

B.C.C.: 03/01/2018

PDR-17-07(Z)(P)
McClure Properties / Braden River Shores
(DTS #20170242 / MEPS #690)

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 78.97 acres of a total 140.47± acre site (61.50± acres already zoned PDR) generally located ± 1.94 miles east of US 301, ± 2.8 miles west of I-75, on the south side of the Braden River and north of 34th Avenue East at 3900 26th Avenue East, 3905 26th Avenue East, 3110 39th Street East and 2600 39th Street East, Bradenton, Manatee County from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 417 single-family residential detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 01/04/2018

B.O.C.C.: 02/01/2018; 03/01/2018

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-17-07(Z)(P); APPROVE a Preliminary Site Plan with Stipulations A.1-4, B.1-9, C.1-5, D.1, E.1-2; GRANT Special Approval for a project: 1.) exceeding a gross density of 2 dwelling units per acre in the RES-3 Future Land Use Category, 2.) exceeding a net residential density of 3 dwelling units per acre in the RES-3 Future Land Use Category, 3.) adjacent to a perennial stream, 4.) partially within the Coastal High Hazard Area Overlay District, 5.) within the Coastal Evacuation Area Overlay District, and 6.) structures located within the 25-year floodplain; ADOPT the Findings for Specific Approval; and GRANT Specific Approval of an alternative to Land Development Code Section 1001.6.A.1.a requiring new developments to construct 5' sidewalks along both sides of all new or existing Major Thoroughfares; as recommended by the Planning Commission.

(Commissioner Smith)

PLANNING COMMISSION ACTION:

On January 4, 2018, by a vote of 7 – 0, the Planning Commission recommended approval.

BOARD OF COUNTY COMMISSIONERS ACTION:

On February 1, 2018, by a vote of 5 – 0, the Board of County Commissioners continued the public hearing to March 1, 2018.

PUBLIC COMMENT AND CORRESPONDENCE:

January 4, 2018 Planning Commission

Public Comments:

Marshall Hall, Elwood Park resident, expressed concern with density, plants and wildlife, and traffic.

John Zalis, Sugar Creek Country Club resident, expressed concern with traffic and the lack of sidewalks.

Kenneth Green, Elwood Park resident, expressed concern with traffic patterns, width of 39th Street East, drainage and flooding, the Coastal High Hazard Area, and density.

Ramona Self, area resident, expressed concern with traffic and flooding in the area specifically on 26th Avenue East.

Staff Report maps were entered into the record at the January 4, 2018 Planning Commission public hearing.

February 8, 2018 Board of County Commissioners

There were no public comments.

A motion to continue was entered into the record.

PROJECT SUMMARY

CASE#	PDR-17-07(Z)(P) (DTS #20170242 / MEPS # 690)
PROJECT NAME	Braden River Shores
LAND OWNER	McClure Properties LTD
APPLICANT(S) / AGENT	McClure Properties LTD / Rachel Layton, ZNS Engineering, LC
PROPOSED ZONING	PDR (Planned Development Residential)
EXISTING ZONING	PDR (Planned Development Residential) [61.50 acres] A-1 (Suburban Agriculture) [78.97 acres]
PROPOSED USE(S)	417 Single Family Detached Residential Lots
CASE MANAGER	Rossina Leider, Principal Planner / Monica Martin, Planner I
STAFF RECOMMENDATION	APPROVAL with Stipulations

DETAILED DISCUSSION

The ± 140.47 acre site is located ± 1.94 miles east of US 301, ± 2.8 miles west of I-75, on the south side of the Braden River and north of 34th Avenue East (Bradenton, Manatee County). ±61.50 acres are zoned PDR (Planned Development Residential), and ±78.97 acres are within the A-1 (Suburban Agriculture) zoning district.

History:

The northern parcel (61.50 acres) received the Planned Development Residential zoning district designation with the adoption of the Land Development Code in 1989. The southern parcels (78.97 acres) are designated “A-1” (Suburban Agriculture). This designation was established prior to 1989.

The southern 78.97 acres were subject to a Comprehensive Plan Map Amendment in October 2010 changing the Future Land Use Category from RES-1 to RES-3.

Since 1989, a number of planned residential projects have been approved in this area of Manatee County. The historic agricultural character of this area has been transitioning to suburban residential development over the last thirty years.

Request, including Detailed Discussion:

The request is for approval of a rezone of ±78.97 acres (southern parcels) from A-1 (Suburban Agriculture) to PDR (Planned Development Residential) (the 61.50-acre northern parcel identified as PI #1418600001 is already zoned PDR). Additionally, the applicant is requesting approval of an accompanying Preliminary Site Plan for the overall ± 140.47 acres included in this project to allow the construction of 417 single-family detached units, with three recreational areas. The Future Land Use Category RES-3 (Residential – 3.0 dwelling units/acre) Future Land Use Category, allows a maximum gross and net density of 3 du/acre and 6 du/acre, respectively. Additionally, the project is at least partially located under the Coastal High Hazard Area (CHHA), Coastal Evacuation Area (CEA), and the Coastal Planning Area (CPA) overlays.

The intent of RES-3 Future Land Use Category is to identify, textually in the Comprehensive Plan’s goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a moderate-density suburban, or a clustered low density urban, residential environment. Also, to provide for a compliment of residential support uses normally utilized during the daily activities of residents of these moderate density suburban, or low density urban areas.

Policy 2.2.1.10.2 lists the range of potential uses as suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.21 and 2.10.4).

The intended use of the PDR (Planned Development Residential) zoning district is to provide for development of residential areas in areas adequately served or in areas which can be served by necessary utilities and services, in locations that are compatible with adjacent and surrounding land uses in accord with goals, objectives, and policies of the Comprehensive Plan and in compliance with the standards set forth herein.

It is further the intent to permit the establishment of such districts only where planned development with carefully located buildings, parking and service areas, and landscape open space will provide for internal convenience and ease of use as well as external compatibility. It is further intended that PDR districts may provide a broad range of house types appropriate to the general need of the area served.

Uses in PDR districts shall be consistent with Comprehensive Plan requirements regarding use, type, locational criteria and other applicable Comprehensive Plan criteria.

The proposed uses include residential uses and associated recreational uses. The aforementioned uses are permitted in the PDR zoning district (per LDC Table 4-9 Schedule of Uses for PD Districts) and meet the specific use criteria set forth in the Manatee County Land Development Code.

The surrounding properties are a mix of residential, commercial and industrial. In this particular case, the applicant is proposing the standards that appear to be sufficient to address compatibility with adjacent properties.

The applicant submitted a Preliminary Site Plan that includes the following:

- 140.47 acre total project area
- 417 single-family detached dwelling units
- 2.974 DU/AC Gross Density
- 3.26 DU/AC Net Density
- A maximum building height of 35' feet
- Four access points:
 - o Two (2) full access and one (1) emergency access points on 26th Avenue East
 - o Two (2) full access points on 39th Street East
- Setbacks: 25' front-loaded garage / 20' side-loaded garage, 5' side, 15' rear, and 15' from wetland buffer
- Buffers, screening and landscaping:
 - o Roadway buffer along 26th Avenue East and 39th Street East (20' feet wide)
 - o Perimeter buffer (15' wide minimum)
 - o Water buffer along the Braden River (50' feet wide)
- Open space:
 - o The Preliminary Site Plan shows a total of 53.48 acres of open space which is equivalent to 38% (25% minimum is required)
- 3.06 acres of recreational area
- Stormwater management facilities throughout the site
- Parking spaces for each of the residences per the code, and parking for the recreational areas per the code
- Sidewalks internally and externally are 5 feet wide to provide connectivity
- Typical unit sizes: 40' x 120' (4,800 sq. ft.) and 50' x 120' (6,000 sq. ft.). In order to have the alternative to provide wider roadway buffers, the applicant proposes optional smaller lots along the referenced buffers as follows: 40' x 115' (4,600 sq. ft.) and 50' x 115' (5,750 sq. ft.)
- Amenities may include, but are not limited to canoe/kayak, pool, cabana, and passive recreation parking for the amenity (recreational area) will be provided in accordance with the LDC Section 1005.3.

The applicant submitted requests for Special Approval for:

1. Exceeding a gross density of two (2) dwelling units per unit acre in the RES-3 Future Land Use Category
2. Exceeding a new residential density of three (3) dwelling units per acre in the Res-3 Future Land Use Category
3. Adjacent to a perennial stream
4. Partially within the Coastal High Hazard Area Overlay District

5. Partially within the Coastal Evacuation Area Overlay District
6. Structures located within the 25-year floodplain

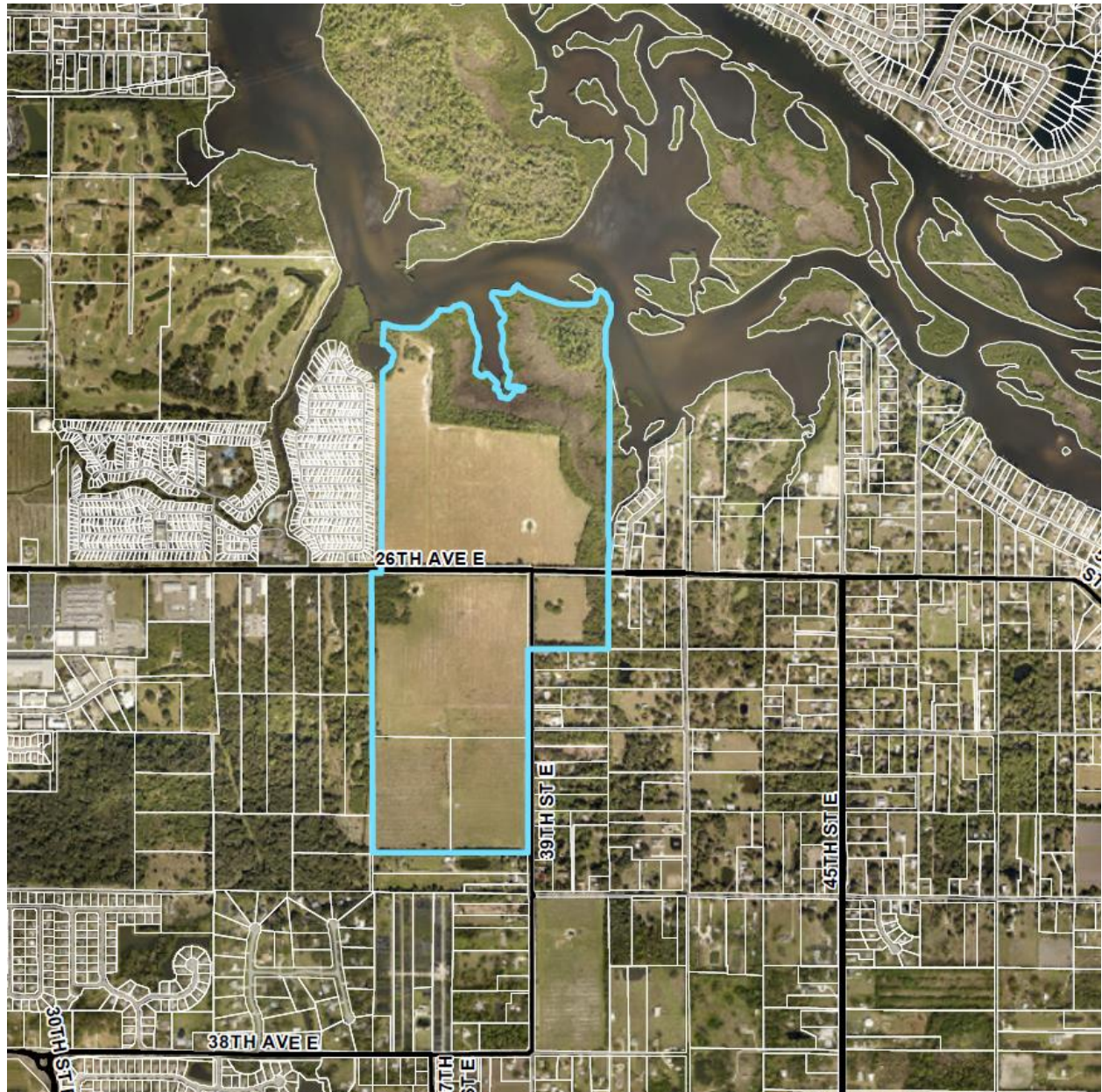
The applicant submitted requests for Specific Approval for:

1. Alternative to LDC Section 1001.6.A.1.a – Sidewalks Required

Special and Specific Approval is required to be granted by the Board of County Commissioners for a project. Planned Development is the necessary process to achieve Special and Specific Approval. PD zoning district provides flexibility for the project to establish appropriate design conditions (buffers, dimensional standards, etc.) and help to mitigate potential adverse impacts to surrounding properties. Staff supports requested Special and Specific Approvals. Compliance with all applicable regulations of the Land Development Code shall be demonstrated at time of Preliminary/Final Site Plan, with the exception of those requirements in which Special and Specific Approvals are granted with this request.

As such, Staff recommends APPROVAL of the Rezone with Preliminary Site Plan with Stipulations

Site Aerial



SITE CHARACTERISTICS AND SURROUNDING AREA		
ADDRESS	3905 26 th Ave. E, 3900 26 th Avenue East, 3110 39 th Street East and 2600 39 th Street East, Bradenton, FL 34208	
GENERAL LOCATION	Generally located ± 1.94 miles east of US 301, ± 2.8 miles west of I-75, on the south side of the Braden River and north of 34 th Avenue East (Bradenton, Manatee County).	
ACREAGE	±140.47 acres	
EXISTING USE(S)	Grazing, Class I	
FUTURE LAND USE CATEGORY(S)	RES-3 (Residential 3.0 Dwelling Units/Acre)	
OVERLAY DISTRICT(S)	Coastal High Hazard Area (CHHA) Coastal Evacuation Area (CEA) Coastal Planning Area (CPA)	
DENSITY	<p><u>Proposed:</u> 2.974 gross du/acre</p> <p><u>Maximum allowed within RES-3:</u> 3.00 gross du/acre</p>	<p><u>Proposed:</u> 3.26 net du/acre</p> <p><u>Maximum allowed within RES-3:</u> 6.00 net du/acre</p>
SPECIAL APPROVAL(S)	<ol style="list-style-type: none"> 1.) Exceeding a gross density of 2 dwelling units per acre in the RES-3 Future Land Use Category (Per Policy 2.2.1.10.4.b in the Comprehensive Plan, all projects for which gross residential density exceeds two (2) dwelling units per unit acre shall require special approval.) 2.) Exceeding a net residential density of 3 dwelling units per acre in the RES-3 Future Land Use Category (Per Policy 2.2.1.10.4.b in the Comprehensive Plan, all projects for which any net residential density exceeds three (3) dwelling units per acre shall require special approval.) 3.) Adjacent to a perennial stream (Per Policy 3.2.2.1 in the Comprehensive Plan and LDC section 345.6 Table 3-4 (U), projects adjacent to any perennial stream shall require special approval.) 4.) Partially within the Coastal High Hazard Area Overlay District (Per Policy 2.2.2.5.4 in the Comprehensive Plan, any projects partially within the Coastal High Hazard Area District Overlay shall require special approval.) 5.) Within the Coastal Evacuation Area Overlay District (Per Policy 2.2.2.4.4 in the Comprehensive Plan, any projects partially within the Coastal Evacuation Area District Overlay shall require special approval.) 	

	approval.) 6.) Structures located within the 25-year floodplain (Per Policy 2.3.3.4 in the Comprehensive Plan, special approval is required for habitable structures within the 25-year floodplain.)								
SPECIFIC APPROVAL(S)	1.) Alternative to LDC Section 1001.6.A.1.a (Per LDC Section 1001.6.A.1.a, new developments are required to construct 5' sidewalks along both sides of all new or existing Major Thoroughfares.)								
SURROUNDING USES & ZONING									
NORTH	Waterbody: Braden River								
SOUTH	Residential: Single-family residential zoned A-1 (Suburban Agriculture).								
EAST	Residential: Vacant residential platted, two or more houses, and single-family residential, all zoned A-1 (Suburban Agriculture).								
WEST	Residential: Vacant unplatted, vacant residential platted and residential related amenities, all zoned A-1 (Suburban Agriculture), and single-wide Motor Home/Co-op zoned PD-RV (Planned Development – Recreational Vehicle).								
SITE DESIGN DETAILS									
LOT SIZE(S) (MINIMUM)	4,800 sq. ft. (40' x 120') (261 lots) (Option for 40' x 115' lots = 4,600 sq. ft.) 6,000 sq. ft. (50' x 120') (156 lots) (Option for 50' x 115' lots = 5,750 sq. ft.)								
SETBACKS (MINIMUM) (*) 25-foot separation between the garage and edge of sidewalks for front-loaded garages, or 20-foot for side loaded garages. Corner lots shall provide a 20-foot garage setback from the structure (non-garage) to the property line adjacent to the other street.	<table> <tr> <td>Front</td> <td>25'/20' (*)</td> </tr> <tr> <td>Side</td> <td>5'</td> </tr> <tr> <td>Rear</td> <td>15'</td> </tr> <tr> <td>Wetland Buffer</td> <td>15'</td> </tr> </table>	Front	25'/20' (*)	Side	5'	Rear	15'	Wetland Buffer	15'
Front	25'/20' (*)								
Side	5'								
Rear	15'								
Wetland Buffer	15'								
OPEN SPACE	Required 25% (35.12 Acres) Provided 38% (53.48 Acres) Note: Stormwater ponds make up 73% (25.82 acres) of proposed open space.								
RECREATIONAL AMENITIES	Open space (0.36 acres) north of 26 th Avenue East near lots #82-83 and (0.74 acres) near lot 41. Open space (0.56 acres) south of 26 th Avenue East near lots #288 and 287.								

	*Amenities may include, but are not limited to canoe/kayak launch, pool, cabana, and passive recreation. Amenities will be determined at final site plan.
ACCESS	Two (2) full access points and one (1) emergency access along 26 th Avenue East Two (2) along 39 th Street East
PARKING MINIMUMS	<u>Residences</u> : Parking for each residence will be provided in accordance with LDC Section 1005.3, which amounts to two (2) dwelling units per unit. <u>Recreational Area</u> : Parking for the amenity (recreational areas) will be provided in accordance with the LDC Section 1005.3.
FLOOD ZONE(S)	Project site lies in Zones X and AE with a Base Flood Elevation of 7' NAVD 1988 and the regulatory floodway per FIRM Panel 12081C0307E, effective 3/17/2014.
AREA OF KNOWN FLOODING	Yes, rainfall/riverine. A 50% reduction in pre-developed flow is required for runoff into the Sugarhouse Creek watershed.
UTILITY CONNECTIONS	<p>The following water and wastewater facilities are in the vicinity of this development project:</p> <p>Water 6" potable water main along 26th Avenue East and 6" potable water main along 39th Street East.</p> <p>Sewer According to Manatee County GIS there is not any public (County owned) sanitary gravity sewer along 26th Avenue East and 39th Street East. There is a 4" sanitary force main along 26th Avenue East (between Sugar Creek Country Club Subdivision & 27th Street East).</p> <p>Reclaimed Water According to Manatee County GIS there is not any public (County owned) reclaimed water main along 26th Avenue East and 39th Street East.</p> <p>As discussed in the pre-application meeting on April 21, 2017, a water hydraulic analysis will be required to determine if upsizing of water lines are required to meet both consumptive use and fire flow requirements.</p> <p>The applicant has proposed an alternative connection deviating from the County's Southeast Wastewater Collection System Master Plan and will require an Alternative Connection Agreement to be submitted during the FSP/CP period.</p>

ENVIRONMENTAL INFORMATION

Overall Wetland Acreage

8.6 Acres

Proposed Wetland Impacts

None

Wetlands

According to the updated environmental narrative done by ECO Consultants dated November 2017 there is a total of 8.6 acres of wetlands within the project area which is coded 612 – Mangrove Swamps, There is also 2.1 acres of 619 – Exotic Wetland Hardwoods which do not qualify as “native habitat”. There are no wetland impacts proposed with the project. Wetland buffers of 50’ along the Braden River shoreline and 30’ around isolated wetlands are being provided, with no platting of lots proposed into any wetland buffers. The narrative indicates that SWFWMD has not yet verified wetlands through a jurisdictional determination.

Uplands

According to the environmental narrative there are no native upland habitats on-site. For calculating minimum native habitat preservation, only the 8.6 acres of wetlands were used, and a minimum of 6.45 acres was the resulting quantity. With the preservation of the 8.6 acres of wetlands on-site, this more than meets the minimum requirement.

Endangered Species

According to the environmental narrative no signs of listed species were found on-site. However, a bald eagle’s nest was observed within 330’ of the west boundary of the project area. This nest is not yet in the nest locator database, however ERS staff has it on our nests data layer. The narrative indicates that the applicant will consult with FWC to obtain any permits required in relation to development adjacent to the nest.

Trees

No information at this time, however there is a note on the preliminary landscape plan indicating a tree inventory will be provided with the Final Site Plan.

Landscaping/Buffers

The preliminary landscape plan shows 20’ roadway buffers along the 26th Avenue East and 39th Street East frontages, that are outside of the future right-of-way setbacks. Perimeter greenbelt buffers are shown at 15’ around remaining property lines. Landscape materials to be provided within the buffers is shown on the plan as well.

Street trees are indicated to be provided in accordance with Section 701 of the LDC. Other landscaping requirements such as lift station screening and any required for amenity centers, etc. will be required to meet LDC requirements with the Final Site Plan for such improvements.

NEARBY APPROVED DEVELOPMENT

PROJECT	LOTS / UNITS	DENSITY / INTENSITY	ACERAGE	FLUC	ZONING	APPROVED
RESIDENTIAL						
Elwood Park	96	1.05	91.82	RES-3	PDR, A, A-1, RSF-3	1924
Fairfax	161	2.92	55	RES-6	RSF- 4.5	1988; 1989
Greendale Estates	32	0.79	41.22	RES-3	A-1	1981
Highland Ridge	120	2.84	42.18	RES-6	RSF- 4.5	2002
One Hundred Acre Wood	511	5.14	99.39	RES-3 RES-6	PDMU	2014
La Selva Park	304	5.01	60.7	RES-6	RSF- 6	1925
Manatee Oaks	302	2.45	123.53	RES-6	RSF - 4.5	1985; 1986 1987; 1989
Oak Haven	46	4.6	9.98	RES-6	PDR	2006
Oak Trace	69	1.6	42.95	RES-3	RSF - 4.5	2003
Peridia Units 1-4	427	1.9	224.94	RES-6	PDR	1987; 1988
Stone Creek	90	3.54	25.41	RES-6	RSF - 6	1985; 1986; 1987
Villages at Glen Creek (Property partially in the City of Bradenton and partially in unincorporated Manatee County.) (1) The numbers reflect the total. The unincorporated Manatee County portion was rezoned to PDR and 21 units were added in 2017, on ± 5.5 acres with a 3.9 du/ac gross and 4.5 du/ac net density.	1373(1)	6.0	228.9	RESLOW UV and RES-6	PDP and PDR	2017
Wallingford	142	2.25	63.24	RES-9	RSF 4.5	2001
COMMERCIAL						
Sugar Creek Country Club (*)	330	7.5(**)	44	RES-3	PDRV	1996
Sugar Creek Co-Op (*)	202	9.6(**)	21	RES-6	PDRV	1982
Sugar Creek Resort (*)	243	9.34(**)	26	RES-6	PDRV	1991

Note: Information obtained through GIS, Property Appraiser's and Clerk's websites.

(*) Please note the calculations were taken from GIS maps and records found in the Clerk's office for properties zoned PDRV (Sugar Creek Estates Co-Op has 202 lots on +/- 21 acres, Sugar Creek Resort has 243 lots on +/- 26 acres, and Sugar Creek Country Club has 330 lots on +/- 44 acres).

(**) Number of RV Lots/acre.

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
20' Roadway Buffer [26 th Avenue East]	20'	Y		Shown; meets standards.
20' Roadway Buffer [39 th Street East]	20'	Y		Shown; meets standards.

15' Perimeter Buffer [Property Line]	15'	Y		Shown; meets standards.
50' Water Buffer [Braden River]	50'	Y		Shown; meets standards.
TREES				
Exotic Species Removal	N/A	Y		No information at this time, however there is a note on the preliminary landscape plan indicating a tree inventory and tree removal and replacement table will be provided with the Final Site Plan.
SIDEWALKS				
5' wide internal sidewalks	5' wide internal sidewalks	Y		Shown; meets standards. 5' wide pedestrian walks provide connectivity between principal structures, recreational facilities, parking areas, and exterior sidewalks and are provided in compliance with LDC Section 1001.6.A.4.
5' wide external sidewalks	5' wide external sidewalks	Y		Shown; meets standards. Special approval has been requested to not construct sidewalks along both north and south shoulders of 26 th Avenue East from 39 th Street East to the eastern project boundary. Stormwater Engineering has placed a stipulation for the developer to enter into a Sidewalk Agreement for payment in-lieu of construction.
DRIVEWAYS, ROADS & RIGHTS-OF-WAY				
Right-of-way	50'	Y		Shown

TRANSPORTATION

Major Transportation Facilities

The site is located on the north and south of 26th Avenue East and the east and west of 39th Avenue East. 26th Avenue East traverses the project east to west and is designated as a two lane collector roadway in the Comprehensive Plan's Future Traffic Circulation Plan with a planned right of way width of 84 feet. 39th Street East traverses the project north to south and is designated as a two lane collector roadway in the Comprehensive Plan's Future Traffic Circulation Plan with a planned right of way width of 84 feet.

Transportation Concurrency

The application includes a proposed rezoning with a Preliminary Site Plan (PSP). Transportation concurrency was evaluated for the project. The Applicant prepared a Traffic Impact Analysis (TIA), and the conclusion of the approved

TIA is that there are no off-site concurrency-related improvements required for the project (see Certificate of Level of Service (CLOS) Compliance table below).

Access

Access to the site will be provided by two full access driveways on 26th Avenue East and two full access driveways on 39th Street East.

The TIA identified the following site related improvements at the project access locations:

1. 26th Avenue East @ 39th Street East:

Prior to the first final plat approval or construction authorization that allows for creation of the first dwelling unit, the following improvement shall be constructed, or be the subject of a binding executed construction contract or shall have funding commitments pursuant to a binding development agreement:

- a. Construct an eastbound left-turn lane with a total length of 235 feet, including a 50 foot taper.

2. 26th Avenue East @ Project Driveway B (west of 39th Street East):

Prior to the first final plat approval or construction authorization that allows for creation of the first dwelling unit, the following improvement shall be constructed, or be the subject of a binding executed construction contract or shall have funding commitments pursuant to a binding development agreement:

- a. Construct a westbound left-turn lane with a total length of 235 feet, including a 50 foot taper.

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

CLOS APPLIED FOR: Yes
TRAFFIC STUDY REQ'D: Yes

NEAREST THOROUGHFARE	NEAREST THOROUGHFARE	NEAREST THOROUGHFARE	NEAREST THOROUGHFARE
26 th Avenue East	1340	D	D
39 th Street East	1650	D	D

Solid waste landfill capacity and preliminary drainage intent have been reviewed with the PSP. Potable water, waste water, and school facilities will be reviewed with the Final Site Plan.

POSITIVE ASPECTS

- The site has frontage along collector roadways (26th Avenue East and 39th Street East).
- The surrounding area is transitioning from suburban agriculture uses to low and moderate residential developments.
- The design provides 38% of open space; 25% is required.
- Recreational amenities have been proposed, which may include but are not limited to a canoe/kayak launch, pool, cabana, and/or passive recreation.
- The proposed PDR (Planned Development Residential) zoning district is compatible with the PDR (Planned Development Residential) zoning within the northern parcel, the PDRV (Planned Development Recreational

Vehicle) and PDMU (Planned Development Mixed Use) zoning to the west, the PDR (Planned Development Residential) and RSF (Residential Single Family) zoning to the south, and the RSF (Residential Single Family) zoning to the east.

- Proposed rezone to PDR is the logical expansion of the PDR, PDRV, RSF, and PDMU.
- The rezone to PDR is consistent with the Future Land Use Category RES-3 (Residential – 3.0 Dwelling Units per Acre).
- Timing appears to be consistent with the development trends in the nearby area, which has been developed with a mix of residential and services uses.
- Proposed gross and net density are both less than the maximum required for development within the RES-3 (Residential – 3.0 Dwelling Units per Acre) Future Land Use Category.
- There are four full means of access proposed for this project (two on 26th Ave E and two on 39th St E). An emergency access point is proposed on 26th Avenue East.
- An Emergency Preparedness Plan have been approved by the Manatee County Public Safety Department.

NEGATIVE ASPECTS

- No sidewalk proposed along both north and south shoulders of 26th Avenue East from 39th Street East to the eastern project boundary.
- Potential negative impacts related to light, glare, and noise to single-family residences along the thoroughfare.

MITIGATING MEASURES

- The developer shall enter into a Sidewalk Agreement for payment in-lieu of construction of a sidewalk along both north and south shoulders of 26th Avenue East from 39th Street East to the eastern project boundary.
- Adequate open space, parking areas, setbacks, and screening buffers have been provided to address compatibility with surrounding properties.

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(s):

1.) Alternative to LDC Section 1001.6.A.1.a

LDC Section 1001.6.A.1.a requires new developments requiring Administrative or Special Permits, Preliminary or Final Site Plans, or Preliminary or Final Plat approval to provide five (5) foot sidewalks, constructed to the specifications of the Manatee County Public Works Standards along both sides of all new or existing Major Thoroughfares, unless the development is adjacent only to one (1) side of the thoroughfare. In such case, the development shall be required to construct a sidewalk only on the side of such street lying adjacent to the development.

There is no proposal for sidewalk construction along both north and south shoulders of 26th Avenue East from 39th Street East to the eastern project boundary. A specific approval has been requested.

Staff Analysis and Recommendation:

Staff is in support of the request for Specific Approval for an alternative to LDC Section 1001.6.A.1.A as long as the following stipulation is upheld:

In the event, the Applicant's request for Specific Approval is granted by the Board of County Commissioners to not construct the sidewalk along both the North and South shoulders of 26th Avenue East from 39th Street East to the East Project boundary, then the Applicant shall enter into a Sidewalk Agreement to provide for a payment to the County as a payment-in-lieu of the construction of said sidewalk in an amount to be calculated in the Agreement. Should the Applicant fail or refuse to make the aforesaid payment-in-lieu, nothing in this Ordinance shall be construed as affecting the County's right to require construction of said sidewalk and to pursue any and all legal and equitable remedies against the Applicant.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 1001.6.A.1.a, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed stipulation.

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 two (2) dwelling units per unit acre in the RES-3 FLUC

The Manatee County Comprehensive Plan (Policy 2.2.1.10.4.b) and LDC Section 345.6 Table 3-4 (B) requires Special Approval for all projects for which gross residential density exceeds two (2) dwelling units per unit acre, shall require special approval.

The proposed gross density (2.94 du/acre) is consistent with the maximum density threshold allowed in the RES-3 FLUC (3 du/acre), and comparable with surrounding residential areas which have been developed with a gross density that vary from 1.05 du/acre to 5.01 du/acre.

The proposed gross density appears appropriate since is consistent with the development trends of the nearby area, and with the intent of the RES-3 FLUC which provides for a moderate-density suburban, or a clustered low density urban, residential environment.

2.) Exceeding a net residential density of three (3) dwelling units per unit acre in the RES-3 FLUC

The Manatee County Comprehensive Plan (Policy 2.2.1.10.4.b) and LDC Section 345.6 Table 3-4 (B) requires Special Approval for all projects for which any net residential density exceeds three (3) dwelling units per acre, shall require special approval.

The proposed net density (3.09 du/acre) is below to the maximum density threshold allowed in the RES-3 FLUC (6 du/acre). The intent of RES-3 FLUC allows clustered low urban residential environment, or moderate density suburban residential environment where appropriate. The proposed net density appears to be consistent with the intent of the RES-3 FLUC, and the development trends of the surrounding area that is developed with low and moderate residential density.

3.) Adjacent to Perennial Stream

The Manatee County Comprehensive Plan (Policy 3.2.2.1) and LDC Section 345.6 Table 3-4 (U) requires all projects that are adjacent to any perennial lake or stream, as reflected in the Manatee County Soil Survey, obtain special approval to ensure that project impacts on these waterbodies are identified and minimized [See

policy 2.3.1.2].

Portions of the project are adjacent to the Braden River (perennial stream), and within the FEMA 2014 FIRM 100-year floodplain and floodway. The proposed preliminary site plan shows:

- No encroachment or impacts in the regulatory floodway of Braden River,
- A fifty (50) foot wide wetland buffer along the Braden River,
- Floodplain compensation for the 25-year and 100-year storm event, and
- Stormwater and floodplain management design and engineering in accordance with LDC Section 801 and 802.

The proposed preliminary site plan appears appropriate and consistent with the applicable regulations related to preserve and protect natural features and sensitive environments.

4.) Partially within the Coastal High Hazard Area (CHHA) Overlay District

5.) Partially within the Coastal Evacuation Area (CEA) Overlay District

The Manatee County Comprehensive Plan (Policies 2.2.2.5.4.a and 2.2.2.4.4.a) and LDC Section 345.6 Table 3-4 (F) requires Special Approval for any project which is at least partially within the CHHA and the CEA Overlay Districts. They shall be submitted for approval under the special approval process, except in the instance of any project on lands owned, leased or operated by the Manatee County Port Authority.

The northern portion of the project site is within the Coastal High Hazard Area (CHHA) and the Coastal Evacuation Area (CEA) Overlay Districts. The design of the project is consistent with the regulations of Policies 2.2.2.4 and 2.2.2.5 of the Manatee County Comprehensive Plan, provides increased buffers to the north and east along the Braden River consistent with Policy 2.2.2.4.2.f., and will meet the applicable regulations of the LDC Section 403.8, including the preparation of a "hurricane evacuation plan", which has been already reviewed and approved by the Emergency Management Division of the Manatee County Public Safety Department. (See attached Emergency Preparedness Plan and approval letter)

The proposed preliminary site plan appears appropriate and consistent with the applicable regulations related to environmental preservation, as well protection of future residents and public and private infrastructure.

6.) Structures Located within the 25-year floodplain

The Manatee County Comprehensive Plan (Policy 2.3.3.4) prohibits habitable structures and major public and private investments within the 25-year floodplain except for projects which have special exception status or obtain a Special Approval.

The project site is partially within the 25-year floodplain. The proposed preliminary site plan shows:

- Minimization of the impervious surface area within the 25-year floodplain.
- Cluster development with home-sites concentrated to the greatest extent possible along the periphery and outside of the 25-year floodplain, and
- Floodplain compensation for the 25-year and 100-year storm event.

The proposed preliminary site plan appears appropriate and consistent with the applicable regulations related to preserve and protect natural features and sensitive environments.

The Board finds that the purpose of the Special Approval regulations are satisfied by the analysis provided in the staff report and the associated proposed design, which indicates that the project is consistent with the Comprehensive Plan and Land Development Code and will have no significant detrimental impacts on surrounding properties or existing public facilities.

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC Section 322.2 [Preliminary Site Plan (PSP) Review Criteria] LDC Section 342.3 [Review Criteria for Zoning Map Amendments] LDC Section 402.6 [General Design Requirement for all Planned Development Site Plans] LDC Section 402.7 [PDR – Planned Development Residential]

LDC Section 322.2 Preliminary Site Plan (PSP) Review Criteria

Based upon staff review, the proposed plan meets the requirements and regulations put forth in the Comprehensive Plan and the Manatee County Land Development Code, including requirements for Preliminary Site Plans, and the PDR zoning district contained in Chapter 4 of the LDC.

LDC Section 342.3. Review Criteria for Zoning Map Amendments

A. Compatibility with the existing development pattern and the zoning of nearby properties.

The proposed project will be consistent with the existing development patterns in the area, as the site is surrounded by the following zoning districts: A-1, PDMU, LM, RSF 4.5, A, PD-RV and PDR with RES-1, RES-3, RES-6, and IL as the Future Land Use Categories. There are currently parcels with single-family homes, two or more homes and recreational vehicles, as well as parcels with commercial and light industrial uses. The adjacent parcels to the proposed project's site are either vacant or being used for residential uses and are transitioning from agricultural uses and light industrial to residential developments, making the transition between land uses appropriate and its addition to the existing development pattern justifiable. The proposed planned development is surrounded by other planned development projects, and is in an area of the county which has a development pattern consisting of varied uses and densities/intensities.

B. Changes in land use or conditions upon which the original zoning designation was based.

There have been no substantial changes in land use or conditions upon which the original zoning designation was based, aside from an increase in development occurring in the surrounding area.

C. Consistency with the current Comprehensive Plan.

The proposed rezone to Planned Development Residential is consistent with the underlying Future Land Use Category of RES-3, and the proposal is consistent with other applicable sections of the Comprehensive Plan, discussed in greater detail in sections below.

D. Conflicts with existing or planned public improvements.

The proposed rezoning of the property from A-1 to PDR does not conflict with any existing or planned public improvements.

E. Availability of public facilities, based upon the consideration of the following factors:

- (1) Impact on the traffic characteristics related to the site, specifically trip generation potential.**
- (2) Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and serves are adversely affected.**
- (3) Impact on public facilities planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.**

Public facilities are available to the project, and impacts resulting from the project in the form of trip generation potential, population density, student generation and utilities usage have been reviewed and analyzed by appropriate reviewing agencies. An application for Certificate of Level of Service Compliance for traffic, solid waste, transit, and parks have been reviewed and are pending Preliminary Site Plan approval. The Manatee County School District has also issued a report which is included as an attachment to this report.

F. Health, safety or welfare of the neighborhood and County.

The proposed rezone will not impact the health, safety or welfare of the neighborhood or the County as a whole.

G. Conformance with all applicable requirements of [the] Code.

The proposed rezone and associated Preliminary Site Plan is consistent and conforms with all applicable Land Development Code requirements.

H. Consistency with the development patterns in the area and appropriateness for orderly development of the community. The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.

The proposed rezone from A-1 to PDR is compatible with the development pattern forming in the area. Additionally, development is occurring in the vicinity of this site, and the proposal is consistent with the densities and intensities of the surrounding area.

I. Logical expansion of adjacent zoning districts.

The proposed rezone from A-1 to PDR would result in an expansion of existing PDR zoning located to the North of the property (parcel # 1418600001), and will result in the expansion of planned and residential developments in the area.

J. Impact on historic resources.

There are no known historic resources on or adjacent to the subject property, and as such there will be no anticipated impacts.

K. Environmental impacts.

The proposed project does not propose any adverse environmental impacts on the site or any adjacent properties.

L. Types of allowable uses and impact of those on surrounding residential areas.

The proposed project will be consistent with the existing development patterns in the area, as the site is surrounded by the following zoning districts: A-1, PDMU, LM, RSF 4.5, A, PD-RV and PDR with RES-1, RES-3, RES-6, and IL as the Future Land Use Categories. The request is for single-family residential detached units, and this contributes to the diversification of the available housing stock without negatively impacting the surrounding PDR/PDMU/PDRV developments as the proposed uses are the same.

M. Relocation of mobile home owners, if applicable, within the meaning of, and pursuant to, Section 723.083, Florida Statutes.

Not Applicable.

N. In the case of rezones to Planned Development, consistency with the Planned Development District standards contained in Chapter 4.

The proposed rezone to PDR is consistent with the standards and requirements for Planned Development Districts as established in Chapter 4.

O. Any other matters which may be appropriate for consideration pursuant to [the] Code, the Comprehensive Plan or applicable law.

Not Applicable.

LDC Section 402.6 General Design Requirement for all Planned Development Site Plans

A. Physical Characteristics of the Site; Relation to Surrounding Property.

The proposed site is suitable for development without hazard to persons or property in relation to erosion, subsidence, slipping of the soil, flood hazard, or other dangers. The project area is comprised mostly of improved pasture. The physical characteristics and conditions are appropriate for residential development.

B. Relation to Public Utilities, Facilities and Services.

The proposed project is located in an area of the County where municipal services, utilities, and schools are available. Connection to these utility lines is anticipated. The water and sewer line are anticipated to be extended to the site by the applicant. EMS will be provided by Manatee County Department of Emergency Medical Services and Fire Protection by the Southern Manatee Fire District. Services can be reasonably be expected to be available at the time of request for Certificate of Level of Service.

C. Relation to Major Transportation Facilities.

The proposed project is located along 26th Avenue East and 39th Street East. There are four full access points, two (2) on 26th Avenue East (Collector Roadway) and two (2) on 39th Street East. The applicant has also proposed an emergency access point along 26th Avenue East. 26th Avenue East and 39th Street East are Urban Collectors according to Comprehensive Plan Map 5 – A, Existing Roadways Functional Classification Map.

D. Compatibility.

The proposed project has met the minimum requirements regarding building setbacks, buffers (50' buffer from the river, 20' roadway buffers, and 15' perimeter buffers), building height maximum (35') and densities. The project's lighting will comply with LDC Section 806, and negative effects of external impacts resulting from factors such as traffic, noise or lights from the thoroughfares will be mitigated by using adequate buffers width and landscape planting materials. The future right-of-way setbacks along 26th Avenue East and 39th Street East are shown on the Preliminary Site Plan.

E. Transitions.

The gross density for the proposed proposed at 2.94 dwelling units per acre (417 dwelling units on 140.47 acres). This is compatible with the RES-3 Future Land Use Category for the property and surrounding area. The site is in an area of varying residential densities; however, there is no discernible pattern. Nearby developments (within a mile of the property) range from a density of 0.79 dwelling units per acre (Greendale Estates) to 4.6 dwelling units per acres (Oak haven Subdivision). There are Recreational Vehicle (RV) Parks that have been developed with 9.6 RV lots per acre (Sugar Creek Country Club). The proposed project will provide design and buffering compatibility between districts.

F. Design Quality.

The applicant has submitted a Preliminary Site Plan in association with the requested rezone and this design has been reviewed and analyzed in regards to the regulations established by the Manatee County LDC and Comprehensive Plan. Specific details not required at this time will be further reviewed at the time of final site plan review.

The Specific Approvals have been requested under separate cover.

G. Relationship to Adjacent Property.

The proposed site is surrounded by the following zoning districts: A-1, PDMU, LM, RSF 4.5, A, PD-RV and PDR with RES-1, RES-3, RES-6, and IL as the Future Land Use Categories. The applicant has proposed 20' roadway buffers along 26th Avenue East and 39th Street East and a 50' buffer along the Braden River, as well greenbelt buffers with a width that vary between 15' and 25'. The proposed buffers are provided to mitigate impacts to and from adjacent properties in compliance with the Manatee County Land Development Code.

H. Access.

Access into the proposed site is from 26th Avenue East and 39th Street East. It will consist of an 84' right-of-way section for the project entrance on the north side of 26th Avenue East. Within the northern portion of the community, a 50' private easement will be provided for a two-lane street and road network. Access into the community will be from public roads with improvements as required by Manatee County. The southern parcel requests the option for a gate with private roads. Pedestrian access will be provided by sidewalks separated from vehicular access points.

I. Streets, Drives, Parking and Service Areas.

Streets and service areas are designed to provide safe and convenient access to all residential units. All streets and utilities will be designed to meet all Manatee County requirements and will require specific construction drawing approvals prior to construction. At this time, no logical connection can be made to the surrounding properties. However, connections are provided to all adjacent rights-of-way shown on the Preliminary Site Plan.

J. Pedestrian Systems.

The proposed project is directly accessed by 26th Avenue East and 39th Street East. The applicant has proposed 5' internal and external sidewalks as required and shown on the associated Preliminary Site Plan.

Specific Approval has been requested to not construct sidewalks along both north and south shoulders of 26th Avenue East from 39th Street East to the eastern project boundary. Stormwater Engineering has placed a stipulation for the developer to enter into a Sidewalk Agreement for payment in-lieu of construction.

K. Natural and Historic Features, Conservation and Preservation Areas.

The proposed project has no identified natural or historic features that require conservation or preservation on the property. The applicant intends to incorporate existing trees when feasible during the Final Site Plan design.

L. Density/Intensity.

The proposed project includes a total of 417 single-family detached units on 140.47 acres. This results in a gross residential density of 2.974 du/ac and a net density of 3.26 du/ac. The proposed densities do not exceed the maximum thresholds of 3.0 du/ac and 6.0 du/ac, respectively.

M. Height.

The proposed project has a maximum height of 35'.

N. Fences and Screening.

Fencing is proposed along the southern property line of the easternmost parcel. Landscaped buffers are proposed along the perimeters of the development. Along 26th Avenue East and 39th Street East, a 20' roadway buffer is included in the design. A 50' buffer is provided along the Braden River. The proposed landscape buffers are provided to mitigate impacts to and from adjacent properties in compliance with the Manatee County Land Development Code.

O. Yards and Setbacks.

The proposed setbacks have kept in line with those approved elsewhere in the area.

Proposed Preliminary Site Plan Standards

Use/Type	Front	Side	Rear	Wetland
Single-Family Unit	25'/20'*	5'	15'	15'
*25' for front loaded garage *20' for side loaded garage				

P. Trash and Utility Plan Screens.

There are no central refuse facilities proposed. Solid waste will consist of individual can pick-up for residential units. All storage containers shall be screened so as not to be visible from the public view.

Q. Signs.

Since the site is proposed as a single-family community, it is anticipated that signs will be provided at the entrance of the development and that directional and informational signs will be provided as approved by Manatee County in accordance with Section 605 of the Land Development Code.

R. Landscaping.

Landscaping for the proposed project will meet or exceed the standards stipulated within Section 701, Landscaping and Screening, of the Land Development Code.

S. Special Guidelines for Review of Projects with Mixed Use Plan Designations and Projects at Designated Entranceways.

The proposed project is not located in the Mixed-Use Future Land Use Designation or within a Designated Entranceway.

T. Environmental Factors.

1. Creative site development concepts for water conservation will be provided as a part of Final Site Plan construction drawings.
2. Minimum open space requirements are exceeded by the proposed development. Twenty-five (25) percent open space is required (35.12 acres) and thirty-eight (38) percent is proposed (53.48 acres).
3. No native natural plant communities were found on the property.

U. Rights-of-Way and Utility Standards.

All right-of-way and utility improvements shall adhere to the requirements of the County's administrative procedures for all public and private rights-of-way construction.

V. Stormwater Management.

Stormwater management facilities shall adhere to the requirements of Section 801, Stormwater Management, and the County's administrative process.

W. Consistency with Comprehensive Plan.

It is the opinion of Staff that the Project can be found to be consistent with the Comprehensive Plan.

X. Other Factors.

1. The site is not adjacent to an interstate. Twenty-foot landscape buffers are proposed along 26th Avenue East and 39th Street East, Urban Collectors.
2. The minimum open space required is twenty-five percent (25%), where the project design proposes thirty-eight percent (38%).
3. No exterior storage is proposed with the Preliminary Site Plan.
4. The site is not adjacent to an interstate. Any required parking and loading areas will be located internal to the project.

5. The proposed project will provide quality construction material and superior design. The project design will meet or exceed the requirements of the Land Development Code and the Florida Building Code.
6. The landscape buffers will be designed, at a minimum, in compliance with the Manatee County Land Development Code, Section 701.
7. The proposed project is a high quality development at a critical location.

LDC Section 402.7 PDR – Planned Development Residential

A. Intent

The proposed rezone from A-1 to PDR is consistent with the intent of the PDR district, which is to provide for development of residential areas adequately served or in areas which can be served by necessary utilities and services, in locations that are compatible with adjacent and surrounding land uses in accord with the goals, objectives, and policies of the Comprehensive Plan and in compliance with the standards of the PDR district.

B. Permitted Uses

The proposed use for the property for single-family residential is consistent with the permitted uses established in Table 4-7 of the Land Development Code, and the range of allowable uses established in the applicable policies of the Comprehensive Plan.

C. Density

The project proposes a total of 417 single-family residential units on 140.47 acres. This results in a gross residential density of 2.974 dwelling units per acre, and a net density of 3.26 dwelling unit per acre. The proposed densities for the project do not exceeds the maximum allowed densities established by the Comprehensive Plan for the RES-3 FLUC.

D. PDR Standards

1. Site Planning
2. Landscaped Open Space and Pervious Area Requirements
3. Frontage and Accessibility
4. Neighborhoods
5. Green Belts
6. Traffic Circulation
7. Yard and Setbacks
8. Minimum Lot Width
9. Building Height

The request to rezone from A-1 to PDR includes an associated Preliminary Site Plan. This PSP has been submitted and is consistent with the requirements of Section 402.7.D of the LDC. Specifically, the associated PSP provides for and satisfies numbers 1-9 as listed above in a manner that is both consistent with the intent and requirements of the LDC and is consistent and compatible with surrounding existing developments.

Proposed Preliminary Site Plan Standards

Use/Type	Front	Side	Rear	Wetland
Single-Family Unit	25'	5'	15'	15'
Perimeter	15' Buffer			
Roadway	20' Buffer			
River	50' Buffer			

The development will undergo another round of detailed review to ensure consistency with all applicable established and code based requirements at the time of future final site plan review, as intended by Section 402.7 of the LDC. Future Final Site Plan(s) will be required to be consistent with the associated Preliminary Site plan which is included in this requested approval. Should the Final Site Plan include any substantial alterations, changes or deviations it will require a return to public hearing and approval to be granted by the Board of County Commissioners.

COMPLIANCE WITH COMPREHENSIVE PLAN

Comprehensive Plan Policy 2.6.1.1 [Compatibility]
Comprehensive Plan Policy 2.6.5.4 [Preserve/Protect Open Space]
Comprehensive Plan Policy 2.1.2.7 [Compatibility and Appropriate Timing]
Comprehensive Plan Policy 2.2.1.10 [Future Land Use Designation (RES-3)]
Comprehensive Plan Policy 2.2.1.10.1 [Intent]
Comprehensive Plan Policy 2.2.1.10.2 [Range of Potential Uses]
Comprehensive Plan Policy 2.2.1.10.3 [Range of Potential Density/Intensity]
Comprehensive Plan Policy 2.2.1.10.4 [Other Information]
Comprehensive Plan Policy 2.9.1.4 [Encouraging the Development of Housing Variety Options]

The site is in the RES-3 (Residential – 3.0 dwelling units/acre) 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 2.6.1.1

Compatibility

PDR developments can be designed to permit development consistent with the growing residential trends in the area. In addition, PDR allows the Board to attach stipulations to ensure the project is compatible with the surrounding uses.

Policy 2.6.5.4

Preserve/Protect Open Space

The proposed project shows 38% open space (53.48 acres); 25% is required.

Policy 2.1.2.7

Review all proposed development for compatibility and appropriate timing.

This analysis shall include:

- **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 Objs. 2.6.1 – 2.6.3)**

The proposed project will be consistent with the existing development patterns in the area, as the site is surrounded by the following zoning districts: A-1, PDMU, LM, RSF 4.5, A, PD-RV and PDR with RES-1, RES-3, RES-6, and IL as the Future Land Use Categories. There are currently parcels with single-family homes, two or more homes and recreational vehicles, as well as parcels with commercial and light industrial uses. The adjacent parcels to the proposed project's site are either vacant or being used for residential (single-family) and commercial (RV Parks) uses and are transitioning from agricultural uses and light industrial to residential developments over the last thirty years, making the transition between land uses appropriate.

The residential densities vary slightly. The proposed project falls near the average density, which is 4.15 dwelling units/ac, and is compatible with the existing zoning and development trends in the area. The site is west of the Future Development Area Boundary and is not considered Urban Sprawl.

The proposed project had adequate roadways available, as it is located on 26th Avenue East and 39th Street West (both Urban Collectors per MAP 5-A). Sewer service is in proximity of the site and the applicant will provide the connection. Established road networks and schools already exist within the proximity of the site.

Approval of the proposed project will allow for the increase in density as allowed by the Comprehensive Plan in an area with existing infrastructure and services. The requested zoning amendment is an appropriate expansion of the planned development residential zoning district that currently exists on the northern portion of the site (parcel # 1418600001).

FUTURE LAND USE DESIGNATION (RES-3)

Policy 2.2.1.10

RES-3: Establish the Residential – 3 Dwelling Units/Gross Acre future land use category

The proposed project has a gross density of 2.974 dwelling units/acre.

Policy 2.2.1.10.1

Intent: To identify, textually in the Comprehensive Plan’s goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a moderate-density suburban, or a clustered low density urban, residential environment. Also, to provide a complement of residential support uses normally utilized during the daily activities of residents of these moderate density suburban, or low density urban areas.

The proposed project is a clustered residential subdivision made up of 417 single-family detached units. The project is consistent with establishing clustered moderate-density suburban residential environments in the RES-3 Future Land Use Category.

Policy 2.2.1.10.2

Range of Potential Uses (see Policies 2.2.1.5, 2.1.2.3 – 2.1.2.7): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses.

The proposed project is consistent with the range of potential uses in RES-3.

Policy 2.2.1.10.3

Range of Potential Density/Intensity:

**Maximum Gross Residential Density:
3 dwelling units per acre**

The proposed gross residential density (2.974 du/ac) falls below the maximum gross residential density threshold.

**Maximum Net Residential Density:
6 dwelling units per acre**

The proposed net residential density (3.26 du/ac) falls below the maximum net residential density threshold.

Policy 2.2.1.10.4

Other information:

- b) All projects for which gross density exceeds 2.0 dwelling units per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.**

Without Special Approval, the maximum gross density threshold allowed is 2 du/ac. The applicant requested a Special Approval, as the proposed gross residential density (2.974 du/ac) exceeds the threshold yet still falls below the maximum allowed within RES-3 (3 du/ac).

Without Special Approval, the maximum net density threshold allowed is 3 du/ac. The applicant requested a Special Approval, as the proposed net residential density (3.26 du/ac) exceeds the threshold yet still falls below the maximum allowed within RES-3 (6 du/ac).

Policy 2.9.1.4

Encourage the development of a variety of housing options and architectural styles within a community.

Surrounding the proposed project are recreational vehicle homes, stand alone single-family homes, parcels with two or more homes, etc. The project proposes 417 single-family detached dwelling units, which encourages the development of a variety of housing options in the area.

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

1. 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 shall include language to inform prospective homeowners of:
 - a. The presence of light, glare and traffic noises from 26th Avenue East and 39th Street E;
 - b. The location of an eagle's nest; and
 - c. A Hurricane Evacuation Plan has been reviewed and approved by the Manatee County Public Safety Department, and shall be implemented according to the applicable regulations of the LDC and the Comprehensive Plan.
2. 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.
3. Final Site Plan (FSP) review and approval is required for any recreational area / amenity area. The actual number of parking spaces required will be determined at FSP based on the type and square feet of the recreational uses, any recreation or amenity area structures shall have a minimum 20-foot setback from all property lines.
4. All other applicable state or federal permits shall be obtained before commencement of the development.

B. ENVIRONMENTAL STIPULATIONS

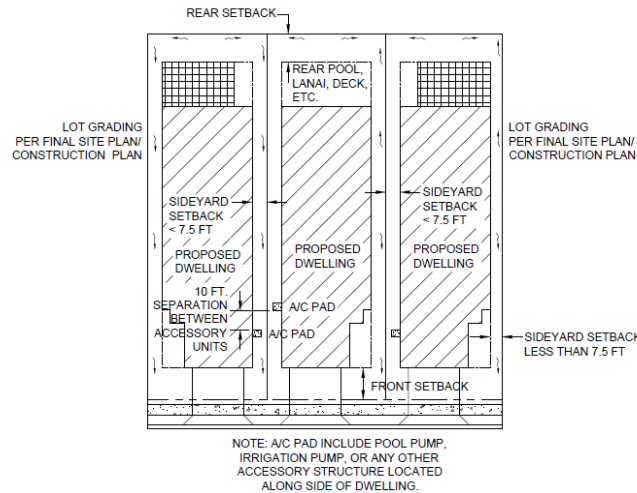
1. Prior to Preliminary Site Plan/Final Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (i.e. historical cattle dipping vats, underground/above ground storage tanks, or buried drums)

by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures. Sec.542.7.J of the LDC (formerly Sec. 723.3.7.10)

2. Other than a launch area for canoes or kayaks, railings and “No Mooring”/ “Manatee Awareness” signs shall be installed on the proposed pier. Details shall be included in the Final Site Plan.
3. The applicant shall demonstrate that all permits, if required, are obtained from FWC regarding construction adjacent to the bald eagle’s nest, prior to commencement of construction.
4. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas that are provided as wetland mitigation shall be dedicated to the County prior to or concurrent with Final Plat approval.
5. The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. The Management Plan approved by the State shall be submitted prior to the commencement of development for any listed species found on site.
6. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
7. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 355 (formerly Sec. 519) of the LDC.
8. 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.
9. 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 a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Sugarhouse Creek watershed. Modeling shall be used to determine pre- and post-development flows.
2. Any impacts (fill) within the Riverine 100-floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. 100-year floodplain impacts shall be mitigated in sole use compensation areas, not dual-use stormwater facilities (i.e. stormwater attenuation and floodplain compensation).
3. A no-rise permit will be required for any encroachment within the FEMA 100-year floodway of the Braden River. Any existing or proposed structures within the floodway shall be modeled.
4. There shall be a minimum of ten (10) foot separation between accessory equipment and structures alongside adjoining houses with 5-foot side yard setbacks.



5. In the event, the Applicant's request for Specific Approval is granted by the Board of County Commissioners to not construct the sidewalk along both the North and South shoulders of 26th Avenue East from 39th Street East to the East Project boundary, then the Applicant shall enter into a Sidewalk Agreement to provide for a payment to the County as a payment-in-lieu of the construction of said sidewalk in an amount to be calculated in the Agreement. Should the Applicant fail or refuse to make the aforesaid payment-in-lieu, nothing in this Ordinance shall be construed as affecting the County's right to require construction of said sidewalk and to pursue any and all legal and equitable remedies against the Applicant.

D. FLOODPLAIN MANAGEMENT STIPULATIONS

1. Any encroachment, including fill, in the floodway will require No-Rise Certification.

E. 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. Water, sewer, and reclaimed water infrastructure at or above ground level (i.e. water meters, fire hydrants, blow-off assemblies, backflow devices, sewer cleanouts, manholes, lift stations) dedicated to Manatee County shall be elevated above the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Prior to or concurrent with the Construction Plan review of the project, a SLOSH model specific to the Braden River Shores project area shall be provided to the Manatee County Public Works and Utilities Departments verifying the minimum required infrastructure elevation.

ATTACHMENTS

1. Applicable Comprehensive Plan Policies
2. Staff Report Maps
3. Preliminary Site Plan
4. TIA and Traffic Impact Analysis Approval Letter
5. Environmental – supporting narrative documents
6. School Report
7. Applicant's Special and Specific Approval Request Letter
8. Hurricane Evacuation Plan and Approval Letter
9. Zoning Disclosure Affidavit
10. Newspaper Advertising
11. Ordinance PDR-17-07(Z)(P)
12. Public Comment

APPLICABLE COMP PLAN POLICIES

Policy:	2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: <ul style="list-style-type: none"> - 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 Objs. 2.6.1 – 2.6.3)
Policy:	2.2.1.10	RES-3: Establish the Residential-3 Dwelling Units/Gross Acre future land use category as follows:
Policy:	2.2.1.10.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a moderate-density suburban, or a clustered low density urban, residential environment. Also, to provide a complement of residential support uses normally utilized during the daily activities of residents of these moderate density suburban, or low density urban areas.
Policy:	2.2.1.10.2	Range of Potential Uses (see Policies 2.1.2.5, 2.1.2.3 - 2.1.2.7): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low-intensity recreational uses, and appropriate water-dependent/water-related/water enhanced uses (see also Objectives 4.2.1 and 2.10.4).
Policy:	2.2.1.10.3	Range of Potential Density/Intensity: <p style="margin-left: 40px;">Maximum Gross Residential Density: 3 dwelling units per acre</p> <p style="margin-left: 40px;">Minimum Gross Residential Density: 2.5 only in UIRA for residential projects that designated a minimum of 25% of the dwelling units as "Affordable Housing".</p> <p style="margin-left: 40px;">Maximum Net Residential Density: 6 dwelling units per acre</p> <p style="margin-left: 40px;">9 dwelling units per acre within the UIRA for residential projects that designated a minimum of 25% of the dwelling units as "Affordable Housing" (except within the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5).</p> <p style="margin-left: 40px;">Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only) 1.00 inside the UIRA</p> <p style="margin-left: 40px;">Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf)</p>

[Supplement 22]

- Policy: 2.2.1.10.4 Other Information:
- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
 - b) All projects for which gross density exceeds 2.0 dwelling units per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.
 - c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.
- Policy: 2.2.2.5 **CHHA:** Establish the Coastal High Hazard Area Overlay District as follows:
- Policy: 2.2.2.5.1 Definition: The geographic area below the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, pursuant to applicable law, as updated on a periodic basis.
- Policy: 2.2.2.5.2 Purpose:
- a) To limit population in the Coastal High Hazard Area Overlay District.
 - b) To limit the amount of infrastructure, both private and public, within the CHHA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure to Manatee County residents.
 - c) To, through exercise of the police power, increase the degree of protection to public and private property, and to protect the lives of residents within the CHHA, and reduce the risk of exposing lives or property to storm damage.
 - d) To accomplish shoreline stabilization along coastal areas by limiting development activity which may adversely impact shoreline stability.
 - e) To protect coastal water quality by reducing impervious surface along coastal areas, thereby surface along coastal areas, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters.
 - f) To encourage, establish, and maintain vegetative and spatial buffer zones, in order to maintain vegetative and spatial buffer zones, in order to maintain the capacity of natural vegetative communities in mitigating the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.
- Policy: 2.2.2.5.3 Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the CHHA Overlay District are contained under Objectives 4.3.1, 4.3.2, 4.4.2 and 4.4.3 of the Coastal Management Element. Compliance with all goals, objectives, and policies listed in these subsections, and with other applicable goals, objectives, policies, and development regulations is required for all activity within the CHHA Overlay District.
- Policy: 2.2.2.5.4 Effect of Mapping:
- a) Any project which is at least partially within the CHHA Overlay District shall be submitted for approval under the special approval process, except in the instance of any project on lands owned, leased or operated by the Manatee County Port Authority. The area designated under the CHHA Overlay District on the Future Land

Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the CHHA District, except where policies associated with the CHHA Overlay conflict with such goals, objects and policies. In this event, policies associated with the CHHA Overlay shall override other goals, objectives and policies. The extent and coverage of the area designated as CHHA is an approximation, and is subject to a more precise determination on any project within, or proximate to, that area shown on the Future Land Use Map as CHHA. At the time of review of any such project for issuance of any development order establishing total or partial development potential, evaluation of a pre-development topographic survey of the site shall be utilized to determine the extent of the CHHA District Overlay.

b) See also objectives listed under Policy 2.2.2.5.3 above.

Policy: 2.2.2.5.5 Development Restrictions/Conditions

a) Prohibit any amendment to the Future Land Use Map which would result in an increase in allowable residential density on sites within the Coastal High Hazard Area Overlay District.

Policy: 2.2.2.4 **CEA:** Establish the Coastal Evacuation Area Overlay District as follows:

Policy: 2.2.2.4.1 Definition: The geographic area which lies within the evacuation area for a Category 1 hurricane as established by the Manatee County Emergency Management Division of the Public Safety Department in conjunction with the Tampa Bay Regional Planning Council, as updated on a periodic basis.

Policy: 2.2.2.4.2 Purpose:

- a) To limit population in the Category 1 hurricane evacuation area requiring evacuation during storm events.
- b) To limit the amount of infrastructure, both private and public, within the CEA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure of Manatee County residents.
- c) To, through exercise of the police power, increase the degree of protection to public and private property, and to protect the lives of residents within the CEA, and reduce the risk of exposing lives or property to storm damage.
- d) To accomplish shoreline stabilization along coastal areas by limiting development activity which may adversely impact shoreline stability.
- e) To protect coastal water quality by reducing impervious surface along coastal areas, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters.
- f) To encourage, establish, and maintain vegetative and spatial buffer zones, in order to maintain the capacity of natural vegetative communities in mitigating the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.

Policy: 2.2.2.4.3 Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the CEA Overlay District are contained under Objectives 4.3.1, 4.3.2, 4.4.2 and 4.4.3 of the Coastal Management Element.

Compliance with all goals, objectives, and policies listed in these subsections, and with other applicable goals, objectives, policies, and development regulations is required for all activity within the CEA Overlay District.

Policy:	2.2.2.5.4	<p>Effect of Mapping:</p> <p>a) Any project which is at least partially within the CEA Overlay District shall be submitted for approval under the special approval process, except in the instance of any project on lands owned, leased or operated by the Manatee County Port Authority. The area designated under the CEA Overlay District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the CEA District, except where policies associated with the CEA Overlay conflict with such goals, objectives and policies. In this event, policies associated with the CEA Overlay shall override other goals, objectives and policies.</p>
Policy:	2.2.2.4.5	<p>Development Restrictions/conditions</p> <p>a) Prohibit any amendment to the Future Land Use Map which would result in an increase in allowable residential density on sites within the Coastal Evacuation Area.</p>
Objective:	2.3.3	<p>Floodplain Management: Direct development away from areas subject to flooding to reduce risks to life and property and to minimize costs to Country residents for replacing damaged infrastructure.</p>
Policy:	2.3.3.1	<p>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]</p> <p>Implementation Mechanism:</p> <p>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.</p>
Policy:	2.3.3.2	<p>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.</p>
Policy:	2.3.3.3	<p>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.</p> <p>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.</p>
Policy:	2.3.3.4	<p>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:</p> <ul style="list-style-type: none">- 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.

Definitions: Coastal Planning Area (CPA) – Per Supplement #21, page 5, those portions of Manatee County which lie within the Hurricane Vulnerability Area (evacuation levels A, B, and C) as updated on a periodic basis. This area shall also include water and submerged lands of oceanic water bodies or estuarine water bodies; shorelines adjacent to such water bodies; coastal barriers; living marine resources, marine wetlands; water-dependent or water-related facilities on oceanic or estuarine waters; public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where development activities would impact the integrity of the above mentioned land or water body.

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.