

PDMU-06-30(G)(R2) – LAKEWOOD CENTRE (DTS #20130245)

Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending Ordinance PDMU-06-30(G)(R) and the General Development Plan to:

- Update the phasing and buildout dates to reflect legislatively approved extensions;
- Update conditions to reflect compliance with requirements contained therein;
- Exchange 100,000 square feet of commercial and 100,000 square feet of office for 1,008 single family units in Phase I in accordance with the approved land use exchange mechanism;
- Amend stipulations to facilitate these changes; and
- Modify certain conditions consistent with current departmental practices and other amendments for internal consistency

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The project is generally east of Lakewood Ranch Boulevard, south of Malachite Drive, west of Pope Road; and north of S.R. 70, and contains 697.4 ± acres.

P.C.: 09/12/2013

B.O.C.C.: 10/03/2013

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. PDMU-06-30(G)(R2); for a project that was previously granted Special Approval for: 1) a mixed use project in the R/O/R Future Land Use Categories; 2) exceeding a gross density of 9.0 d.u. per acre in the R/O/R Future Land Use Category; 3) exceeding a non-residential floor area ratio of 0.25; and 4) a project in the Evers Reservoir Watershed, as recommended by the Planning Commission.

(COMMISSIONER BAUGH)

PLANNING COMMISSION ACTION:

On September 12, 2013, by a vote of 6 – 0, the Planning Commission recommended approval.

PUBLIC COMMENT AND CORRESPONDENCE:

There was no public comment and nothing was entered into the record at the September 12, 2013 Planning Commission public hearing.

PROJECT SUMMARY	
CASE#	PDMU-06-30(G)(R2) - (DTS # 20130245)
PROJECT NAME	Lakewood Centre
APPLICANT(S):	SMR North 70, LLC
EXISTING ZONING:	PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protection – Evers/Special Treatment Overlay District)
APPROVED USE(S):	<ul style="list-style-type: none"> • 3,675 residential dwelling units (436 single family detached & 3,239 multi-family); • 1,774,000 sq. ft. of commercial space; • 1,563,000 sq. ft. of office; and • 300 Hotel Rooms
CASE MANAGER:	Shelley Hamilton, Principal Planner
STAFF RECOMMENDATION:	APPROVAL
DETAILED DISCUSSION	
<p><u>History</u></p> <p>The Lakewood Centre GDP was originally approved on August 5, 2008.</p> <p>The Lakewood Centre GDP is approved for 3,675 residences, 1,774,000 square feet of commercial space, and 1,563,000 square feet of office space, and 300 hotel rooms. The property boundaries are S.R. 70 to the south, Malachite Drive to the north, Lakewood Ranch Boulevard to the west, and Pope Road on the east. The total project acreage is 697.4 ± acres.</p> <p>The following amendment to the Lakewood Centre GDP was approved by the BOCC:</p> <p>December 6, 2012: Received approval to update the phasing, building, expiration and CLOS dates to reflect legislatively approved extensions; update Transportation Conditions to reflect compliance with conditions contained therein; modify Affordable Housing Conditions; modified Design Conditions; clarify allowable uses; allow for the transfer of residential units to Parcel “K;” and updated the Zoning Ordinance to reflect department references and other minor changes for internal consistency.</p>	

Introduction

The Lakewood Centre approvals allow for a mixture of residential, commercial, office and a hotel in three phases. An approved Land Use Exchange allows the developer variations in the quantity of approved land uses without the requirement to analyze such modifications through the Notice of Proposed Change process, but requires the developer to demonstrate that the impacts generated by any revised land use mix will not exceed the impact for transportation, solid waste disposal, mass transit, drainage, and parks and recreation which have been approved and authorized in the Certificate of Level of Service (CLOS) issued. The ordinance, however, provides for a mechanism to modify the CLOS should the results indicate that the exchange results in impacts in excess of those approved, if capacity is available. Lakewood Centre has specific approval and has obtained a CLOS for Phase I of the development. Therefore, the information presented in the application pertains only to the development totals for Phase I.

Current Request:

This request is to amend the General Development Plan (GDP) and Zoning Ordinance for Lakewood Centre. Specifically, the current request is to: (1) update the phasing and build-out dates to reflect legislatively approved extensions; (2) update conditions to reflect compliance with requirements contained therein; (3) exchange 100,000 square feet of commercial and 100,000 square feet of office for 1,008 single family units in Phase I; and (4) other amendments necessary to achieve internal consistency. An analysis of each request is below.

1. Update the Phasing and Build-out dates to reflect legislatively approved extensions.

The applicant received an extension on January 7, 2013 pursuant to F.S. 252.363 for an extension of two years and 121 days. Table 1, below, has been updated to reflect these approved extensions to Phases 1, 2, and 3. Staff has no objection this request to update the phasing dates as the extensions have already been granted.

2. Update conditions to reflect compliance with requirements contained therein.

Changes have been made to the following conditions:

Development Approval Condition A(2) – this condition demonstrates the new CLOS date. The language is as follows:

A(2) For Phase I, the Developer has demonstrated the availability of adequate infrastructure and the ability to meet Acceptable Levels of Service for roadways, mass transit, drainage, and parks and recreation. The Certificate of Level of Service for Phase 1 shall be valid until ~~November 21, 2024~~ March 22, 2026 or to such date as may be extended from time to time, pursuant to LDA-10-01, subject to the limitations set forth in Stipulation B(2) and B(19).

Transportation Condition B(8)a. and B(8)b. – it is noted in each of these conditions that the requirements addressed have been completed. The language is as follows;

B(8) Thoroughfare roads that abut this site shall be constructed and bonded at the cost of the Developer or other appropriate entity, prior to Final Plat (or Certificate of Occupancy if platting is not required) approval of development that has access on that roadway and such development is generally shown on the GDP subject to timing changes that may be revised as a result of the broader solution set forth in Stipulation B(1). The County and Applicant shall enter into an Improvement Agreement providing for a performance bond, followed by a defect bond at the cost of the Developer or other appropriate entity, prior to in conjunction with Final Plat (or Certificate of Occupancy if platting is not required) approval. At a minimum, deadlines for completion (or the posting of a bond) of Pope Road and Malachite Drive shall be as follows:

a. Pope Road

From its northern terminus to Malachite Drive, prior to the first Final Plat (or Certificate of Occupancy if platting is not required) approval in Parcel R.
(Complete)

b. Malachite Drive

From Lakewood Ranch Boulevard to Pope Road, prior to the first Final Plat (or Certificate of Occupancy if platting is not required) approval in Parcel R.
(Complete)

All roads shall be constructed with the outside 2 lanes of a 4 lane divided design, including sidewalks, bike lanes, appropriate intersection improvements, and associated stormwater facilities, unless otherwise approved by Manatee County.

This construction shall be eligible for impact fee credits to the extent allowed by Section 806 of the Manatee County Land Development Code and applicable law. (Phase 1 impact fee credits shall be granted pursuant to LDA-10-01).

and;

Wetlands Condition C(8); it is noted that this can no longer be required based on a change in legislation. The language is as follows:

~~C(8) The Developer shall provide a copy of the Environmental Resource Permit approved by SWFWMD to the Building and Development Services Department prior to Final Site Plan approval.~~

The changes are shown as strike-through and under-line in the attached ordinance. Staff does not object to the changes to the conditions shown above.

3. **Exchange 100,000 square feet of commercial and 100,000 square feet of office for 1,008 single family units in accordance with the approved land use exchange mechanism.**

TABLE 1 – DEVELOPMENT TOTALS				
TYPE OF DEVELOPMENT: Multi-Use Development				
Land Use	PHASE 1 2008-202022¹	PHASE 2 2009-201921¹	PHASE 3 2012-202426¹	TOTAL
Commercial	4360,000 s.f.	542,000 s.f.	772,000 s.f.	1,620,000 <u>1,674,000</u> s.f.
Office	4358,000 s.f.	458,000 s.f.	647,000 s.f.	1,5463,000 s.f.
Residential				
Single Family	0 <u>1,008</u> Units	200 Units	236 Units	436 <u>1,444</u> Units
Multi-Family	900 Units	1,800 Units	539 Units	3,239 Units
Total Residential Units	900 <u>1,908</u> Units	2,000 Units	775 Units	3,675 <u>4,683</u> Units
Hotel	300 Rooms	0	0	300 Rooms

¹ ~~November 21st~~ March 22nd of referenced year which includes legislatively approved extensions (SB 360, SB1752, HB 7207 and F.S. 252.363).

In support of the request, the applicant has provided the necessary Impact Analysis which is required by the companion Development Order to demonstrate that the revised land use mix will not exceed the impacts for transportation, potable water, wastewater treatment, solid waste disposal, mass transit, drainage, and parks and recreation which have been authorized pursuant to a Certificate of Level of Service.

Staff has reviewed the analysis and has determined that the revised land use mix will not exceed the previously determined impacts to such facilities.

The new gross and net densities/acre are as follows:

Gross Density/Acre	6.7 du/acre
Net Density/Acre	16.6 du/acre

Staff is recommending approval of such request. The effective date of the Zoning Ordinance will be delayed until the later of (1) the filing of the ordinance with the Department of State, State of Florida; or (2) 45 days after the filing of Ordinance 13-28, the Development Order for the Lakewood Centre DRI with the Department of Economic Opportunity.

4. Other amendments for internal consistency.

The General Development Plan has been revised to reflect all changes as outlined above. Also, the applicant proposed to delete the table in the bottom, right-hand corner of the graphic (see table below). As justification for the deletion of this table, the applicant has stated that the table becomes inaccurate with each simultaneous increase and decrease on individual parcels. This can occur with each Preliminary Plan and/or Final Site Plan, and therefore, this tracking chart would need to be amended with each PSP and/or FSP. At a minimum, however, staff would request that the overall FAR and density is provided with each subsequent PSP and/or FSP. The information is provided with each required Monitoring Report for the DRI, and a quarterly report is provided to Manatee County by SMR.

PARCEL	ACRES	RESIDENTIAL UNITS	GROSS DENSITY	NON-RESIDENTIAL USE	FAR
A	12.9	115	8.9	NA	NA
B	1.2	NA	NA	PARK	NA
C	31.4	500	15.9	NA	NA
D	1.8	15	10.8	NA	NA
E	0.7	NA	NA	PARK	NA
F	2.1	NA	NA	RETAIL – 10,000 s.f. OFFICE – 11,000 s.f.	0.23
G	29	NA	NA	MU RETAIL – 167,000 s.f.	0.13
H	19.6	400	20.4	NA	NA
I	90.4	8--	MA	MU RETAIL – 526,000 s.f. OFFICE – 608,000 s.f.	0.29*
J	148.9	1,250	NA	MU HOTEL – 300 ROOMS RETAIL – 820,000 s.f. OFFICE – 944,000 s.f.	0.27*
K	12.6	NA	NA	RETAIL – 72,000 s.f.	0.13
L	2.7	NA	NA	RETAIL – 13,000 s.f.	0.11
M	1.7	NA	NA	RETAIL – 7,000 s.f.	0.09
N	1.8	NA	NA	RETAIL – 7,000 s.f.	0.09
O	2.7	NA	NA	RETAIL – 12,000 s.f.	0.1
P	10.3	NA	NA	RETAIL – 48,000 s.f.	0.11
Q	17.3	NA	NA	RETAIL – 90,000 s.f.	0.12
R	30.7	270	8.5	NA	NA
S	25.4	292	11.5	NA	NA
S1	2.9	33	11.5	NA	NA
T	2.4	NA	NA	PARK	NA

*FAR calculation does not include square footage for residential and hotel uses in these parcels.

- A. The maximum square footage for each commercial and office parcel, as identified on the General Development Plan, may be increased provided that all dimensional criteria are met. This shall not authorize an overall increase of square footage for the Project. Such modification does not require the submittal or review of an amended general development plan, but may be approved with a preliminary site plan or final site plan.
- B. The maximum number of units for each residential parcel, as identified on the General Development plan, may be increased provided there is a simultaneous decrease on another residential parcel. This shall not authorize an overall increase in residential units for the Project. Such modification does not require the submittal or review of an amended general development plan, but may be approved with a preliminary site plan or final site plan.

Staff Recommendation

Staff recommends approval of the changes to the Zoning Ordinance as identified in strike-thru/underline format attached to this report, as well as the changes to the General Development Plan.

SITE CHARACTERISTICS AND SURROUNDING AREA

ADDRESS:	Not yet assigned	
GENERAL LOCATION:	Generally north of S.R. 70, between Lakewood Ranch Boulevard and Pope Road	
ACREAGE:	697.4 ± acres	
EXISTING USE(S):	Mixed Use	
FUTURE LAND USE CATEGORY:	R/O/R and WO-E	
DENSITY:	Existing: 4.3 dwelling units per acre gross 13.0 dwelling units per acre net	Proposed: 6.7 dwelling units per acre gross 16.6 dwelling units per acre net
SPECIAL APPROVAL(S):	Previously granted for: <ul style="list-style-type: none"> • A mixed use project in the R/O/R Future Land Use Category • Exceeding the net density of 9.0 d.u. per acre gross in the R/O/R Future Land Use Category • Exceeding a non-residential floor area ratio of .25 • In the Evers Reservoir Watershed 	
OVERLAY DISTRICT(S):	ST (Special Treatment) WP-E (Watershed Protection – Evers)	
SPECIFIC APPROVAL(S):	N/A	

SURROUNDING USES & ZONING	
NORTH	<p>Land Use: Northwest Sector DRI - Residential</p> <p>Zoning: PDMU/WP-E/ST</p>
SOUTH	<p>Land Use: South of S.R. 70 - Cypress Banks DRI - Residential</p> <p>Zoning: PDMU/WP-E/ST</p>
EAST	<p>Land Use: Northwest Sector DRI – Residential, Lakes</p> <p>Zoning: PDMU/WP-E/ST</p> <p>Land Use: Church</p> <p>Zoning: A</p>
WEST	<p>Land Use: Vacant</p> <p>Zoning: A</p> <p>Land Use: Commercial</p> <p>Zoning: PD-C/WP-E/ST</p> <p>Land Use: Vacant</p> <p>Zoning: PD-C/WP-E/ST</p> <p>Land Use: School, community uses (park and YMCA)</p> <p>Zoning: A/WP-E/ST and PD-PI/WP-E/ST</p>

SITE DESIGN DETAILS	
OPEN SPACE:	220.6 ± acres – 40.3%
RECREATIONAL AMENITIES/ACREAGE:	<p>The following are complete or under construction at this time:</p> <ul style="list-style-type: none"> • Park totaling 1.2 acres in Parcel “B” • Park totaling .7 acres in Parcel “E” and • Park totaling 2.4 acres in Parcel “I” • Additional amenities will be provided with future site development in accordance with the conditions of the Zoning Ordinance

ACCESS:	Access is on Lakewood Ranch Boulevard, Pope Road, Malachite Drive, and SR 70.
FLOOD ZONE(S)	X – Firm Panels 120153 0360C and 120153 0370C
AREA OF KNOWN FLOODING	None
UTILITY CONNECTIONS	<p>POTABLE WATER:</p> <ul style="list-style-type: none"> • a 36” potable water main running east from the development project boundary. • a 42” potable water main running along the easterly side of Lakewood Ranch Boulevard from SR 70 northerly beyond the project boundary. • a 10” potable water main crossing Lakewood Ranch Boulevard 2,900’ north of Rangeland Parkway. • an 8” potable water main crossing Lakewood Ranch Boulevard 3,700’ north of Rangeland Parkway. • a 6” potable water main crossing Lakewood Ranch Boulevard 4,800’ north of Rangeland Parkway. • 16” potable water main running along the easterly side of Pope Road from SR 70 northerly to the end of pavement. • an 8” potable water main crossing Pope Road approximately 700’ north of SR 70. This 8” potable water main ties into the previously mentioned 16” potable water main. • a 12” potable water main crossing Pope Road approximately 2,600’ north of SR 70. This 12” potable water main ties into the previously mentioned 16” potable water main. • 8” potable water mains crossing Pope Road at approximately 200’, 400’, 600’, 800’, 900’, 1,200’, and 1400’ north of Ranchland Parkway. This 8” potable water main ties into the previously mentioned 16” potable water main. • a 36” potable water main running along the northerly side of SR 70 for the entire length of the development project. • a 16” potable water main running along the southerly side of Rangeland from easterly of the development boundary to Pope Road. This 16” potable water main ties to the 42” potable water main along Lakewood Ranch Boulevard and the 16” potable water main Pope Road. • 12” potable water mains crossing Rangeland Parkway approximately 1,200’ and 2,400’ east of Lakewood Ranch Boulevard. These 12” potable water mains tie into the previously mentioned 16” potable water main. • 8” potable water mains crossing Rangeland Parkway approximately 2,600’, 3,200’, 3,500’, 3,900’, 4,200’ and 4,800’ east of Lakewood Ranch

	<p>Boulevard. These 8" potable water mains tie into the previously mentioned 16" potable water main.</p> <ul style="list-style-type: none">• a 12' potable water main along the southerly side of Malachite Drive crossing Lakewood Ranch Boulevard to the west.• a 12" potable water main along the northerly side of Malachite Drive from Lakewood Ranch Boulevard easterly to the end of pavement.• a 12" potable water main crossing Malachite Drive approximately 1,500' east of Lakewood Ranch Boulevard. This 12" potable water main ties into the previously mentioned 12" potable water main. <p>RECLAIMED WATER:</p> <ul style="list-style-type: none">• an 8" reclaimed water main along the center of Lakewood Ranch Boulevard from 3500' north of Rangeland Parkway to beyond the project boundary. <p>WASTEWATER:</p> <ul style="list-style-type: none">• a 12" sanitary force main running north and south along the westerly side of Lakewood Ranch Boulevard for the entire length of the project.• a 16" sanitary force main running north and south along the center of Lakewood Ranch Boulevard for the entire length of the project. Pope Road:• a 20" force main running along the westerly side of Pope Road from SR 70 northerly to the north side of Ranchland Parkway where an 8" force main crosses Pope Road from the east, ties in and it increases to a 24" force main. The 24" force main continues northerly along the future Pope Road Right-of-Way beyond the development project boundary.• an 8" force main crossing Pope Road approximately 2,700' north of SR 70. This 8" force main ties into the previously mentioned 20" force main.• a 3" force main running along the northerly side of SR 70 from approximate 700' west of Pope Road easterly to beyond the development project boundary.• an 8" force main run along the northerly side of Ranchland Parkway from Lakewood Ranch Boulevard easterly for approximately 3,400' where a 10" force main crosses the road from the south ties in and it increases to a 10" force main. This 10" force main continues easterly along Ranchland Parkway to Pope Road where it turns to the north and continues parallel to the previously mentioned 24" force main along the westerly side of the roadway. This 10" force main continues approximately 2,000' north along the westerly side of Pope Road and ties into the previously
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	<p>mentioned parallel 24" force main.</p> <ul style="list-style-type: none"> • 6" force mains crossing Ranchland Parkway approximately 1,100' and 2,300' east of Lakewood Ranch Boulevard. These 6" force main ties into the previously mentioned 8" force main along Ranchland Parkway.
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ENVIRONMENTAL INFORMATION

Overall Wetland Acreage:	104.0 ± acres (need to check)
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POSITIVE ASPECTS

- **This DRI provides the applicant with flexibility in the quantity and location of single and multi-family dwelling units, which allows for a variety of housing options.**
- **No increase in building height.**

NEGATIVE ASPECTS

- **Potential for further land use equivalency conversions beyond what was originally contemplated for this DRI.**
- **The land use exchange could negatively impact available capacities.**

MITIGATING MEASURES

- **Future Land Use equivalency conversions will still require review and approval by the Board of County Commissioners.**
- **The impact analysis that is required with a Land Use equivalency conversion limits the extent to which the applicant can convert land uses. The applicant submitted the required analysis and has determined that the impacts of the revised land use mix will not exceed those which were previously analyzed and reserved for this project or those which were planned for this project.**

STIPULATIONS

See attached Zoning Ordinance

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

There are no remaining issues of concern.
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CONCURRENCY

CLOS APPLIED FOR: Y _____ N x
TRAFFIC STUDY REQ'D: Y _____ N x

The proposed amendment has no impact on existing concurrency reservations. There are no Concurrency impacts or requirements with this proposed change.

Lakewood Centre DRI has an existing CLOS. CLOS-07-093 will expire on 03/22/2026 or concurrent with the buildout date as same may be amended from time to time pursuant to the terms of LDA-10-01 (reflects extensions by HB 7207 and F.S.252.363).

ATTACHMENTS

1. Applicable Comprehensive Plan Policies
2. Copy of Newspaper Advertising
3. Ordinance PDMU-06-30(G)(R2) with exhibits

APPLICABLE COMPREHENSIVE PLAN POLICIES	
Policy: 2.1.2.3	Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.
Policy: 2.1.2.7	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
Policy: 2.2.1.17	R/O/R: Establish the Retail/Office/Residential future land use category as follows:
Policy: 2.2.1.17.1	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 and developed areas exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize the continued existence of such areas through the long range planning timeframe. Also, to provide for orderly transition from, or redevelopment of, these existing and developed multiple-use areas. Also, to prohibit the intrusion of new industrial areas into these ROR areas, which typically fail to exhibit a planned or integrated approach to multiple use development, and instead exhibit an incremental or unplanned history of multiple use development. Also to establish at a few major and highly accessible, but currently undeveloped, sites for the development of major future community or region-serving commercial uses with a variety and permitted intensity of use which allows for a multi-purpose commercial and office node, with residential uses. 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.

Policy: 2.2.1.17.2 **Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5):** Retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also residential uses, lodging places, public or semi-public uses, schools, recreational uses, appropriate water-dependent/ water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and short-term agricultural uses.

Policy: 2.2.1.17.3 **Range of Potential Density/Intensity:**

Maximum Gross Residential Density:

For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 16 dwelling units per acre

For new development - 9 dwelling units per acre

Maximum Net Residential Density:

For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 20 dwelling units per acre

For new development - 16 dwelling units per acre

Maximum Floor Area Ratio: 0.35

Maximum Floor Area Ratio in the Urban Area: 0.50

Maximum Square Footage for Neighborhood, Community, or Region-Serving Uses: Large 300,000 sf

Objective 2.4.1 **Level of Service And Concurrency:** Require the issuance of a Certificate of Level of Service for all development to ensure that required public facilities and services are available concurrent with development.

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.

Objective 2.6.5 **Quality in Project Design:** Promote appropriate diversity within and between existing and future development projects to achieve high quality, efficient functioning design.

Policy: 2.6.5.4 **Maximize the conservation and/or protection of public or private open space, including common open space, through the land development process by requiring that minimum percentages of the upland area on any project be maintained as undisturbed or landscaped areas.**

Land uses within the Watershed Overlay District shall meet additional requirements required by the Comprehensive Plan (See also Policy 2.2.2.2.5)

Objective 2.9.1.3	Provide vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one neighborhood.
Policy 2.9.1.5	Promote the development of pedestrian friendly designs.
Policy 2.9.1.6	Promote the use of unifying design elements and features.
Policy 2.9.1.9	Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3).
Policy: 2.10.1.4	Allow DRI's and Large Project developments that meet commercial locational criteria or have a future land use category that allows for commercial square footage, the option of reallocating commercial square footage internally within neighborhoods if the following criteria is met: (a) must have a mixed use with a residential component. (b) must meet minimum development characteristics such as greater internal automobile trip capture, increased pedestrian and bike routes facilities, architectural design criteria which reinforces pedestrian scale and orientation and built on a neighborhood scale. Such neighborhoods will promote diversity of uses, while not promoting strip commercial development. Commercial uses located internally to neighborhoods shall be limited to "medium" commercial uses.
Policy 2.10.3.1	Require that access to commercial uses be established on at least one roadway, operating at, or better than, the adopted level of service. Access which is limited only to roadways that carry traffic within residential neighborhoods shall be considered unacceptable for commercial uses.
Policy 2.10.3.2	Require that all proposed small and medium commercial uses can be directly accessed from at least one roadway shown on the Roadway Functional Classification Map as collector or higher, at time of issuance of a development order.
Policy 3.2.3.2	Require all water users to use the lowest quality of available water which adequately and safely meets their water use needs by requiring stormwater reuse, alternative irrigation sources, reclaimed water use, and gray water irrigation systems where feasible. [See Policies 9.4.1.11, 9.6.1.2, and policies under objective 9.1.5]
Policy: 2.2.1.11	UF-3: Establish the Urban Fringe – 3 Dwelling Units/Gross Acre future land use category as follows:
Policy: 2.2.1.11.1:	Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur

at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments.

Policy 2.2.1.11.2 Range of potential Uses (see Policies 2.1.2.3 – 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, medium retail and office commercial uses, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, 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 2.2.1.11.3 Range of Potential Density/Intensity: Maximum Gross Residential Density: 3 dwelling units per acre. Maximum Net Residential Density: 9 dwelling units per acres (except within the WO or CSVA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5) Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse use only)

Policy 2.2.1.11.4 Other information: (a) all mixed and multiple 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 1 dwelling unit 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 shall require special approval.

Objective 2.6.5 Quality in Project Design: Promote appropriate diversity within and between existing and future development projects to achieve high quality, efficient functioning design.

Policy: 2.6.5.1 Provide incentives for, and otherwise encourages the use of the planned unit development procedure to achieve quality, highly functional and well-integrated project designs.

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.**

Objective: 2.9.4 Community Image: Develop an aesthetically pleasing environment which enhances the image of Manatee County as a high quality community in which to live, work, and visit.