is requesting specific approval since two (2) full access points are required by LDC Section 1001.C.

- Streets will be public within the “no gated” portions of the site, and private in the “gated” portion. Lots will be located on both sides of 50-foot wide local streets. All streets are shown with 2-lanes (24 feet pavement width), and sidewalks on both sides. (See proposed typical R-O-W on page 21)

- The proposal shows seven (7) cul-de-sacs with a length that varies between 237 feet and 691 feet, not exceeding the maximum length allowed per LDC Section 1001.4.D.1 (800 feet). No inter-neighborhood tie is proposed since the site is bounded by collector thoroughfares to the north, east, and west, and to the south by a wetland area and native upland preservation habitat.
- Minimum lot size varies from 5,500 sq. ft. (50’ x 110’) to 7,500 sq. ft. (60’ x 125’) as follows: 126 lots with 5,500 sq. ft., 26 lots with 5,750 sq. ft., 421 lots with 6,000 sq. ft., and 102 lots with 7,500 sq. ft. The proposal includes the option to modify the combination of lots by sizes at Final Site Plan.

- A gross and net density of 2.42 and 4.92 dwelling units per acre respectively, in compliance with the provisions of the Comprehensive Plan (maximum of 3 du/acre gross and 9 du/acre net).

- The Preliminary Site Plan proposes a 20-foot wide roadway buffer along Rangeland Parkway, Bourneside Boulevard, and Uihlein Road (north, east, and west boundaries respectively), and a 15-foot greenbelt buffer along the south boundary or a 50-foot wide wetland buffer where it is applicable. Adequate separation has been provided from potential active agricultural uses to the east and west (120 feet R-O-W width of planned thoroughfares plus 20 feet wide roadway buffer).

- 5-foot wide sidewalks are shown along both sides of the internal public and private local roadways. The internal sidewalk network connects residential lots to the amenity center, open space areas, and exterior sidewalks along planned thoroughfares.

- 51% of the site is designated as open space (141.08 acres), exceeding the minimum requirement for a Planned Development Residential within the Watershed Protection Evers Overlay District (35%). Lakes and floodplain compensation areas are generally located behind residential lots and represent approximately 40% of the total proposed open space (56.80 acres).

- 3.19 acres of recreational areas will be provided as “neighborhood focal point”, including but not limited to an amenity center (including optional clubhouse and pool), a tot lot, a park, and open spaces areas. Details of proposed amenities will be defined at FSP stage.

- The project will be developed in two (2) phases moving from west to east consisting with the availability of services. Phase I consists of 333 lots, and 342 will be developed within Phase II. The Phasing Plan could be subject to changes at FSP stage.

**PRELIMINARY SITE PLAN**

<table>
<thead>
<tr>
<th>Lot Sizes (Single-family detached lots)</th>
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</thead>
<tbody>
<tr>
<td>Lot Dimensions</td>
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<tr>
<td>----------------</td>
</tr>
<tr>
<td>50’ x 110’</td>
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<tr>
<td>50’ x 115’</td>
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<tr>
<td>50’ x 120’</td>
</tr>
<tr>
<td>60’ x 125’</td>
</tr>
<tr>
<td><strong>Total</strong></td>
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</tbody>
</table>
At this time, there is no available potable water, wastewater, or roadway infrastructure to serve the proposed development. However, the Master Infrastructure Plan for the Northeast Quadrant (transportation and utilities) has been submitted to the Public Works Department by the Lakewood Ranch Stewardship District for review and approval. Additionally, the County had approved the Northeast Sector transportation analysis supporting the current activities of the District and the provisions of the recently approved LDA 17-01, which provides the terms under the required thoroughfare access and circulation roads are expected to be available to serve the Solera at Lakewood Ranch project.

Prior to Final Site Plan approval, the applicant shall demonstrate that adequate access will be provided, as well as compliance with the County's Wastewater System Master Plan approved by the BOCC, and all applicable regulations and provisions of the Land Development Code and the Comprehensive Plan will be addressed and a CLOS will be issued for the project at Final Site Plan stage.

Policy 2.2.1.28.5 of the Manatee County Comprehensive Plan (MU-C/R - Mixed Use-Community/Residential FLUC) allows consideration of suburban or urban density planned development residential developments with integrated recreational uses in the range of potential uses, with a maximum density of 3 du/acre gross and 9 du/acre net.

Special Approval is required to be granted by the Board of County Commissioners for a project within the MU-C/R FLUC exceeding a gross and a net density of 1.0 dwelling unit per acre and 3 dwelling units per acre, respectively, as well as adjacent to a perennial stream, and within the Watershed Protection Evers and the Special Treatment Overlay Districts. Additionally, the applicant requests Specific Approval for alternatives of LDC Sections 402.7.D.5 (Planting within the southern greenbelt buffer), 402.7.D.7 (Allow a reduction of the front yard setback), and 1001.1.C.3 (Allow an alternative design providing a proposed emergency access to serve as a second means of access).

Planned Development is the necessary process to achieve Special Approval and Specific Approval. PDR zoning provides flexibility for the project to establish appropriate design conditions (buffers, dimensional standards, etc.) and to help mitigate potential adverse impacts to surrounding properties.

The purpose of the Special Approval and Specific Approval request is satisfied by the proposed project’s design. Staff recommends Approval with stipulations.

### SITE CHARACTERISTICS AND SURROUNDING AREA

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>5010 Uihlein Rd, Bradenton (Manatee County)</th>
</tr>
</thead>
<tbody>
<tr>
<td>GENERAL LOCATION</td>
<td>Generally located +1.3 miles north of SR 70, +2.1 miles south of SR 64, and +1.5 miles east of Lorraine Road, specifically south of future Rangeland Parkway extension, east of future Uihlein Road extension, and west of future Bourneside Boulevard (Bradenton, Manatee County).</td>
</tr>
<tr>
<td>ACREAGE</td>
<td>±278.41 acres</td>
</tr>
<tr>
<td>EXISTING USE(S)</td>
<td>Vacant (grazing, class I improvements)</td>
</tr>
<tr>
<td>FUTURE LAND USE CATEGORY(S)</td>
<td>• MU-C/R (Mixed Use–Community/Residential) (Max. 3 Dwelling units per acre)</td>
</tr>
<tr>
<td>OVERLAY DISTRICT(S)</td>
<td>Partially within:</td>
</tr>
<tr>
<td>DENSITY</td>
<td>Gross: 2.42 du/acre Net: 4.92 du/acre</td>
</tr>
<tr>
<td>(Max. within MU-C/R &amp; MU-C/AC-3: Gross: 3.0 du/acre &amp; Net: 9.0 du/acre)</td>
<td>1) Exceeding a gross density of 1.0 dwelling unit per acre in the MU-C/R FLUC (Policy 2.2.1.28.5)</td>
</tr>
<tr>
<td>SPECIAL APPROVAL(S)</td>
<td>1) Exceeding a gross density of 1.0 dwelling unit per acre in the MU-C/R FLUC (Policy 2.2.1.28.5)</td>
</tr>
</tbody>
</table>
2) Exceeding a net density of 3.0 dwelling unit per acre in the MU-C/R FLUC (Policy 2.2.1.28.5)
3) Adjacent to a perennial stream (Policy 3.2.2.1)
4) Partially within the Watershed Protection Evers Overlay District (Policy 2.2.2.2.4)
5) Within the Special Treatment Overlay District (Policy 2.2.2.2.4)

| SPECIFIC APPROVAL(S) | 1) LDC Section 402.7.D.5 – Planting alternative within the greenbelt buffer  
| | 2) LDC Section 402.7.D.7 – Alternative to allow a reduction of the front yard setback  
| | 3) LDC Section 1001.1.C.3 – Allow an alternative design providing a proposed emergency access to serve as a second means of access. |

<table>
<thead>
<tr>
<th>SURROUNDING USES &amp; ZONING</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH</td>
<td>Vacant residential zoned PDR (recently approved Cresswind Subdivision)</td>
</tr>
<tr>
<td>SOUTH</td>
<td>Vacant residential and golf course zoned PDR (Lakewood National Golf &amp; Country Club) (Under construction development)</td>
</tr>
<tr>
<td>EAST</td>
<td>Agricultural land (grazing) zoned A (General Agriculture)</td>
</tr>
<tr>
<td>WEST</td>
<td>Agricultural land (grazing) zoned A (General Agriculture)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SITE DESIGN DETAILS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT SIZE(S) (MINIMUM)</td>
<td>Single-family detached typical lots:</td>
</tr>
<tr>
<td>* (Number of units by size may be adjusted with FSP)</td>
<td></td>
</tr>
<tr>
<td>5,500 sq. ft. (50’ x 110’) (126 lots)</td>
<td></td>
</tr>
<tr>
<td>5,750 sq. ft. (50’ x 115’) (26 lots)</td>
<td></td>
</tr>
<tr>
<td>6,000 sq. ft. (50’ x 120’) (421 lots)</td>
<td></td>
</tr>
<tr>
<td>7,500 sq. ft. (60’ x 125’) (102 lots)</td>
<td></td>
</tr>
</tbody>
</table>

| SETBACKS (MINIMUM) | Front 23’/20’ (*)  
| --- | Side 5’ (**), Rear 15’, Wetland Buffer (from) 15’, Waterfront (from) 30’. |
| (*) Front yard setback shall be 23 feet for front loaded garage and 20 feet for side loaded garage or the remaining portion of the structure without garage. A 2-foot separation will be provided between the lot and the internal edge of sidewalk for front loaded garage structures.  
| ***) 10’ separation is required between accessory structures along side yards. |

| OPEN SPACE | Required: 35% (97.44 acres)  
| --- | Provided: 51% (141.08 acres) (*) |
| (*) Stormwater ponds make up 40% (56.8 acres) of the total proposed open space. |

| RECREATIONAL ACREAGE & AMENITIES | Recreation Area: 3.19 acres including: (*)  
<table>
<thead>
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<tbody>
<tr>
<td>(*) Proposed amenities are subject to be modified at FSP</td>
</tr>
</tbody>
</table>
| Amenity Center (2.37 acres) with optional clubhouse and a pool  
| Tot lot  
| 2 open space areas w/ optional amenities  
| Park |
### Buffers

| (*) Additional separation and optional berm and/or fence are proposed where lots abut R-O-W.  
| (**) Existing wetland and upland habitat provide natural buffer that exceeds minimum requirements |
| 20-foot wide roadway buffer along Rangeland Parkway, Bourneside Boulevard, and Uihlein Road (*)  
| 15-foot wide greenbelt buffer along the south property line (adjacent to Lakewood National Golf Club except where wetland buffer is applicable (**) |

### Access

|  Three main access points (not gated):  
| One (1) along Uihlein Road  
| One (1) along Rangeland Parkway  
| One (1) along Bourneside Boulevard  
| One internal access from "K" into a 150-lot gated isolated neighborhood which include an additional emergency access (from Street "H" to Street "G") |

### Parking Minimums

| Residences: two (2) parking spaces per dwelling unit (according to LDC Section 1005.3)  
| Recreational Center: Parking for the amenity center will be provided according to LDC Section 1005.3 (required and provided number of parking spaces will be determined at Final Site Plan) |

### Flood Zone(s)

| Project site lies in Zone "X" (areas outside of 100-year floodplain delineation) and "A" (areas within 100-year floodplain delineation, no Base Flood Elevation determined) per FIRM Panel 12081C0355E, effective 3/17/2014.  The applicant shall establish the Base Flood Elevation for area within Zone “A” with the Final Site Plan/Construction Plan submittals. |

### Area of Known Flooding


### Utility Connections

| (*) A Master Infrastructure Plan (transportation & utilities) for the Northeast Quadrant has been submitted by the Lakewood Ranch Stewardship District to the Public Works Department and is currently under review.  
| Potable water and wastewater  
| Currently there is not any potable water and wastewater facilities in the vicinity of this proposed development. (*)  
| Reclaimed Water  
| Will be provided by the Braden River Utilities |

### Environmental Information

| Overall Wetland Acreage | 13.58 acres |
| Proposed Wetland Impacts | None |

**Wetlands**

Environmental Narrative provided by EcoConsultants, Inc., dated January 2018, states there are 7.03 acres of Wetland Forested Mixed and 6.55 acres Freshwater Marsh for a total of 13.58 acres. Wetland buffers total 8.34 acres. No wetland or wetland buffer impacts will occur as a result of this project.

There are also 7.42 acres of jurisdictional Streams and Marshes (Other Surface Water ditches). Approximately 2.8 acres of agricultural ditches, are proposed to be filled per SWFWMD ERP #742286/42043286. The site plan and Narrative provided by Height Design, and information received by SWFWMD, identified a historic stream channel within Wetland 12, that eventually feeds into the Braden River, as a perennial stream. A 50-foot wetland buffer is proposed adjacent to Wetland 12. The other agricultural ditch that discharge into a tributary of the Braden River are considered an inflowing watercourse within the Evers Watershed Protection Overlay and the project is required to provide 150% water quality treatment of stormwater that discharges into these ditches. Staff has approved a 25-foot setback to be maintained between the top of bank on the northern edge of a portion of this ditch and any adjacent lots. The project will also preserve all native upland vegetation located between the southern top of bank of the ditch and the southern property line.
**Uplands**

Environmental Narrative provided by EcoConsultants, Inc., dated January 2018, (revised April 2018), states there are 34.38 acres of native habitat located on the site. The revised Preliminary Site Plan identifies a native upland habitat preservation area approximately 30.30 acres. In addition, the remaining 4.08 acres of native upland native habitat will be preserved within wetland buffers.

**Endangered Species**

Environmental Narrative provided by EcoConsultants, Inc., dated January 2018 provides a brief summary of the species survey conducted. Staff is recommending a plant and animal threatened and endangered species biological survey be conducted per FFWCC survey method guidelines before Final Site Plan approval and a 100 percent Gopher Tortoise (Gopherus polyphemus) survey be conducted, by an authorized (by FFWCC) Gopher Tortoise Agent, within 90 days of construction.

**Trees**

No information at this time. The landscape plan does state that tree removal and replacement and tree protection will be accordance with LDC Sections 700 and 701.

**Landscaping/Buffers**

North, East, and West - 20’ (Roadway buffer)  
South – 15’ (the required greenbelt buffer will be provided within the native habitat that is located on the southeast side of the project).

### NEARBY APPROVED DEVELOPMENT

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>LOTS / UNITS</th>
<th>DENSITY (gross) &amp; INTENSITY</th>
<th>FLUC</th>
<th>ZONING</th>
<th>MIN. LOT SIZE</th>
<th>APPROVED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
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<tr>
<td>Cresswind</td>
<td>650 units</td>
<td>2.61 du/acre</td>
<td>MU-C/R &amp; MU-C/AC-3</td>
<td>PDR</td>
<td>5,00 sq. ft.</td>
<td>2018</td>
</tr>
<tr>
<td>Lakewood National Golf &amp; CC and Bridgewater East</td>
<td>1,999 units</td>
<td>1.44 du/acre</td>
<td>MU-C &amp; MU-C/R</td>
<td>PDR</td>
<td>6,760 sq. ft.</td>
<td>2015</td>
</tr>
<tr>
<td>Del Webb</td>
<td>1,300 units</td>
<td>2.02 du/acre</td>
<td>MU-C &amp; MU-C/R</td>
<td>PDR</td>
<td>4,600 sq. ft. (SFD) 1,900 sq. ft. (SFA)</td>
<td>2014</td>
</tr>
<tr>
<td>River Sands</td>
<td>475 units</td>
<td>1.56 du/acre</td>
<td>UF-3</td>
<td>PDR</td>
<td>7,425 sq. ft.</td>
<td>2014</td>
</tr>
<tr>
<td>Indigo</td>
<td>453 units</td>
<td>2.99 du/acre</td>
<td>UF-3 &amp; MU-C/R</td>
<td>PDR</td>
<td>5,805 sq. ft.</td>
<td>2015</td>
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<tr>
<td><strong>MIXED USE &amp; COMMERCIAL</strong></td>
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<tr>
<td>Northwest Sector DRI</td>
<td>4,422 units 200,000 sq. ft. commercial, 105,000 sq. ft. office, &amp; golf course</td>
<td>2.9 du/acre &amp; 0.16 FAR</td>
<td>RES-1 &amp; UF-3</td>
<td>PDMU</td>
<td>4,950 sq. ft. (SFD) 2,500 sq. ft. (SFA)</td>
<td>2007</td>
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<tr>
<td></td>
<td>5,982 units</td>
<td>1.5 du/acre &amp; 0.17 FAR</td>
<td>RES-1, UF-3, &amp; R/O/R</td>
<td>PDMU</td>
<td>4,950 sq. ft.</td>
<td>1989</td>
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<tr>
<td>Cypress Banks DRI</td>
<td>213,674 sq. ft. commercial &amp; golf course</td>
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<tr>
<td></td>
<td>Shopping Center @ SR 70 &amp; Lorraine Road</td>
<td>0.12 FAR</td>
<td>R/O/R</td>
<td>PDC</td>
<td>N/A</td>
<td>2015</td>
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<td>82,600 sq. ft. commercial</td>
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<tr>
<td></td>
<td>Lorraine Corners Northeast</td>
<td>220 units</td>
<td>9.00 du/acre &amp; 0.35 FAR</td>
<td>MU-C &amp; ROR</td>
<td>PDMU</td>
<td>N/A (multifamily)</td>
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<td>573,500 sq. ft.</td>
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<tr>
<td></td>
<td>commercial &amp; office, or combination of residential, commercial &amp; office uses</td>
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### COMPLIANCE WITH LDC

<table>
<thead>
<tr>
<th>Standard(s) Required</th>
<th>Design Proposal</th>
<th>Compliance</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BUFFERS</strong></td>
<td></td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>20’ Roadway Buffer (Uihlein Road)</td>
<td>20’ Shown</td>
<td>Y</td>
<td>Meets standards</td>
</tr>
<tr>
<td>20’ Roadway Buffer (Rangeland Parkway)</td>
<td>20’ Shown</td>
<td>Y</td>
<td>Meets standards</td>
</tr>
<tr>
<td>20’ Roadway Buffer (Bourneside Boulevard)</td>
<td>20’ Shown</td>
<td>Y</td>
<td>Meets standards</td>
</tr>
<tr>
<td>15’ Greenbelt (South property line)</td>
<td>15’ Shown</td>
<td>Y</td>
<td>Meets standards (provided where wetland buffer is not applicable)</td>
</tr>
<tr>
<td>50’ &amp; 30’ Wetland Buffer</td>
<td>50’ &amp; 30’ Shown</td>
<td>Y</td>
<td>Meets standards</td>
</tr>
<tr>
<td>Roadway Buffer Landscaping</td>
<td>Shown</td>
<td>Y</td>
<td>Meets standards of LDC Section 701. A 3-foot high berm is proposed, and optional 6-foot high wall or fence</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>TREES</strong></th>
<th></th>
<th>Y</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Removal and Replacement</td>
<td>Not required to be shown at PSP</td>
<td>Y</td>
<td>No information at this time; however, there is a note on the landscape plan indicating that tree removal &amp; replacement will be in compliance with LDC Section 700 and provided at Final Site Plan</td>
</tr>
<tr>
<td>Street Trees</td>
<td>Shown (Not required to be shown at PSP)</td>
<td>Y</td>
<td>Meets standard</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SIDEWALKS</strong></th>
<th></th>
<th>Y</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>5’ wide internal sidewalks</td>
<td>Shown along both sides of streets</td>
<td>Y</td>
<td>Meets standard</td>
</tr>
<tr>
<td>5’ wide external sidewalks (along Uihlein Road, Rangeland Parkway, &amp; Bourneside Boulevard)</td>
<td>5’ wide external sidewalks shown</td>
<td>Y</td>
<td>Meets standard (To be constructed by others)</td>
</tr>
</tbody>
</table>
**DRIVEWAYS, ROADS & RIGHTS-OF-WAY**

<table>
<thead>
<tr>
<th>50' Right-of-Way</th>
<th>Shown</th>
<th>Y</th>
<th>Meets standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>24’ paved roadways</td>
<td>Shown</td>
<td>Y</td>
<td>Meets standard</td>
</tr>
</tbody>
</table>

**TRANSPORTATION**

**Major Transportation Facilities**

The site is located south of Rangeland Parkway, east of Uihlein Road, and west of Bourneside Boulevard. In the Comprehensive Plan’s Future Traffic Circulation Plan, these roads are designated as follows:

- Rangeland Parkway: two lane collector with planned right-of-way width of 84 feet.
- Uihlein Road/172nd Street East: four lane collector with planned right-of-way width of 120 feet.
- Bourneside Boulevard: four lane collector with planned right-of-way width of 120 feet.

**Transportation Concurrency**

The application includes a proposed rezoning and Preliminary Site Plan (PSP) and a request for Deferral and Acknowledgment of Eventual Requirement for Concurrency, and thus, cannot obtain approval of any concurrency component until the Final Site Plan (FSP) review stage of the project. Solera is a component project of the Northeast Sector, which is the subject of an executed Local Development Agreement (LDA-17-01). The LDA provides the terms under which transportation concurrency is addressed and a CLOS will be issued for Solera’s FSP(s).

**Access**

Access to the site will be located on adjacent thoroughfares and will be analyzed at the Final Site Plan (FSP) review stage of this project.

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

<table>
<thead>
<tr>
<th>NEAREST THOROUGHFARE</th>
<th>LINK</th>
<th>ADOPTED LOS</th>
<th>FUTURE LOS (W/PROJECT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rangeland Pkwy</td>
<td>New Link</td>
<td>D</td>
<td>C</td>
</tr>
<tr>
<td>Uhlein Rd/172nd St E</td>
<td>6410</td>
<td>D</td>
<td>B</td>
</tr>
<tr>
<td>Bourneside Blvd</td>
<td>New Link</td>
<td>D</td>
<td>A</td>
</tr>
</tbody>
</table>

Potable water, waste water, solid waste landfill capacity, drainage, and school facilities will be reviewed with the Final Site Plan.
### POSITIVE ASPECTS

- The site has frontage along planned collector roadways (Rangeland Parkway, Bourneside Boulevard, and Uihlein Road).
- Growth occurring from west to east is consistent with the availability of services. The surrounding area is transitioning from agricultural uses and suburban agricultural uses to residential developments, as well as mixed-use projects (residential, commercial, office uses).
- The project meets the intent of the MU-C/R FLUC by proposing a low-moderate residential development.
- The design provides more than 51% of open space (35% is required).
- Recreational acreage and amenities have been proposed. Amenities may include but are not limited to a clubhouse, pool, tot lot, and park.
- No impacts to wetlands or wetland buffers have been proposed.
- The proposed PDR (Planned Development Residential) zoning district allows the BOCC to stipulate development to ensure compatibility.

### NEGATIVE ASPECTS

- To the east, and west, the project is adjacent to “A” zoning district which allows agricultural uses that may be potentially incompatible with single-family residences.
- Infrastructure networks to provide access, potable water, and wastewater are not available at this time. Timing of the project appears not be consistent with the availability of services in the area.
- Residences adjacent to planned thoroughfares may experience potential negative impacts related to light, glare, noise, and pollution.
- Proposed lots are significantly smaller than what is allowed in adjacent agricultural properties.

### MITIGATING MEASURES

- Adequate separation and landscape open space has been provided to address compatibility with surrounding agricultural properties (minimum 20 feet wide buffer plus 120-foot wide section of planned thoroughfares).
- Proposed roadway buffer including a berm and optional fence, as well as the placement of stormwater facilities and additional open space adjacent to buffers, will minimize potential impacts related to vehicular circulation along planned thoroughfares.
- Proposed lot sizes are comparable and consistent with approved residential and mixed-use projects in the nearby area.
- A Master Infrastructure Plan, including transportation and utilities, for the Northeast Quadrant has been submitted by the Lakewood Ranch Stewardship District to the Public Works Department for review and approval. Prior to Final Site Plan approval, the applicant shall demonstrate that adequate access will be provided, as well as, compliance with the County’s Wastewater System Master Plan and all applicable regulations and provisions of the Land Development Code and the Comprehensive Plan. This requirement has been stipulated.
- The site is adjacent to the future thoroughfare rights-of-way for portions of Rangeland Pkwy, Uihlein Rd, and Bourneside Blvd. These roads are part of the road network being constructed by the Lakewood Ranch Stewardship District to support development of an area known as the Northeast Quadrant. The roads are currently under design by the District. The timing and terms under which these roads are constructed is a subject of approved Local Development Agreement LDA-17-01 for the Northeast Quadrant. Based on the current activities of the District and the provisions of the LDA, required thoroughfare access and circulation roads are expected to be available concurrent with the needs of this development.

### REMAINING ISSUES OF CONCERN
(NOT RESOLVED OR CONDITIONED WITH RECOMMENDATION OF APPROVAL)

No remaining issues
### SPECIFIC APPROVALS – FINDINGS

The Manatee County Land Development Code identifies Specific Approval as a finding by the Board that a proposed action, design, or solution proposed by the applicant that is not literally in accord with the applicable Planned Development regulations either meets or exceeds the regulations as outlined by the Code.

**Applicant Request:**

1. **Alternative to LDC Section 402.7.D.5 – Planting alternative within the greenbelt buffer**

   LDC Section 402.7.D.5. requires “Greenbelts” in order to promote and enhance the creation of unique neighborhood units. Each distinct neighborhood shall be bordered by a continuous greenbelt buffer measuring 15 feet in width and containing one shade tree, meeting minimum planting size standards in Section 701, planted every 30’ on center. Greenbelts are to be so planned that where two (2) PDR districts abut one another, the greenbelt buffer areas are contiguous. The request is to allow the existing western portion of the southern boundary, which contains a wetland, and southeastern portion which is thick with existing vegetation, to be allowed as the greenbelt buffer since the existing vegetation provides a more substantial buffer than the plantings required for the Greenbelt buffer.

   **Staff Analysis and Recommendation:**

   Staff is in support of the request for Specific Approval for an alternative to Section 402.7.D.5 of the LDC to allow existing vegetation within the western portion of the southern boundary, which contains a wetland, and the southeastern portion which will be preserved at 100% as upland native habitat, to include 15 feet as the perimeter greenbelt buffer.

   **Finding for Specific Approval:**

   Notwithstanding the failure of this plan to comply with the requirements of LDC Section 402.7.D.5, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the existing vegetation along a portion of the western, and the southern perimeter border of the proposed project, will be equal to or more, than that provided by a 15’ greenbelt buffer. Because the applicant does not know at this time the level of nuisance exotics within the wetland buffer, or the southern native upland habitat area at this time, staff recommends that once exotics are removed, the wetland buffer and upland portion be re-evaluated at time of Final Site Plan to ensure it can serve as an adequate greenbelt buffer. Staff is providing a stipulation to this effect.

2. **Alternative to LDC Section 402.7.D.7 – To allow a reduction of the front yard setback from 25 feet to 23 feet for front loaded garage**

   LDC Section 402.7.D.7 requires a minimum front yard setback of 25 feet to ensure that proposed setbacks promote general health, safety, welfare, design excellence, and neighborhood compatibility.

   **Staff Analysis and Recommendation:**

   Staff is in support of the request for Specific Approval for an alternative to Section 402.7.D.7 of the LDC to allow a twenty-three (23) foot front yard setback for front loaded garages since:

   - no encroachment of vehicles into the sidewalk will occur as a result of the requested front yard setback reduction, and
   - a stipulation, applicable to all lots with front loaded garage, which requires a minimum of two (2) foot separation from the internal edge of the sidewalk to the property line has been included and accepted by the applicant to ensure a twenty-three (25) foot separation between the sidewalk and the garage.

   **Finding for Specific Approval:**

   Notwithstanding the failure of this plan to comply with the requirements of LDC Sections 402.7.D.7, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate separation from the garage to the internal edge of the sidewalk will be provided to promote safety pedestrian movements and avoiding potential obstruction along sidewalks.
3. **Alternative to LDC Section 1001.1.C.3 – To allow an alternative design providing a proposed emergency access to serve as a second means of access**

LDC Section 1001.1.C requires a second means of access for all residential developments or parts of phases thereof, containing more than 100 residential units.

**Staff Analysis and Recommendation:**
The Preliminary Site Plan reflects a centralized neighborhood within the development of 150 residential units (lots). A single gated access point is provided to this neighborhood identified as Street “K”. This access point is shown as a divided boulevard section consisting of 28 feet-wide pavement in both directions, and a 22 feet wide median. In order to further address two-means of access to this 150-lot neighborhood, the Preliminary Site Plan reflects a gated, 20 feet-wide stabilized emergency access between Street “H” and Street “G”.

Section 1001.1.C.3 states the Board may consider an alternative design for the construction of the secondary means of access where specific design incorporates security elements for a residential planned development and provides satisfactory ingress by emergency vehicles, the right-of-way design for width and radii are adhered to, the design meets the appropriate utilities and drainage requirements, and the area above the ground surface shall remain free and unobstructed to allow ready access by emergency vehicles to the neighborhood. Staff has determined the request is consistent with the provisions identified above.

The gated access points shall comply with specifications and requirements for transponder activation. The stabilized emergency access cross section will be designed to support a fire apparatus or an ambulance, and subsequently reviewed and approved by East Manatee Fire & Rescue and Public Safety Department with the Final Site Plan submittal.

Staff is in support of the request for Specific Approval for an alternative design as provided in Section 1001.1.C.3 of the LDC to allow a proposed stabilized emergency access to serve as a second means of access.

**Finding for Specific Approval:**
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 1001.1.C.3, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed alternative design providing secondary means of access through an emergency access connection.

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**SPECIAL APPROVALS – FINDINGS**

“Special Approval” is a process requiring an additional level of review pursuant to the Comprehensive Plan. It is defined as a development order review and approval process entailing, at a minimum, project review and approval by the Manatee County Board of County Commissioners or the specific delegation of any specific review and approval process, or part thereof, to one or more County departments with option for appeal to the BOCC. The planned development process allows the Board of County Commissioners to approve stipulations to ensure compatibility with surrounding zoning and land uses and address any specific issues related to the development.

Special Approval is required for a project:

1. **Exceeding a gross density of one (1) dwelling unit per unit acre in the MU-C/R FLUC**
The Manatee County Comprehensive Plan Policy 2.2.1.28.5 and the LDC Section 345.6 - Table 3-4 (B) require Special Approval for all projects for which gross residential density exceed one (1) dwelling unit/acre.

   The proposed gross density (2.42 du/acre) is below the maximum density threshold allowed in the MU-C/R FLUC (3 du/acre gross), and comparable with surrounding residential areas, which have been developed or approved with a gross density ranging from 1.44 du/acre (Lakewood National Golf & CC and Bridgewater East) to 9.0 du/acre (Lorraine Corners Northeast).

   The range of potential uses within the MU-C/R FLUC includes suburban and urban residential densities as part of planned development communities. The proposed gross density appears appropriate and comparable to approved developments in the nearby area.

2. **Exceeding a net density of three (3) dwelling units per acre in the MU-C/R FLUC**
The Manatee County Comprehensive Plan Policy 2.2.1.28.5 and the LDC Section 345.6 - Table 3-4 (B) require Special Approval for all projects for which net residential densities exceed three (3) dwelling units/acre.

The proposed net density (4.92 du/acre) is below the maximum density threshold allowed in the MU-C/R FLUC (9 du/acre net), and comparable with surrounding residential areas, which have been developed or approved with a net density ranging from 2.24 du/acre (River Sands) to more than 9.0 du/acre (Lorraine Corners Northeast).

The range of potential uses within the MU-C/R FLUC includes suburban and urban residential densities as part of planned development communities. The proposed net density appears appropriate given the development trends in the nearby area.

3. **Adjacent to a Perennial Stream**

The Manatee County Comprehensive Plan Policy 3.2.2.1 and the LDC Section 345.6 - Table 3-4 (U) require Special Approval for projects adjacent to a perennial stream.

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 storm water facilities. SWFWMD has given a jurisdictional determination on the Other Surface Water ditch - claimed as a jurisdictional surface water, that intercepts historic sheet flow and conveys it west into Wetland 12. Staff is recommending that the perennial stream be shown and a 50’foot wetland buffer be placed on it. In addition, the Other Surface Water ditch which drains into the wetland has a 25-foot setback. The proposed Preliminary Site Plan proposed preservation of the perennials stream and, due to its location in the Evers Watershed Protection Overlay, and the project will provide 150% water quality treatment for all stormwater discharged into this stream.

This application meets or exceeds the requirements of the Comprehensive Plan for Perennial Lakes or Streams. As conditions of approval, the Planned Development project includes requirements to provide stormwater facilities that provide extra treatment for runoff that will protect water quality of the perennial lake or stream. The proposed preliminary site plan appears appropriate and consistent with the applicable regulations related to preserve and protect natural features and sensitive environments.

4. **Within the Watershed Protection Evers Overlay District**

5. **Within the Special Treatment Overlay District**

The Manatee County Comprehensive Plan requires Special Approval for projects within the Evers Reservoir Watershed Protection (WP-E) and Special Treatment Overlay Districts (Policy 2.2.2.2.4).

Special Approval may be granted be granted only upon finding that the project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities and only when the specific criteria for the special approval established in the Comprehensive Plan or the Land Development Code, if any, have been satisfied.

The project includes 141 acres of open space (51% of the total area), and will provide twenty-five percent (25%) reduction in the allowable pre-development runoff for Braden River/Evers Reservoir Watershed. In addition, the project design shall provide 150% of the normally required stormwater quality treatment for Braden River/Evers Reservoir Watershed, consistent with requirements of Outstanding Florida Waters (OFW), and LDC Section 801.3.

The Preliminary Site Plan shows a 50-foot wetland buffer adjacent to Wetland 12 in accordance with Comprehensive Plan Policy 3.3.1.5. As additional protection for the Braden River Watershed, the applicant is providing a 25-foot setback between the northern top-of-bank of a jurisdictional surface water that discharges into a tributary of the Braden River and proposed lots along with preservation of existing native habitat located between the southern top-of-bank and the southern project boundary.

The above requirements are stipulated and will be reviewed and approved by staff as part of the Final Site Plan/Construction Drawing process. The proposed preliminary site plan appears appropriate and consistent with the applicable regulations related to protect the quantity and quality of potential and existing potable water supplies within public surface water reservoirs and their watersheds.

The Board finds that the purpose of the Special Approval regulation is satisfied by the analysis provided in the staff report and proposed design which indicates the proposed project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.
COMPLIANCE WITH THE LAND DEVELOPMENT CODE

Preliminary Site Plan Review Criteria (LDC Section 322.2)
Review Criteria for Zoning Map Amendments (LDC Section 342.3)
General Design Requirements for all Planned Development Site Plans (LDC Section 402.6)
PDR - Planned Development Residential (LDC Section 402.7)

The following represents a demonstration of how the application will achieve compliance with LDC Sections 322.2, 342.3, 402.6, and 402.7. The criteria listed below are used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish stipulations to be adopted for Planned Development Districts.

Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties / Physical Characteristics of the Site; Relation to Surrounding Property / Compatibility / Transitions / Relationship to Adjacent Property / Site Planning (Review Criteria for Zoning Map Amendments LDC Section 342.3.A.; General Design Requirements for all Planned Development Site Plans LDC Sections 402.6.A., 402.6.D., 402.6.F., 402.6.E. and 402.6.G; and PDR – Planned Development Residential LDC Section 402.7.1.). The site consists of approximately 278.41 acres part of a ±6,595-acre property identified as the Northeast Quadrant. The project area has continuous frontage along three planned thoroughfares: ±7,050 feet along Rangeland Parkway (north boundary), ±2,335 feet along Bourneside Boulevard (east boundary), and ±1,300 feet along Uihlein Road (west boundary), and consists of one vacant lot zoned A (General Agriculture) which were used for agricultural activities (grazing, orchards, crops). There are 13.58 acres of wetlands, 34.38 acres of native upland preservation, and the environmental narrative provides a brief summary of the species survey conducted.

The site is immediately west of the Future Development Area Boundary (FDAB), and located in a portion of the County that is gradually transitioning from agricultural and suburban agricultural uses to low and moderate residential development, as well as a mix of commercial and service use areas zoned PDR and PDMU (Cresswind Subdivision recently approved and adjacent to the north, Lakewood National Golf & Country Club and Bridgewater East adjacent to the south, Del Webb, Northwest Sector DRI, Cypress Banks DRI, River Sands, Lorraine Corners Northeast, etc.). The minimum residential lot sizes in the nearby area vary from 1,900 sq. ft. for single-family attached to 4,600 sq. ft. for single-family detached, which is comparable with the minimum lot sizes contemplated with this proposal (5,500 sq. ft. for single-family detached units). The PSP provides a 20-foot wide roadway buffer (north, east, and west boundaries) and a 15-foot wide greenbelt buffer to the south except where wetland buffer is applicable (50-foot wide), meeting the minimum requirements for residential developments (LDC Sections 402.7.D.1, 402.7.D.5, 701.3.B.3.a and 701.3.B.3.c), as well as adequate separation from active agricultural operations and vacant agricultural land to the east and west is provided, including 20 feet roadway buffer plus 120 feet wide planned thoroughfares section (a minimum 35 feet separation is required per LDC Sections 401.3.D.8 when the site is separated from such agricultural operations by a street or other designated open space).

CONSTRUCTION PHASING
The project will be developed in two (2) phases: Phase I includes 333 residential lots (west and central portions of the site), since Phase II includes 342 residential lots. The applicant reserves the right to adjust the phasing schedule at time of FSP submittal. (See above Construction Phasing sketch)

Changes in Land Use or Conditions since Original Zoning Designation (Review Criteria for Zoning Map Amendments LDC Section 342.3.B.). Previous Approvals (Preliminary Site Plan Review Criteria LDC Section 322.2.A). The site is currently zoned General Agriculture (A), designation that was established with the adoption of the Land Development Code in 1990. No changes pertaining to zoning amendments or previous approvals of General/Preliminary Site Plans have occurred within the last 25 years; however, the site is part of a ±6,595-acre property known as the “Northeast Quadrant Area” designated within the MU-C (Mixed Use-Community) FLUC in 2009 (PA 09-06 / Ord. 09-12 and Specific Conditions D.5.6), and subject to modifications in 2017 (PA-17-05 / Ord. 17-34). The Northeast Quadrant Area contains various sub-areas and suburban/urban activity centers, with flexibility to establish the size of the activity centers and the distance between them, as well as the trade-off between type of residential units. The maximum development entitlements of the Northeast Quadrant Area are:

- 10,705,622 sq. ft. non-residential uses: (2,865,584 sq. ft. of retail, 2,280,584 sq. ft. of office, and 5,559,454 sq. ft. of industrial), and
- 10,972 residential units: (5,203 single-family detached, 2,541 single-family attached, and 3,228 multi-family units).

The proposed single-family residential development is within the MU-C/R (Mixed Use-Community/Residential) FLUC. The proposal appears to be consistent with the range of potential uses of the referenced land use designation, the suburban residential trends of the adjacent area to the north and south of the site (the recently approved Cresswind Subdivision, and Lakewood National Golf & CC and Bridgewater East, respectively), and approved or developed residential, commercial and mixed-use projects located further west and south along Lorraine Road and SR 70 (e.g. Northwest Sector and Cypress Banks DRIs, Lorraine Corners Northwest and Lorraine Corners Southwest).

Comprehensive Plan (Preliminary Site Plan Review Criteria LDC Section 322.2.B). Consistency with Comprehensive Plan (Review Criteria for Zoning Map Amendments LDC Section 342.3.C and General Design Requirements for all Planned Development Site Plans LDC Section 402.6.W). Proposed PDR zoning designation and the PSP are consistent with the provisions of the MU-C/R FLUC, and other applicable policies set forth in the Manatee County Comprehensive Plan.

The proposed residential use is consistent with the range of potential uses listed under the above referenced FLUC (Policy 2.2.1.28.5), which provide for suburban and urban density planned residential development, and the anticipated density (2.43 gross and 4.92 net) is below to the maximum allowed density threshold for the MU-C/R Future Land Use Category (3 du/acre gross and 9 du/acre net). Special Approval to be granted by the Board of County Commissioners is required for a project exceeding a net density of 3 dwelling units per acre.

Health, Safety or Welfare of the Neighborhood and County (Review Criteria for Zoning Map Amendments LDC Section 342.3.F.). The proposed PSP should not have adverse impacts on the health, safety, or welfare of the neighborhood and the County.

Land Development Code (Preliminary Site Plan Review Criteria LDC Section 322.2.C.) and Conformance with Applicable Requirements of LDC (Review Criteria for Zoning Map Amendments LDC Sections 342.3.G.). The proposed PSP meets the requirements of the Land Development Code and all applicable regulations of the Manatee County Design Manuals, except for the staff supported Specific Approvals to: allow a planting alternative within the greenbelt buffer (LDC Section 402.7.D.5), reduce the front yard setback from 25 feet to 23 feet (LDC Section 402.7.D.7), and alternative to create a gated neighborhood including more than 100 units with one main access point and a secondary access for emergency vehicles only (LDC Section 1001.1.C.3).

Orderly Development (Review Criteria for Zoning Map Amendments LDC Section 342.3.H.). The site is vacant agricultural land. The project area lies in flood zones X, and A, and within the Braden River/Evers Reservoir Watershed. The adjacent area to the north and south is vacant residential area or under development process residential area (Cresswind and Lakewood National Golf & Country Club, respectively), and to the east and west, is characterized by agricultural land zoned A. Further west and south, along Lorraine Road and SR 70, there are residential and mixed-use developments zoned A, PDR and PDMU, as well commercial and service use areas zoned PDMU part of Northwest Sector and Cypress Banks DRIs.
The physical characteristics of the site are appropriate for the development of a single-family residential subdivision, and the proposed minimum lot size (5,500 sq. ft.) is comparable with nearby approved residential areas. The gross and net densities (2.42 du/ac and 4.92 du/ac, respectively) are consistent with the provisions of the Comprehensive Plan as previously mentioned.


### Utilities

Currently, there are no potable water facilities in the vicinity of this proposed development, and the project lies within an area where adequate sanitary sewer capacity may not exist.

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 and/or lift station up grades, shall be the responsibility of the Applicant. Such off-site extension shall be 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 on the project.

A Master Infrastructure Plan (transportation and utilities) for the Northeast Quadrant has been submitted by the Lakewood Ranch Stewardship District to the Public Works Department and is currently under review. Prior to Final Site Plan approval, the applicant shall demonstrate that adequate connections for potable water and wastewater will be provided in compliance with the adopted County's Wastewater System Master Plan and all applicable regulations and provisions of the Land Development Code and the Comprehensive Plan. This requirement has been stipulated.

A Preliminary Site Plan cannot receive a Certificate Level of Service (CLOS) for potable and wastewater systems. However, the potable and wastewater concurrency systems only address matters of plant capacity for treatment of the water to the extent the development will be connected to central systems. The availability of conveyance (correct arrangement & size of pipes and related components) is not a concurrency matter.

In addition, the project is located within the “Beneficial Reuse Area of the Evers Reservoir Watershed” where the use of reclaimed water is allowed. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan.

### Schools

The site is within the School Service Area 2 (SSA-2). The schools serving the area are Gullet Elementary, Nolan Middle, and Lakewood Ranch High School. The Manatee County School Board report indicates the following:

- The proposal for 675 dwelling units triggers a generation of 189 potential students: 92 students in elementary school, 39 students in middle school, and 58 students in high school.
- School capacity is available within the SSA-2 or contiguous SSA.
- The proposed development is located within the two-mile walking radius of potential future school sites. Sidewalks on both sides of the local streets and along the property frontages are required.

The Interlocal Agreement for Public School Facility Planning provides for the coordination between the four municipalities in Manatee County, the County and the School Board in regard to certain types of applications for residential development: Comprehensive Plan amendments providing for any increase in residential density; Zoning map amendments regarding permissible residential development and approvals for or amendments to development plans for residential development that authorize the new construction of 10 or more residential units.

The School Board is required to provide through their staff a written report that addresses specific items regarding school planning. The local government is required to enter the School Report containing a preliminary statement of available and projected school capacity, among other matters, into the public hearing record for the application. (School Report dated 12/12/2017 is attached to this Staff Report).

The Interlocal Agreement provides that unless the application is for a DRI development order or a local development agreement, the proposed residential development shall be eligible to receive a concurrency determination, as defined in
the Interlocal Agreement, concurrent with authorization for commencement of horizontal construction or vertical
collection, whichever occurs first. The school capacity and demand calculations and any actions that may be required
to maintain the level of service standards are made by the appropriate entity at this later stage in the development
review process, as required by the Interlocal Agreement.

Public Safety
Law enforcement will be provided by the Manatee County Sheriff’s Office, Public Safety will be provided by the Manatee
County Public Safety Department, and fire protection will be provided by East Manatee Fire District.

Rights-of-Way
The Preliminary Site Plan indicates a 120-foot right-of-way for Rangeland Parkway, Bourneside Boulevard, and Uihlein
Road consistent with the Comprehensive Plan’s Future Traffic Circulation Plan. Lakewood Ranch Stewardship District is
responsible to design, permit, construct and dedicate the referenced collector roadways, and their construction plans
have been submitted to the Manatee County Public Works Department for review and approval.

Expansion of Adjacent Zoning Districts (Review Criteria for Zoning Map Amendments LDC Section 342.3.I.).
The immediately adjacent property to the north has been recently rezone to PDR (Cresswind Subdivision), as well as the
property to the south in which is under construction another planned residential development (Lakewood National Golf &
Country Club). The properties to the east, and west are agricultural land zoned A (General Agriculture). Further to the
south and west, along SR 70 and Lorraine Road, are residential developments zoned PDR, and commercial, services
areas and/or mixed-use projects zoned PDMU (Northwest Sector and Cypress Banks DRIs, Lorraine Corners Northwest
and Lorraine Corners Southwest).

Per LDC Section 402.7, the intent of the PDR zoning district is to provide for development of residential areas allowing a
broad range of housing types appropriate to the general need of the area to be served. It appears that the PDR zoning is
appropriate for the proposed residential use of the Solera at Lakewood Ranch project (single-family detached), and
comparable with the existing development patterns of the nearby area which is transitioning from agricultural and
suburban agriculture uses to single-family residential subdivisions (e.g. Cresswind, Del Webb, Lakewood National Golf
and Country Club and Bridgewater East).

Environment (Preliminary Site Plan Review Criteria LDC Section 322.2.E) and Environmental Impacts/
Environmental Factors (Review Criteria for Zoning Map Amendments LDC Section 342.3.K. and General Design
Requirements for all Planned Development Site Plans LDC Section 402.6.T.). According to the environmental
narrative, there are 13.58 acres of wetlands and 8.34 acres of wetland buffers within the project boundaries. There is no
evidence of listed species in the site. Impacts to wetlands or wetland buffers are not anticipated and adequate upland
preservation is considered. For additional information, please refer to the Environmental Section of this Staff Report.

The development will be required to conform to Manatee County Land Development Code and Engineering Standards
for water conservation measures. Irrigation for landscaping will use the lowest water quality source available. Non-
potable water shall be used for irrigation.

Impact on Historic Resources / Natural and Historic Features, Conservation and Preservation Areas (Review
Criteria for Zoning Map Amendments LDC Section 342.3.J and General Design Requirements for all Planned
Development Site Plans LDC Section 402.6.K.). According to the narrative provided by the Applicant, there are no
known historic or archaeological resources on, or adjacent to, the subject property, and as such there will be not anticipated impacts.

Use and District Requirements (Preliminary Site Plan Review Criteria LDC Section 322.2.D). The proposed single-
family detached use is consistent with the PDR zoning district and is required to meet the minimum standards of the Land
Development Code.

Allowable Uses (Review Criteria for Zoning Map Amendments LDC Section 342.3.L). The proposed use is single-
family residential with associated infrastructure and recreational amenities. The proposal is compatible and the logical
expansion of planned development residential communities to the south and north. The project site is adjacent to
existing residential areas (Lakewood National Golf and Country Club and Bridgewater East) to the south, and to a
recently approved residential subdivision to the north (Cresswind Subdivision).
Adequate separation from residential lots and agricultural properties to the east, and west has been provided in compliance with LDC Sections 401.3.E.8, which requires that all yards contiguous to such operations shall be at least thirty-five (35) feet greater than otherwise required by this Code, unless separated from such agricultural operations by a street or other designated open space at least thirty-five (35) feet in width. The project design contemplates that residential lots will be separated from agricultural land at least a distance of 140 feet (20' wide roadway buffer plus 120' R-O-W width of future extension of Uihlein Road, and Bourneside Boulevard).

The request is consistent with use limitations in the Special Treatment (ST) and the Watershed Protection Evers (WP-E) Overlay Districts as the application does not propose any industrial, mining, or major earthmoving, as well as other applicable regulations of LDC Sections 403.9 and 403.10. Therefore, no additional review is required pertaining these matters.

**Relocation of Mobile Home Owners (Review Criteria for Zoning Map Amendments LDC Section 342.3.M):** Not applicable.

**Stormwater Management (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.V).** Based upon the included Overall Site Plan, the entire project area is located within the Braden River/Evers Reservoir Watershed. Existing drainage patterns are from north to south. This watershed is identified by the County as a flood prone area; and has been subject to 25% reduction of the allowable pre-development rate of discharge since February 18, 1999. An adopted watershed study is available for Braden River/Evers Reservoir Watershed.

This project will also provide onsite water quality treatment and attenuation of runoff needed for Uihlein Road, Rangeland Parkway, and Bourneside Boulevard.

The project area is partially located in the FEMA 2014 FIRM 100-year floodplain (Zone “A”), areas within 100-year floodplain delineation, no Base Flood Elevation determined. The applicant shall establish the Base Flood Elevation for areas within Zone “A” with the Final Site Plan/Construction Plan submittals. In addition, portions of the project area are located within the 100-year floodplain pursuant to the Braden River/Evers Reservoir Watershed Study.

Based upon the proposed engineering intent reflect on the Overall Engineering Plan, the proposed development consists of 48.4 acres of retention ponds providing water quality treatment and attenuation of onsite runoff.

Proposed stormwater management facilities will be required to meet included stormwater engineering stipulations, Sections 801 and 802 of the Land Development Code, in addition to the Stormwater Design Manual. Final stormwater engineering design and drainage calculations will be provided and reviewed with the Final Site Plan and Construction Plan submittals.

**Landscaped Open Space and Pervious Area Requirements (PDR – Planned Development Residential LDC Section 402.7.2).** The PSP shows 51% (141.08 acres) of open space, which exceeds the minimum requirement for a planned residential development within the Evers Reservoir Watershed Protection Overlay District (35%). Landscaped open space is provided within the roadway buffers (north, east, and west boundaries). Along to the south boundary, the proposal provides a 15-foot greenbelt buffer except in the areas in which wetland buffer is applicable; along this buffer, the applicant is requesting specific approval (LDC Section 402.7.D.5) to use the existing vegetation on wetland areas and native upland habitats, to fulfill the planting requirements of the greenbelt buffer.

As a focal neighborhood point the project includes an amenity center east of the entrance along Uihlein Road, as well as a tot lot (on the southwest portion of the site), a park (on the northeast area), and open areas with optional amenities close to projected entrances on Uihlein Road and Rangeland Parkway for a total of 3.19 acres of recreational areas. Proposed amenities will be defined at FSP including but not limited to a clubhouse with pool, a tot lot, and a park. Detailed landscaping plans will be provided with the Final Site Plan meeting or exceeding the standards in LDC Section 701 based on a unified landscape plan.

**Circulation (Preliminary Site Plan Review Criteria LDC Section 322.2.F), and Relation to Major Transportation Facilities/Access/Frontage and Accessibility (General Design Requirements for all Planned Development Site Plans LDC Sections 402.6.C and 402.6.H and PDR – Planned Development Residential LDC Section 402.7.D.3).** Ingress, egress and internal traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allowing for desirable traffic flow, and adequate access in case of emergency situations via public and private local streets.
A second means of access is required for residential developments contained more than 100 residential units pursuant LDC 1001.C. The proposed PSP provides three (3) access points (no gated) along planned thoroughfares (collector roadways) as follows: two (2) main access (including median devices) to the north and west along Rangeland Parkway and Uihlein Road, respectively, and one (1) secondary access to the east along Bourneside Boulevard in compliance with above referenced requirement. Additionally, the proposal includes a residential pod with 150 units and private streets (gated community) on the central portion of the site, for which the applicant is requesting specific approval to have one (1) gated access point (on Street K) and one (1) additional access for emergency vehicles only (connecting Street G) instead of two (2) full access. Staff is supporting the requested specific approval since adequate internal vehicular circulation is provided, as well as appropriate safety measurements by the inclusion of a stabilized emergency access.

**ACCESS POINTS & GATED PORTION OF THE PROJECT**

Internal access to proposed lots will be provided via local public (no gated portions of the site) and private streets (gated pod mentioned above) with a R-O-W width of 50 feet including a 24-foot pavement width (2 lanes). (See Typical R-O-W below)
As previously mentioned in the staff report, infrastructure networks to provide access, potable water, and wastewater are not available at the present moment in the vicinity of the proposed development. However, a Master Infrastructure Plan for the entire Northeast Quadrant is under review by the Public Works Department and subject to approval and subsequent implementation.

Prior to Final Site Plan approval, the applicant shall demonstrate that adequate access will be provided, as well as compliance with the County’s Wastewater System Master Plan and all other applicable regulations.

**Neighborhoods (PDR – Planned Development Residential LDC Section 402.7.D.4).** The design of this project promotes neighborhood. As focal point, the PSP considered an amenity center (xx acres) east of the entrance along Uihlein Road, an open space (optional amenity) south of the access point along Rangeland Parkway, as well as a tot lot, a park, and various open areas thru the project site. At Final Site Plan stage, the applicant will define the type of recreational amenities to be provided, which may include clubhouse, fitness center, pool, and sport courts. The pedestrian circulation areas (sidewalk on both side of the streets) connect individual lots with the recreational area and the project’s access points.

**Greenbelts (PDR – Planned Development Residential LDC Section 402.7.D.5).** LDC Sections 402.7.D.5 and 701.3.B.3.c.ii require a 15-foot wide greenbelt buffer along property boundaries that do not abut or run parallel to any public road. A greenbelt buffer is required and provided along the south property boundary except where wetland buffer is applicable. To the north, east, and west, no greenbelt buffer is required since the site is bounded by the alignment of planned thoroughfares for which appropriate roadway buffers are provided.

**Traffic Circulation (PDR – Planned Development Residential LDC Section 402.7.D.6).** The proposal provides three (3) means of access along planned thoroughfares (Rangeland Parkway, Uihlein Road, and Bourneside Boulevard). The project is surrounded by planned thoroughfares to the north, east, and west, and wetland and upland preservation areas to the south which impedes/incumbers/burdens the possibility to incorporate inter-neighborhood ties into the design. The proposal contemplates public streets, as well as a gated central pod with private streets. The internal vehicular circulation network shows a 50-foot R-O-W section, which includes Street O that runs north to west distributing the traffic thru other streets to the east (Streets A, K, and C), and west (Streets L and Q).

**Yards and Setbacks (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.O and PDR – Planned Development Residential LDC Section 402.7.D.7).** Setbacks are as shown in the site plan. The established minimum setbacks for the project are shown in the following chart: (See Typical Lot Layout)
<table>
<thead>
<tr>
<th>Use/Type</th>
<th>Front</th>
<th>Side</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached</td>
<td>23’/20’(1)</td>
<td>5’(2)</td>
<td>15’</td>
</tr>
<tr>
<td>Waterfront</td>
<td>30’ (to top of bank)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wetland buffer (from)</td>
<td>15’</td>
<td></td>
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</table>

(1) 23-foot setback for front loaded garage and 20-foot setbacks for side loaded garage. A 2-foot separation from the internal edge of the sidewalk and the property line is stipulated to ensure a 25-foot separation for front loaded garage and the internal edge of the sidewalk. Corner lots shall provide a 20-foot setback along property lines adjacent to R-O-W.

(2) Minimum 10’ separation between accessory equipment and structures alongside adjoining lots will be provided.

**Minimum Lot Width (PDR – Planned Development Residential LDC Section 402.7.D.8).** The proposal considers only single-family detached lots. The proposed minimum lot width is 50’ for a minimum lot area of 5,500 sq. ft. (50’ x 110’). 60’ wide lots are also taken in consideration as follows:

<table>
<thead>
<tr>
<th>Minimum Lot Dimensions</th>
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<tbody>
<tr>
<td>50’ x 110’</td>
<td>5,500 sq. ft.</td>
</tr>
<tr>
<td>50’ x 115’</td>
<td>5,750 sq. ft.</td>
</tr>
<tr>
<td>50’ x 120’</td>
<td>6,000 sq. ft.</td>
</tr>
<tr>
<td>60’ x 125’</td>
<td>7,500 sq. ft.</td>
</tr>
</tbody>
</table>
Height/Building Height (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.M and PDR – Planned Development Residential LDC Section 402.7.D.9). The maximum height for proposed residential single-family structures is 35-feet. This height should not create any external impacts that would adversely affect the surrounding area.

Concurrency (Preliminary Site Plan Review Criteria LDC Section 322.2.G). Please refer to the Concurrency Section of this Staff Report.

Streets, Drives, Parking and Service Areas (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.I). The proposed roadways will be private streets (gated community). There are two different R-O-W sections as follows: 70’, and 61’ wide streets (24 feet pavement width), which are designed to comply with the minimum standards related to: safe vehicular travel, traffic safety requirements, maneuverability, utilities location and connection, and pedestrian connectivity. Parking will be provided on individual residential lots and the recreation center according to the requirements of LDC Section 1005. - Off-Street Parking and 1006. – Off-Street Loading (if applicable for the recreational center).

Pedestrian Systems (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.J). The site is located within a two (2) mile walking radius of a potential future school site, as well as of Nolan
Middle School located south of the site at Lorraine Road (Cypress Banks DRI). The preliminary site plan shows 5-foot wide sidewalks along both sides of the internal roadway network promoting pedestrian movements and providing connection with proposed external sidewalks along adjacent thoroughfares.

Density/Intensity (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.L). The site is within the MUC-R FLUC. The proposal includes residential use with associated recreational facilities, with a gross and net density of 2.43 du/acre and 4.92 du/acre, respectively. Proposed density is consistent with the requirements of Policy 2.2.1.28.5 (Mixed Use-Community/Residential) which allows a maximum range of density of 3 du/acre gross and 9 du/acre net. Proposed densities are comparable to densities of approved project in the nearby area which vary from 1.44 du/acre to 9.00 du/acre gross density, and 2.24 du/acre to more than 9.00 du/acre net density.

Fences and Screening (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.N). The PSP shows the required roadway buffer along adjacent collector roadways to the north (Rangeland Parkway), east (Bourneside Boulevard), and west (Uihlein Road), and greenbelt buffer along to the south property line (except where wetland buffer is applicable) meeting the LDC requirements. An optional 6-foot high perimeter fencing/wall is proposed within the roadway buffers, to be located on top of a 3-foot high berm.

Trash and Utility Plant Screens (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.P). Single-family residential lots will be served by individual can pick-up to be reviewed in detail at Final Site Plan stage. The need to provide a dumpster to serve the amenity center will be analyzed at time of Final Site Plan submittal depending the type and intensity of activities to be placed in.

Signs (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.Q). All signs will meet the requirements of LDC Chapter 6. All signs will be reviewed at time of Final Site Plan and Buildings Permits.

Entranceway Designation (General Design Requirements for all Planned Development Site Plans LDC Section 402.6.S). The project site is not within an area designated as a Mixed Use or an Entranceway of the County.

**COMPLIANCE WITH COMPREHENSIVE PLAN**

The site is in the MU-C/R 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 timing is appropriate given development trends in the area. The area is transitioning from agriculture to residential, and mixed-use developments including commercial, office, and service areas.

There is not infrastructure available to provide access, potable water, and wastewater to the proposed development. However, prior to Final Site Plan approval, the applicant shall demonstrate that adequate access will be provided, in addition to compliance with the County's Wastewater System Master Plan, and all applicable regulations and provisions of the Land Development Code and the Comprehensive Plan. A Master Infrastructure Plan (transportation and utility facilities) for the "Northeast Quadrant" has been submitted by the Lakewood Ranch Stewardship District to the Public Works Department for review and approval process.

**Policy 2.2.1.28.1 Intent.** The intent of the MU-C (Mixed Use – Community) FLUC is to identify areas which are established as major centers of suburban/urban activity through identification of potential Activity Centers which shall be adopted as part of any FLUM amendment. Per the Future Land Use Map, the project area is designated within the MU-C/R FLUC.

Proposed density (2.42 du/acre gross and 4.92 du/acre net) is consistent with the maximum allowed gross and net density within MU-C/R FLUC (3 du/acre and 9du/acre respectively). Special Approval for a project exceeding a gross and a net density of 1.0 dwelling unit per acre and 3 dwelling units per acre, respectively, is required to be granted by the BOCC.

**Policy 2.2.1.28.5 Range of Potential Uses within MU-C/R FLUC.** Suburban or urban density planned residential development with integrated residential support uses as part of such developments, neighborhood retail, short-term agricultural uses, interim farm worker housing, public or semi-public uses, schools, recreational uses, and appropriate
water-dependent/water-related/water-enhanced uses.

The proposed use (residential with associated recreational facilities) is included in the range of potential uses for the MU-C/R FLUC.

**Policy 2.6.1.1 Compatibility.** The proposal is comparable with existing growing residential and mixed-use trends of the nearby area. The Preliminary Site Plan design is compatible with adjacent approved and existing residential developments to the north and south (use, lot sizes, and setbacks), and appropriate buffers are provided for compatibility, screening and transition. Additionally, PDR allows the Board to attach stipulations to ensure the project is compatible with surrounding uses.

**Policy 2.6.5.4 Preserve/Protect Open Space.**
The project is located within the Evers Watershed Overlay and LDC Section 403.10.C.15 requires a minimum of 35% open space for residential uses. The site plan shows 51% open space (141.08 acres) exceeding the minimum requirements.

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<th>STAFF RECOMMENDED STIPULATIONS</th>
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**A. DESIGN AND LAND USE STIPULATIONS**

1. No lots shall be platted through any landscape buffers, or retention ponds.

2. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Site Plan, and shall include language to inform prospective homeowners of:
   a. There are planned thoroughfare adjacent to the project [i.e. Rangeland Parkway (2-lane collector) to the north, Bourneside Boulevard (4-lane collector) to the east, and Uihlein Road (4-lane collector) to the west], and potential noise associated with this planned roadway.
   b. The presence of active agricultural operations in the nearby area and their potential impacts (noise and odor).
   c. The internal streets of a 150-units gated pod are privately owned and maintained by the Homeowner's Association or other appropriate legal entity.

3. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

4. Final Site Plan (FSP) review and approval is required for any recreational area/amenity center. Required number of parking spaces will be determined at FSP based on the type and square footage of the recreational uses. Any recreation or amenity structure shall have a minimum 20-foot setback from all property lines.

5. All other applicable state or federal permits shall be obtained before commencement of the development.

6. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provide for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.
### B. ENVIRONMENTAL STIPULATIONS

1. 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, and correspondence and permits, approved by the State (Florida Fish and Wildlife Conservation Commission) shall be submitted prior to the commencement of development for any listed species found on site. Evaluation of the proposed development site shall contain dates of field review, name and qualifications of individual(s) conducting the field review, qualification of individual conducting the review-including authorized Gopher Tortoise Agents, a statement of the methodology used to conduct the habitat assessment and biological survey, a map indicating where listed species (or nests or burrows) were observed on the site; a list of all species observed on site, and a habitat management plan describing measures proposed by the applicant to ensure non-disturbance, relocation, or other acceptable mitigative measures.

2. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.

3. Prior to FSP approval the applicant will provide an exotics species management plan that will address the phased removal of exotics, if necessary, and an enhancement plan, if gaps are left where exotics were removed within the native preservation areas that are going to serve as the 15’ greenbelt buffer screening material.

4. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the Erosion Sediment Control Plan information on the Final Site Plan in accordance with Section 355 (519) of the LDC.

5. If wells are encountered, 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.

### C. STORMWATER ENGINEERING STIPULATIONS

1. This project shall be required to reduce the calculated pre-development flow rate by twenty-five percent (25%) for all stormwater outfall flow directly or indirectly into Braden River/Evers Reservoir Watershed. Modeling shall be used to determine pre- and post-development flows.

2. This project shall be required to provide 150% water quality treatment for the Braden River/Evers Reservoir Watershed.

3. Drainage Easement shall be dedicated to Manatee County and be provided within the project boundaries for the Braden River tributary. In addition, a twenty (20) feet Drainage-Maintenance Access Easement shall be provided along this system with the project boundary from the top of bank. Manatee County is only responsible for maintaining the free flow of drainage through this system.

4. Ten (10) feet separation shall be provided between accessory structures (i.e. Heat Pumps, A/C Handlers, pool pumps, etc.) along the side yards of properties with a side yard setback of 5 feet.
D. UTILITY ENGINEERING STIPULATIONS

1. Connection to the County potable water and wastewater systems 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 appropriate County 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.

2. Any modifications and costs required for the development to meet the Board adopted master plan shall be met and completed by the developer during the Final Site Plan/Construction Plan Approvals. This shall include modifications to the location, design, and access of the proposed potable water, reclaimed water, wastewater infrastructure, and the water/wastewater design calculations.

3. All potable water, reclaimed water and/or wastewater infrastructure construction shall adhere to the water and wastewater master plans for the Northeast Sector of Lakewood Ranch Master Plan Updates and Southeast Wastewater Collection System Master Plan at the time of Final Site Plan Submittal.

ATTACHMENTS

1. Applicable Comprehensive Plan Policies
2. Staff Report Maps
3. Preliminary Site Plan
4. TIS and Traffic Impact Statement Approval Letter
5. Environmental Narrative
6. School Report
7. Applicant’s Special and Specific Approval Request Letter
8. Zoning Disclosure Affidavit
9. Newspaper Advertising
10. Ordinance PDR-17-28(Z)(P)
APPLICABLE COMP PLAN POLICIES

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:

- Consideration of existing development patterns;
- Types of land uses;
- Transition between land uses;
- Density and intensity of land uses;
- Natural features;
- Approved development in the area;
- Availability of adequate roadways;
- Adequate centralized water and sewer facilities;
- Other necessary infrastructure and services;
- Limiting urban sprawl;
- Applicable specific area plans;
- (See also policies under Objectives 2.6.1—2.6.3).

Policy 2.2.1.28. Mixed Use - Community (MU-C): Establish the Mixed Use - Community future land use category as follows:

Policy 2.2.1.28.1. 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 through the identification of potential Activity Centers. A graphic depiction of the potential Activity Center shall be adopted as a part of any FLUM amendment establishing a MU-C category and shall become a part of the Future Land Use Map Series. 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. Subareas specifying the range of potential uses, range of potential density/intensity, and other information follow below.

Development or redevelopment within the area designated under this category shall be required to achieve compliance with the Guiding Principles outlined in the TSD for the Future Land Use Element.

For properties illustrated with a potential Activity center, the requirements of Policy 2.2.1.28.5 (Mixed Use- Community/Residential) shall apply if an Activity Center is not planned.

Policy 2.2.1.28.5. Mixed Use—Community/Residential (MU-C/R): Establish the Residential subareas as follows:

Range of Potential Uses: Suburban or urban density planned residential development with integrated residential support uses as part of such developments, neighborhood retail uses, short-term agriculture uses, interim farm worker housing, public or semi-public uses, schools, recreational uses, and appropriate water-dependent/water related/water-enhanced uses.

Range of Potential Density/Intensity:
- Maximum Gross Residential Density: Three (3) dwelling units per acre.
- Maximum Net Residential Density: Nine (9) dwelling units per acre.
- Maximum Floor Area Ratio: 0.23.
- Maximum Square Footage for Neighborhood Retail Uses: Medium (one hundred fifty thousand (150,000) s.f. as permitted in the Manatee County Comprehensive Plan Policy 2.10.4.2. for DRI's and Large Projects).
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 residential density exceeds one (1) dwelling unit per acre, or in which any net residential density exceeds three (3) dwelling units per acre, shall require special approval.
(c) Any nonresidential project exceeding thirty thousand (30,000) square feet shall require special approval.
(d) The Special Approval requirements listed above (a through c) shall not apply to development along the designated Urban Corridors or within the UIRA.

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) square feet of Retail.
- Two million two hundred eighty thousand five hundred and eighty-four (2,280,584) square feet of Office.
- Five million five hundred fifty-nine thousand four hundred and fifty-four (5,559,454) square feet of Industrial.
- Five thousand two hundred thirty thousand nine hundred eighteen (833,918) square feet of industrial development.

The property shall contain a minimum of eight hundred thirty-three thousand nine hundred eighteen (833,918) square feet of 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.

The residential use component of the project shall be limited to i) two thousand (2,000) dwelling units until one hundred thousand (100,000) square feet of retail plus one hundred thousand (100,000) square feet of either office or industrial has commenced, ii) four thousand (4,000) dwelling units until two hundred thousand (200,000) square feet of retail plus two hundred thousand (200,000) square feet of either office or industrial has commenced, and iii) five thousand (5,000) dwelling units until five hundred thousand (500,000) square feet of nonresidential has commenced. The Board of County commissioners may allow an exception to this requirement in order to implement other provisions of the Comprehensive Plan, such as the ability to construct workforce or affordable housing, through the granting of a special approval by Resolution.

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

Objective: 2.3.3 Floodplain Management: Direct development away from areas subject to flooding to reduce risks to life and property and to minimize costs to County residents for replacing damaged infrastructure.

Policy 2.3.3.1 Prohibit any new development (except redevelopment) within the floodway of any perennial stream, except for water-dependent uses and except for projects which generally would not result in an increase in flood levels in the community during the occurrence of the base (100 years) flood discharge. [See policy 2.3.1.2]

Implementation Mechanism:

a) Planning and Building Departments coordination during review of development requests for compliance with this policy and the Floodplain Management Section of the Manatee County Land Development Code.

Policy: 2.3.3.2 Require that all fill within the 100-year floodplain shall be compensated by creation of storage of an equal or greater volume, with such compensatory storage also located within
the 100-year floodplain. Areas within the 100-year floodplain adjacent to a tidally-influenced water body shall not be subject to this level of service performance standard.

**Policy: 2.3.3.3**

Require that all proposed residential buildings within the 100-year floodplain are constructed so that finished floor elevations are above the elevation of the 100-year flood.

Require that all proposed non-residential buildings or non-residential components of mixed use buildings within the 100-year floodplain are constructed to meet the finished floor elevation, or meet and/or exceed the performance standards established by the Federal Emergency Management Agency.

**Policy: 2.3.3.4**

Prohibit habitable structures and major public and private investment within the 25-year floodplain except for projects which have special exception status or obtain a Special Approval. This policy shall not preclude the development of water-dependent uses, water-related and water-enhanced uses, stormwater management structures, non-habitable structures, and passive recreational uses where appropriate. Any such development shall:

- Minimize impervious surface in the 25-year floodplain;
- Cluster structures and uses outside of the 25-year floodplain, whenever possible [see policy 2.3.1.2]; and
- Protect perennial lakes and streams by encouraging the dedication of conservation easements not subject to any land alteration within the 25-year floodplain.

This policy applies only for the purposes of reviewing projects for which mapping of the 25-year floodplain has been accomplished, or where interpolation or use of an existing water surface profile for the watercourse(s) permits the identification of the 25-year flood elevation.

**Implementation Mechanism(s):**

a) Coordination between the Public Works (Stormwater Management Division), Planning, and Building Departments when reviewing development requests for compliance with this policy and the Floodplain Management Section of the Manatee County Land Development Code.

b) Coordination between the Manatee County Planning Department and the Manatee County Property Appraiser to ensure that conservation easements dedicated to Manatee County are deleted from private property assessments.

**Policy: 2.3.3.5**

Limit density or intensity in a manner which will protect all groundwater resources from unacceptable contamination by septic tanks. (See also Objective 9.2.4 and associated policies).

**Implementation Mechanism:**

a) Review of proposed impacts by the Utilities, Natural Resources, and Planning Departments and the Florida HRS and conditioning of development orders as appropriate.

**Objective: 2.6.1**

**Compatibility Through Screening, Buffering, Setbacks, And Other Mitigative Measures:**

 Require suitable separation between adjacent land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.

**Policy: 2.6.1.1**

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:

- Use of undisturbed or undeveloped and landscaped buffers
- Use of increased size and opacity of screening
- Increased setbacks
- Innovative site design (which may include planned development review)
- Appropriate building design
- Limits on duration/operation of uses
- Noise attenuation techniques
- Limits on density and/or intensity [see policy 2.6.1.3]

Implementation Mechanism(s):
  a) Maintain setback, screening, buffering, and other appropriate mitigation techniques in land development regulations.
  b) Planning Department review of development approvals to ensure policy compliance.

Policy: 2.6.1.2
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.

Implementation Mechanism:
  a) Land development regulations consistent with this policy.

Policy: 2.6.1.3
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.).

Goal: 2.9
Residential Communities Which Contribute to a High Quality of Life

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.