

B.O.C.C. 9/4/2014

PDMU-13-37(Z)(P) – PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; Buzzsaw # B00000234)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 8/14/2014

B.O.C.C.: 9/4/2014

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 **ADOPT** Manatee County Zoning Ordinance No. PDMU-13-37(Z)(P); **APPROVE** the Preliminary Site Plan with Stipulations A.1–A.7, B.1–B.4, C.1–C.3, and D.1–D.7; **GRANT** Special Approval for a project: 1) in the UF-3 FLUC with a gross residential density exceeding one (1) dwelling unit per acre and 2) any nonresidential project exceeding 30,000 square feet; **ADOPT** the Findings for Specific Approval; and **GRANT** Specific Approval of alternatives to Land Development Code Sections 604.10.3.3(k) (requiring a 15-foot building setback for lots adjacent to roadway and greenbelt buffers in the NCO), 714.8.7 (replacement trees), 715.3.4 (canopy trees) and 907.9.4.2 (Dead End Streets exceeding 800-feet [Phase 4, Street “X”]); as recommended by the Planning Commission.

(COMMISSIONER BUSTLE)

PLANNING COMMISSION ACTION:

On August 14, 2014, by a vote of 7 – 0, the Planning Commission recommended approval.

PUBLIC COMMENT AND CORRESPONDENCE:

There was no public comment at the August 14, 2014 Planning Commission public hearing.

A revision to the staff report, revised Specific and Special Approval letters and letter from the Applicant requesting additional time for their presentation was entered into the record at the August 14, 2014 Planning Commission public hearing.

PROJECT SUMMARY	
CASE#	PDMU-13-37(Z)(P) DTS #20130374 Buzzsaw # B00000234
PROJECT NAME	The Villages of Amazon South
APPLICANT(S):	Parrish Holdings, LLC; Southern Land Parrish, LLC; Southern Hemisphere Manatee, LLC; and North Manatee Investment, LLC
APPLICANT(S) REPRESENTATIVE:	Katie LaBarr, AICP Stantec Consulting Services, Inc.
PROPOSED ZONING:	PDMU (Planned Development Mixed Use)
EXISTING ZONING:	PDR (Planned Development Residential)
PROPOSED USE(S):	Single Family Detached, Semi-Detached, and Attached Units; 40,000 square feet of commercial; and 20,000 square feet of office
CASE MANAGER:	Margaret Tusing
STAFF RECOMMENDATION:	APPROVAL with Stipulations

DETAILED DISCUSSION

The 1,203.83 acre site is located at the northwest corner of Moccasin Wallow Road and U.S. 301 North. The site has 6,646 feet of frontage along Moccasin Wallow Road and 5,507 feet of frontage along U.S. 301 and is bisected by a 660-foot FPL easement with major transmission lines running east and west through the site. A 50-foot gas line easement is on the north side of the FPL easement.

History: An application (Heller 301 Properties, LLC/Saltsman Property – PDR-06-05[Z][P]) was made to develop the subject property with 1,960 residential units, including 197 units for workforce housing. This proposal included three community recreational centers, a trail system, tennis courts, playgrounds, gazebos, and open play areas as well as sites for a future elementary school, fire station, and park. The project proposed to construct segments of the Ft. Hamer Road (running north/south through the project) and Spencer Parrish Road (on the north side of the property) both of which are planned County thoroughfares. The project was approved by the Board on March 20, 2008. CLOS-08-028 and PDR-06-05(Z)(P) both expire July 19, 2016.

Request: The current request is to approve a new zoning of PDMU to allow for office/commercial development at the southwest corner of U.S. 301 and FF Road (Spencer Parrish) and for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units). The entire site is in the North Central Overlay (NCO) and the UF-3 (Urban Fringe-three dwelling units per acre) and P/SP-1 (Public/Semi-Public) Future Land Use Categories (FLUC). The P/SP-1 property is the FPL and gas line easement which bisects the property. UF-3 allows consideration of suburban or urban planned residential development with integrated residential support uses in its range of potential uses. Special Approval is required because the proposed gross density of 1.66 dwelling units per acre exceeds the Special Approval threshold (one dwelling unit per acre) in the UF-3 FLUC.

Planned Development is the process necessary to achieve Special Approval. PDMU zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate potential adverse impacts on the surrounding agricultural properties.

The project has three access points on Moccasin Wallow Road and three access points on U.S. 301. Access to the extension of Ft. Hamer Road will occur as each project phase is constructed at Street “O” (Phase I and II), Street “DD” and Street “KK” (Phase III), Street “X” and Street “BB” (Phase 4). The internal roadways are proposed as private streets meeting the minimum requirements of the LDC and Public Works Standards (minimum 50-feet of ROW and 24-feet of pavement).

Recreational amenities will be provided throughout the development on a minimum of twenty (20) acres and will consist of recreational areas/pocket parks, amenity areas, and nature trail/paths. Amenities may include ball fields, courts, dog parks, swimming pools, clubhouses,

play equipment, gazebos, open lawns, and walking, biking or hiking trails.

There are 146.22 acres of wetlands on the project site with only 0.02-acres proposed for roadway impact.

Because this development has more than 800 units, it is a Large Project. Following Section 736.3 of the Land Development Code, the Applicant submitted the required Large Project Application (LPA). The data in the LPA was reviewed and analyzed by staff as part of the development review process. The LPA is available for review in the Building and Development Services Department, Public Hearing Section.

Staff recommends Approval with Stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA

ADDRESS:	12420 U.S. 301 North, Parrish
GENERAL LOCATION:	Northwest corner of Moccasin Wallow Road and U.S. 301 North
ACREAGE:	1,203.83 acres
EXISTING USE(S):	Pasture/Vacant
FUTURE LAND USE CATEGORY(S):	<ul style="list-style-type: none"> • UF-3 • P/SP-1 (FPL and Gas Easements)
DENSITY:	1.66± du/ac (gross) 2.61± du/ac (net)
INTENSITY:	0.23 FAR (maximum)
SPECIAL APPROVAL(S):	<ul style="list-style-type: none"> • Projects in UF-3 exceeding 1 du/ac (gross) • Nonresidential projects exceeding 30,000 square feet
OVERLAY DISTRICT(S):	<ul style="list-style-type: none"> • North Central Overlay
SPECIFIC APPROVAL(S):	<ul style="list-style-type: none"> • LDC 604.10.3.3(k) – NCO lots adjacent to roadway and greenbelt buffers required to have minimum 15-foot setback for accessory structures from buffer • LDC 714.8.7 – Replacement Trees • LDC 715.3.4 – Canopy Trees • LDC 907.9.4.2 – Cul-de-sac Exceeding 800-feet in length (Phase 4, Street “X”)

SURROUNDING USES & ZONING			
NORTH	Vacant and Agricultural Property		
SOUTH	Vacant and Residential; Morgan’s Glen; Copperstone (fka Valencia Groves); Summer Woods/Wetherington		
EAST	Vacant and Agricultural Property		
WEST	Vacant and Agricultural Property		
SITE DESIGN DETAILS			
LOT SIZE(S)/ SETBACKS:	<u>SF Detached</u>	<u>SF Semi-Detached</u>	<u>SF Attached</u>
	Min. Lot Width: 40’ (4800 SF) Front: 20’ to structure or side loaded garage/23’ to front loaded garage Side: 5’ Rear: 15’ Waterfront: 30’ Wetland Setback: 15’ Greenbelt Buffer: 20’	Min. Lot Width: 36’ (4320 SF) Front: 20’ to structure or side loaded garage/23’ to front loaded garage Side: 6’ (12’ between buildings) Rear: 15’ Waterfront: 30’ Wetland Setback: 15’ Greenbelt Buffer: 20’	Min. Lot Width: 24’ (2640 SF) Front: 20’ to structure or side loaded garage/23’ to front loaded garage Side: 7.5’ (15’ between buildings) Rear: 15’ Waterfront: 30’ Wetland Setback: 15’ Greenbelt Buffer: 20’
OPEN SPACE:	623.88± Acres – 51.82% (25% is required)		
RECREATIONAL AMENITIES:	<ul style="list-style-type: none"> • Ball fields, tennis courts, basketball courts, dog parks • Amenity Centers with pools, community rooms, club houses • Small pocket parks (with and without play equipment for children) • Benches, gazebos, open lawns • Walking, biking, and/or hiking trails 		
RECREATIONAL ACREAGE:	20 acres distributed among four phases		
ACCESS:	The project has three (3) access points on Moccasin Wallow Road and three (3) access points on U.S. 301 North. The extension of Ft. Hamer Road runs north-south through the project and as the project progresses, access will be provided to Ft. Hamer Road as detailed in LDA-13-02.		
FLOOD ZONE(S)	Site based on D-FIRMS (digital maps – effective 3/17/14) lies in Zone A, Zone A with no base flood elevation determined and Zone AE with Base Flood Elevations of 27.8’ – 41’ NAVD 1988.		

AREA KNOWN FLOODING	Yes, rainfall
UTILITY CONNECTIONS	County potable water and reclaimed water are available. Currently there is no sanitary sewer service available for the site. The Developer has proposed a Local Development Agreement (LDA) to address this issue.

ENVIRONMENTAL INFORMATION

Overall Wetland Acreage:	146.22 acres
Proposed Impact Acreage:	0.02 Acres

Wetland I.D.	Overall Wetland Acreage	Acres Impacted	Type (UMAM)	Quality	Reason for Impact	EPD Objection
W19	0.27	0.02	Herbaceous (0.0)	Low	Road	No

According to the information provided by the applicant’s environmental consultant there are a total of 146.22 acres of wetlands. Wetland impacts are limited to 0.02 acres and are the result of the right-of-way alignment for Ft. Hamer Road. The site plan depicts the required minimum 30’ wetland buffer around all wetlands. The Ordinance includes a stipulation requiring the Final Site Plan to be designed so that no lots or other encroachments are located within the required wetland buffers other than those allowed by LDC Section 719.7.

Uplands

According to the environmental narrative provided by Eco Consultants, the following native habitats are found on-site: 4.38 acres Pine Flatwoods and 288.46 acres of Pine-Oak Mixed Forest. The table of habitats in the narrative indicates that the following amounts of each habitat will be preserved and/or enhanced with the project: 1.1 acres of Pine Flatwoods and 53.46 acres of Pine-Oak mixed forest.

The project meets the requirements of Comprehensive Plan Policy 3.3.2.2 and Section 604.3(20) of the LDC. Also, the minimum required open space does not exceed inclusion of 75% of area in wetlands or open water bodies.

Endangered Species

According to the environmental assessment performed by Eco Consultants no listed species were found on-site or utilizing the habitat with the exception of some migratory birds. The consultant indicated that the habitat they were using will be preserved; therefore, there should be no impacts to these species.

Trees

The applicant has not provided tree information at this time. The applicant has indicated that they will provide this information at the Final Site Plan stage.

Landscaping/Buffers

The applicant has shown intent to provide a 50' roadway buffer with landscaping materials that meet the North Central Overlay (NCO) District requirements. The greenbelt buffers are shown at 20', also with landscaping that meets the NCO requirements. Details of species and quantities will be reviewed and approved by staff at the Final Site Plan stage. The applicant has requested specific approval to reduce the minimum 15' setback from the greenbelt buffer and any pool cages or similar structures required by LDC Section 604.10.3.3(k). The justification provided by the applicant is that the 35' greenbelt buffer provides sufficient space to plant materials to minimize conflicts with accessory structures.

Street tree requirements will be reviewed and approved with the Final Site Plan.

NEARBY DEVELOPMENT

RESIDENTIAL				
Project	Lots / Units	Density	FLUC	Year Approved
Copperstone (fka Valencia Groves)	624 units	2.22	UF-3	2005
Morgan's Glen	286 units 227,121 SF commercial & office	2.72du/ac 0.15 FAR	UF-3	2009
Eagle Pointe	1,072	1.53	UF-3	2006 (PSP expires 2015)

POSITIVE ASPECTS

- The site plan shows a variety of residential housing types.
- The project includes multiple recreational opportunities located among the project phases.
- Wetland Preservation: 146.20 acres of the 146.22 acres are being preserved.
- Construction of two-lanes of a four-lane section and access to Ft. Hamer Road, a major thoroughfare, will be provided as development phases progress (refer to LDA-13-02 for details).
- Applicant is providing one-half future right-of-way width for FF Road (Spencer-Parrish Road), a major thoroughfare.

NEGATIVE ASPECTS

- The adjacent A-1 zoning permits agricultural uses potentially incompatible with single-family homes.
- Future construction of FF Road (Spencer-Parrish Road).
- Specific Approval to LDC Section 604.10.3.3(k) to reduce the required 15-foot accessory structure setback to 5-feet.

MITIGATING MEASURES

- Notice to Buyers will include language notifying home buyers of adjacent agricultural uses, the future completion of Ft. Hamer Road to four lanes, and the future construction of FF Road (Spencer-Parrish Road).
- Applicant is providing a 35’ greenbelt buffer which provides sufficient space to plant materials to minimize conflicts with accessory structures.

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions. The following language shall be included in the Notice to Buyers and also in a separate addendum to the sales contract.
 - a) The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
 - b) Ft. Hamer Road may be completed to four (4) lanes in the future.
 - c) FF Road (Spencer-Parrish Road) may be constructed as a four (4) lane roadway.
 - d) The internal streets within this development are privately owned and maintained by the homeowner’s association or other appropriate legal entity.
2. The maximum number of single family attached units shall not exceed 384. The total number of units shall not exceed 1,999.
3. The following height restrictions and minimum setback requirements shall apply to lots adjacent to Moccasin Wallow Road, U.S. 301, Ft. Hamer Road, and FF Road:

Setback from Moccasin Wallow Road, U.S. 301, Ft. Hamer Road, and FF Road	Maximum Height
65-feet ¹	25-feet
95.5-feet ¹	35-feet

¹ Setback is being measured from the property boundary and does **not** include the 20-feet of ROW that is included in the LDC Section 604.10.3.3.(1) formula.

4. The 35-foot greenbelt buffer shown on the PSP is the minimum greenbelt buffer required in the locations shown.
5. In accordance with Section 722.1.4 (Sidewalks) of the LDC, the applicant shall construct a 5-foot sidewalk along the frontage of Moccasin Wallow Road and U.S. 301 in conjunction with each adjoining phase of construction.
6. When Phase 4 is constructed and Street X is extended beyond 800-feet in length, Street UU shall be constructed as shown on the PSP. The extension of Street UU will provide an alternative access to Phase 4 through Phase 1.
7. The 50-foot roadway buffer for FF Road shall be provided on the Phase 3 Final Site Plan submittal.

B. INFRASTRUCTURE STIPULATIONS

1. All potable water and/or sanitary sewer facilities proposed to be installed along any route shown on either the water or wastewater master plan shall be sized in accordance with the appropriate master plan or as established in a Local Development Agreement between the County and the Developer.
2. The route given for mains in the water or wastewater master plan shall not vary without specific written approval from the Public Works Department or as established in a Local Development Agreement between the County and the Developer.
3. The proposed potable water distribution system shall be designed and constructed to provide for internal and external looping. Dead-end potable water mains greater than 800-feet in length are not allowed unless they are designed to provide future inter-neighborhood ties or they are specifically approved by Manatee County. Where dead-end streets greater than 400-feet long are within 200-feet of any other right-of-way, the potable water from the dead-end street shall be connected to potable water main that is within the nearby street right-of-way. Where dead-end water mains are unavoidable, they shall be constructed with metered automatic blow-off devices sized to provide a flushing velocity of at least 2.5 feet per second and the developer, CDD and/or home owner's association, as applicable, shall pay for the cost of potable water blown off in order to maintain water quality standards.
4. Currently there is no sanitary sewer service available for the site. The developer shall be responsible for extending sanitary sewer service to the site and connecting to the sanitary sewer system in accordance with the County's utility engineering standards. The developer has proposed a Local Development Agreement (LDA) to provide for the construction of improvements and payment of fees or proportionate fair share contributions to extend sewer service to the site.

C. STORMWATER STIPULATIONS

1. The engineer of record (EOR) will have the option of submitting a watershed analysis that would demonstrate an alternative stormwater design that would create no adverse impacts to the watershed with respect to staging and flow rates; or the EOR shall demonstrate through modeling a 50% peak rate reduction for the project.
 - If the watershed approach is utilized, the EOR shall utilize the Buffalo Canal and Gamble Creek Watershed Study to create and analyze pre- versus post-development condition.
 - If the EOR chooses the peak rate reduction option, the reduction shall only apply to the internal subdivision roadway system and the residential lots. Over-attenuation is not required on open space areas, upland preservation areas, wetlands and their buffers, and landscape buffers. Attenuation is not required on the stormwater flows that discharge onto and through this property from adjacent roadways, subdivisions, and properties.
2. All fill within the 100-Year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. The 100-year compensation shall be compensated in sole use compensation areas not dual use facilities (i.e. stormwater attenuation and floodplain compensation), except as provided below. The Applicant must demonstrate one of the following:
 - The available storage volume above the 25-year Design High Water Level of any proposed compensation requirement; **or**
 - Provide a stormwater routing model that utilizes reverse flow into the on-site lakes during a 100-year, 24-hour storm event. The volume of stormwater that backfeeds into the on-site lakes will be credited as floodplain compensation volume; **or**
 - Provide a stormwater routing model which utilizes adopted watershed studies to demonstrate, in post-development condition, that no adverse impacts are created within the watershed with respect to flood stages, volume, or flow rates associated with the 100-year storm event.
3. There shall be a minimum of ten (10) foot separation between accessory equipment and structures alongside adjoining houses with 5-foot side yard setbacks.

D. ENVIRONMENTAL STIPULATIONS

1. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the

County prior to or concurrent with Final Plat approval.

2. For landscape buffers adjacent to residential units, canopy trees shall be planted midway from the edge of the buffer (i.e. 10' in a 20' buffer or 25' in a 50' buffer). Understory or columnar form trees may be planted within 15' of an accessory structure if, at time of Final Site Plan, it is determined that the species utilized are likely to minimize conflicts with accessory structures.
3. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas. Any other encroachments shall be consistent with LDC Section 719.7.
4. 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 519 of the LDC.
5. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structures (if existing).
 - GPS coordinates (latitude/longitude) of the well.
 - The methodology used to secure the well during construction (e.g. fence, tape).
 - The final disposition of the well - used, capped, or plugged.
6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.
7. The Final Site Plan shall clearly delineate a minimum of 27.39 acres of Upland Preservation (26.67 acres pine oak mixed + 0.72 acres pine flatwoods uplands only) in order to comply with Comprehensive Plan Policy 3.3.2.2. The exact location and configuration of the required Upland Preservation areas shall be consistent with those areas identified on the Available Habitat Exhibit dated 09/2013 and shall be approved with the Final Site Plan. Upland Preservation areas may be reconfigured with the Final Site Plan provided that the overall acreage, general location, and quality of preserved habitat remain consistent to those shown on the Available Habitat Exhibit.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

No remaining issues.

COMPLIANCE WITH LDC				
Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
50' roadway buffer - Moccasin Wallow Road (NCO 604.10.3.5)	50'	Y		Shown
50' roadway buffer – U.S. 301 North (NCO 604.10.3.5)	50'	Y		Shown
50' roadway buffer – Ft. Hamer Road (NCO 604.10.3.5)	50'	Y		Shown
50' roadway buffer – FF Road (NCO 604.10.3.5)	50'	Y		Shown
20' Greenbelt Buffer (NCO 604.10.3.6)	35'	Y		Shown
Buffer landscaping	Varies	Y		Shown
SIDEWALKS				
5' internal sidewalks	Both sides of street	Y		Shown
5' sidewalk – Moccasin Wallow Road			N	Refer to Stipulation A.5
5' sidewalk (exterior) – U.S. 301 North			N	Refer to Stipulation A.5
ROADS & RIGHTS-OF-WAY				
50-foot internal rights-of-way	50'	Y		Streets to be private (gated)
24-foot paved internal roadways	24' (12-foot lanes)	Y		Shown
60' half future ROW setback for future FF Road	60'	Y		Shown
120'± ROW setback, dedication, or conveyance for Ft. Hamer Road	120'	Y		Shown; refer to LDA-13-02 for ROW improvement requirements
COMPLIANCE WITH THE LAND DEVELOPMENT CODE				
Factors for Reviewing Proposed Site Plans (Section 508.6)				
<p>Physical Characteristics: The site has 6,646 feet of frontage along Moccasin Wallow Road and 5,507 feet of frontage along U.S. 301 and is bisected by a 660-foot FPL easement with major transmission lines running east and west through the site. A 50-foot gas line easement is on the north side of the FPL easement.</p>				

Public Utilities, Facilities and Services: The site will be served by an existing 30” water main located within the existing Moccasin Wallow Road right-of-way and an existing 30” reclaimed water main extending for approximately 2000-feet west of the eastern property line. Currently there is no sanitary sewer available to the site. The Developer has proposed a Local Development Agreement (LDA) to address this issue.

The site is located within the school zones for: Virgil Mills Elementary School approximately 4 miles from the site, Buffalo Creek Middle School approximately 4 miles from the site, and Palmetto High School approximately 12 miles from the site.

The nearest county park is the 3-acre Ola Mae Sims Park at 11800 Erie Road, approximately one mile from the site.

Emergency Services are provided by the Parrish Fire District, Manatee County EMS, and the Sheriff’s Office.

Major Transportation Facilities: Moccasin Wallow Road, Ft. Hamer Road Extension, and U.S. 301 are major thoroughfares. Ft. Hamer Road will provide a north-south thoroughfare connecting the project phases.

Compatibility: The site is located within a primarily agricultural area. Several residential and mixed use development projects have been approved in the area but with the exception of Copperstone (located south of Moccasin Wallow Road at Street “I” [115th Avenue East]) none have started construction. The site is considered compatible for residential and residential support uses.

Transitions: Some growth has occurred in the area at low to moderate density. Surrounding developments include: Copperstone, approved in 2005 with Final Plats approved for 502 single family and 117 attached single family units; Morgan’s Glen; Eagle Pointe and Summer Woods.

Design Quality: The proposed project provides three (3) access points from Moccasin Wallow Road and three (3) access points from U.S. 301. The extension of Ft. Hamer Road will provide access to the adjacent phase as each phase is constructed (as detailed in LDA 13-02). The single family detached lots range in width from 40-feet to 70-feet (4800 SF to 8400 SF). The project also provides for single family attached and single family semi-detached units to provide a variety of housing types within the project. Both passive and active recreational opportunities are proposed throughout the project site. The project meets the design standards of the LDC and the Public Works Standards. The Applicant is requesting Specific Approval for Phase 4 Street “X” to exceed 800-feet in length because an emergency or full access point will be constructed between Phases 1 and 4 during the construction of Phase 4. Internal streets will be private and will be maintained by a homeowner’s association or other appropriate legal entity. The project design has limited wetland impact for the Ft. Hamer Road extension.

Relationship to Adjacent Property: The project is surrounded by agricultural uses to the north, a portion of the eastern boundary, and the west. Moccasin Wallow Road is adjacent to the property on the south and U.S. 301 is adjacent on the east. The applicant is providing a 35-foot greenbelt buffer on all property boundaries abutting agricultural properties. This 35-foot greenbelt buffer (20-feet is required) meets the intent of the agricultural setback and will provide adequate buffering to adjacent properties.

Streets, Drives, Parking and Service Areas: A Homeowner's Association or other legal entity will maintain all internal streets and driveways.

Residential parking will be provided on individual lots. Parking for the recreational areas and optional non-residential uses will comply with LDC requirements and will be addressed in more detail with future Final Site Plan approvals.

Pedestrian Systems: Five-foot sidewalks are proposed on both sides of the internal roadways and Ft. Hamer Road. The required sidewalks adjacent to Moccasin Wallow Road and US 301 will be constructed in conjunction with each adjoining phase of construction (refer to Stipulation A.5.). Nature trails are located within the FPL easement and connect the phases north to south and east to west.

Natural and Historic Features - Conservation and Preservation Areas: According to the environmental assessment prepared by Eco Consultants, there are no known historic or archaeological resources within or adjacent to the project boundaries.

The site contains a total of 146.22± acres of wetlands. The project is anticipated to have 0.02± acres of impacts resulting from the Ft. Hamer Road right-of-way alignment.

Density/Intensity: The project gross density is 1.66 du/acre and the net density is 2.57 du/acre. The proposed commercial site is 15.08± acres with a maximum floor area ratio of 0.23.

Height: The project shall comply with the building height regulations for the North Central Overlay, LDC Section 604.10.3.3.(I) (refer to Stipulation A.3).

Fences and Screening: The PSP shows 50-foot roadway buffers adjacent to Moccasin Wallow Road, Ft. Hamer Road, and U.S. 301 and 20-foot and 35-foot greenbelt buffers. All of these buffers meet or exceed the NCO standards.

Yards and Setbacks: The following chart indicates minimum setbacks for the project:

Use/Type	Front	Side	Rear
Single-family detached	23'/20' ¹	5'/10' ²	15'
Single-family semi-detached	23'/20' ¹	6'/10' ²	15'
Single-family attached	23'/20' ¹	7.5' or a 15' bldg separation	15'
Non-Residential	30'	15'/20' ³	30'
Wetland buffer	15'		
Waterfront	30'		

¹ A 25-foot separation between the garage and edge of sidewalks is provided. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.

² Ten feet separation between accessory equipment and adjacent structures.

³ 20' required adjacent to residential uses.

Trash and Utility Plant Screens: Single family units will be served by individual can pick up. Non-residential uses solid waste facilities will comply with the requirements of LDC Section 728. Common trash containers will be screened from site.

Signs: All signs within the project will meet the requirements of Section 724.

Landscaping: Detailed landscaping plans will be provided with the Final Site Plans for each construction phase. All landscaping will meet or exceed the standards in LDC Section 604.10 (North Central Overlay District) and LDC Section 715 (Landscape and Screening Standards). The design and maintenance of the roadway and greenbelt buffers will be based on a unified landscape plan.

Water Conservation: Site design will incorporate the water conservation methods listed in Section 715 of the LDC as applicable. Specific designs and methods will be submitted with the Final Site Plans for specific construction phases. Reclaimed water is available and will be used for irrigation augmented with stormwater facilities/wells.

Rights-of-Way: The internal streets provide a minimum 50-feet of right-of-way and will be privately owned and maintained by the HOA and/or other appropriate legal entity. Future ROW setbacks are provided for Moccasin Wallow Road and FF Road (Spencer Parrish Road). The Developer will reserve a 120-foot wide right-of-way for future Ft. Hamer Road with the dedication of right-of-way and construction of Ft. Hamer Road from Moccasin Wallow Road to the northernmost development access consistent with LDA 13-02.

Utility Standards: All public utility construction will comply with the requirements of the Manatee County Development Standards.

Potable water service and reclaimed water will be provided through connections to the existing public systems. Currently there is no sanitary sewer service available for the site. The Developer has proposed a Local Development Agreement (LDA) to address this issue.

Stormwater Management: Stormwater management facilities will meet the requirements of Section 717 and the Manatee County Development Standards. Designs will be provided with Final Site Plans for each construction phase.

Open Space: The open space provided is 623.88 acres (51.82%) of the site.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the UF-3 Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 and Policy 2.9.1.2 Appropriate Timing. The timing is appropriate given development trends in the area. The surrounding area is characterized by agricultural uses, but is changing to residential. Based on approved projects, this area is in transition from agricultural and low-density residential to a suburban development pattern. Potable water and reclaimed water are adjacent to the site. Currently there is no sanitary sewer service available for the site. The developer has proposed a Local Development Agreement (LDA) to address this issue. The extension of Ft. Hamer Road provides connection and integration of the project's vehicular systems to the larger County systems. Additionally, the future ROW reservation for FF Road will continue the County's transportation network in this area.

Policy 2.2.1.12.1 Intent. This project complies with the intent of the UF-3 category, which is for development to follow a logical expansion of the urban environment, typically growing from west to east, consistent with the availability of services. The UF-3 category also anticipates low density or clustered low to moderate density residential. These designations allow residential uses.

Policy 2.2.1.12.2 Range of Potential Uses. Residential and limited commercial/office uses are in the range of potential uses.

Policy 2.6.1.1 Compatibility. The Preliminary Site Plan design is compatible with surrounding development. Appropriate buffers are provided for compatibility and transition between this site and surrounding uses.

Policy 2.6.5.4 Preserve/Protect Open Space. The site plan shows approximately 52% open space (623.88 acres). 25% open space is required.

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to Moccasin Wallow Road, which is designated as a six lane Arterial in the Comprehensive Plan's Future Traffic Circulation Map and requires a right of way of 150 feet. The site plan reflects a 35' future right of way setback along Moccasin Wallow Road.

The site is also adjacent to U.S. 301, which is designated as a six lane Arterial in the Comprehensive Plan's Future Traffic Circulation Map and requires a right of way of 150 feet. As U.S. 301 is a State facility with an existing right of way width of 200 feet, no additional right of way has been requested.

FF Road is considered an adjacent thoroughfare along a segment of the north property line. FF Road is a future thoroughfare with a planned 120 foot wide right-of-way. Therefore and pursuant to 722.1.3.3.2, the plans depict the reservation of a 60 foot future right-of-way setback for the half-width of FF Road that is proposed to run along the property's northern boundary for approximately 0.25 miles west of U.S. 301.

Future Ft. Hamer Road traverses the property in a north-south alignment from Moccasin Wallow Road to the north property line. The Developer shall reserve a 120 foot wide right-of-way setback for future Ft. Hamer Road within the development. The developer has proposed a Local Development Agreement (LDA) whereby segments of Ft. Hamer Road shall be constructed as needed to provide access to individual phases as they are developed, with no construction north of the northernmost access development phase.

Transportation Concurrency

Transportation concurrency was evaluated for the project. The Applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on U.S. 301, Moccasin Wallow Road and associated intersections near the project site. The results of the TIA, which was reviewed and approved by the Transportation Planning Division, indicated that level of service deficiencies exist at studied intersections and roadway segments prior to the build out year. These deficiencies are attributed to previously approved projects' "background traffic" and consist of ten intersection improvements and two roadway segment widenings. These improvements are not attributed to project traffic. Under the transportation concurrency provisions of the State Community Planning Act, new proposed development cannot be required to mitigate adverse impacts caused by background traffic. The TIA indicated one off-site concurrency-related improvement is required for the project (see Certificate of Level of Service Compliance table below).

Access

The traffic study also included review of access needs along Future Ft. Hamer Road through the development and existing U.S. 301 and Moccasin Wallow Road adjacent to the development. Because of the unique aspects of the project, including its scale and phasing, the County has approved the project with six separate external access points on U.S. 301 and

Moccasin Wallow Road. The County has requested that the developer construct segments of Ft. Hamer Road as necessary to access individual phases within the project boundary. As part of the consideration in a negotiated transaction regarding the infrastructure needs of the project, the developer has proposed an LDA whereby segments of Ft. Hamer Road shall be constructed as needed to provide access to individual phases as they are developed, with no construction north of the northernmost access to a development phase.

The project will have access via six local road connections to U.S. 301 and Moccasin Wallow Road. The access points on U.S. 301 are on a state-maintained facility. The traffic study identified the following 13 site-related improvements at access locations:

1. The construction of a westbound right-turn lane at Driveway #1 on Moccasin Wallow Road. The westbound right-turn lane shall be 350 feet and constructed in accordance with FDOT Design Standards (Index 301).
2. The construction of an eastbound left-turn lane at Driveway #1 on Moccasin Wallow Road. The eastbound left-turn lane shall be 400 feet and constructed in accordance with FDOT Design Standards (Index 301).
3. The construction of a westbound right-turn lane at 115th Avenue E / Driveway #2 on Moccasin Wallow Road. The westbound right-turn lane shall be 350 feet and constructed in accordance with FDOT Design Standards (Index 301).
4. The construction of an eastbound left-turn lane at 115th Avenue E / Driveway #2 on Moccasin Wallow Road. The eastbound left-turn lane shall be 400 feet (350 feet deceleration length and 50 feet queue length) and constructed in accordance with FDOT Design Standards (Index 301).
5. The construction of a westbound right-turn lane at Driveway #3 on Moccasin Wallow Road. The westbound right-turn lane shall be 350 feet and constructed in accordance with FDOT Design Standards (Index 301).
6. The construction of an eastbound left-turn lane at Driveway #3 on Moccasin Wallow Road. The eastbound left-turn lane shall be 400 feet (350 feet deceleration length and 50 feet queue length) and constructed in accordance with FDOT Design Standards (Index 301).
7. The construction of a southbound right-turn lane at Driveway #4 on US 301. The southbound right-turn lane shall be 405 feet and constructed in accordance with FDOT Design Standards (Index 301).
8. The construction of a northbound left-turn lane at Driveway #4 on US 301. The northbound left-turn lane shall be 455 feet (405 feet deceleration length and 50 feet queue length) and constructed in accordance with FDOT Design Standards (Index 301).

9. The construction of a southbound right-turn lane at Driveway #5 on US 301. The southbound right-turn lane shall be 405 feet and constructed in accordance with FDOT Design Standards (Index 301).
10. The construction of a northbound left-turn lane at Driveway #5 on US 301. The northbound left-turn lane shall be 480 feet (405 feet deceleration length and 75 feet queue length) and constructed in accordance with FDOT Design Standards (Index 301).
11. The construction of a southbound right-turn lane at Driveway #6 on US 301. The southbound right-turn lane shall be 405 feet and constructed in accordance with FDOT Design Standards (Index 301).
12. The construction of a northbound left-turn lane at Driveway #6 on US 301. The northbound left-turn lane shall be 455 feet (405 feet deceleration length and 50 feet queue length) and constructed in accordance with FDOT Design Standards (Index 301).
13. The construction of a traffic signal at 115th Avenue East (Driveway 2) and Moccasin Wallow Road. Pursuant to the TIA, the Applicant has proposed to provide a signal warrant analysis and a proportional share towards the construction of a signal.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

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

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
U.S. 301	3421	D	D*
Moccasin Wallow Road	2210	C	C*

**Future LOS includes project mitigation and needed-but-unfunded improvements required to mitigate background traffic impacts.*

The results of the traffic study identified the following required site-related improvement: Prior to the final plat approval of the 1,401st unit, a proportionate share payment equaling 28 percent for a second 350 foot eastbound left turn lane at the U.S. 301/Moccasin Wallow Road intersection shall be made. At the time of construction, Manatee County shall review and approve construction costs prior to payment being accepted. If Manatee County or a third party constructs all or part of the U.S. 301/Moccasin Wallow Road intersection, Manatee County shall require payment within 90 days of the County's request for payment.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity, parks needs, and preliminary drainage intent have been reviewed with this Preliminary Site Plan. School capacity, potable water and waste water will be reviewed at the time of Final Site Plan/Construction Drawings.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request(s):

- 1. Alternative to LDC Section 604.10.3.3(k) – NCO lots located adjacent to roadway and greenbelt buffers shall have a minimum fifteen (15) foot building setback for buildings, swimming pools, pool cages, or other structures that would potentially conflict with buffer vegetation.**

LDC Section 604.10.3.3(k) requires a minimum 15-foot setback for buildings, swimming pools, pool cages, or other structures to avoid conflicts with buffer vegetation.

Staff Analysis and Recommendation

Staff supports the request for Specific Approval for an alternative to Section 604.10.3.3(k) of the LDC to allow the 35' greenbelt buffer to mitigate the need for an additional structure setback. The justification provided by the applicant is that the 35' greenbelt buffer provides sufficient space to plant landscaping materials to minimize conflicts with accessory structures.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 604.10.3.3(k), the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the requirements of the NCO will be met or exceeded.

- 2. Alternative to LDC Section 714.8.7 - Replacement Trees**

LDC Section 714.8.7 requires replacement tree calipers to be three (3), five (5), or seven (7) inches depending on the size of the tree removed. The request is to allow replacement tree calipers to be three (3) or four (4) inches.

Staff Analysis and Recommendation

Staff is in support of the request for Specific Approval for an alternative to Section 714.8.7 of the LDC to allow replacement tree sizes at 3"/4"/4" instead of 3"/5"/7". Staff believes that smaller size trees are typically established faster. Therefore, they provide more tree canopy sooner.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 714.8.7, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required number of trees and canopy will be provided.

3. Alternative to LDC Section 715.3.4 – One Canopy Tree Every 50 Linear Feet

LDC Section 715.3.4 requires one (1) canopy tree every fifty (50) linear feet along rights-of-way in residential developments.

Staff Analysis and Recommendation

Staff is in support of the request for Specific Approval for an alternative to Section 715.3.4 of the LDC to allow only 1 tree per lot frontage instead of one per 50 linear feet, as more than one tree on narrow lots creates conflicts between the trees and infrastructure. This alternative avoids these conflicts from occurring.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC 715.3.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree, as providing fewer trees will prevent future removal to prevent conflicts with infrastructure.

4. Alternative to LDC Section 907.9.4.2 – Dead End Streets – Cul-de-sac Length

LDC Section 907.9.4. states that a cul-de-sac shall not exceed 800-feet in length.

Staff Analysis and Recommendation

Staff is in support of the request for Specific Approval for an alternative to Section 907.9.4.2 of the LDC to allow Phase 4 Street “X” to exceed 800-feet in length. The site shows an “emergency or full access to be constructed with Phase 4” that will mitigate the length of the cul-de-sac exceeding 800-feet.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 907.9.4.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by constructing an emergency or full access as shown on the Preliminary Site Plan.

SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

- 1. Comprehensive Plan Policy 2.2.1.11.4(b) – requiring all projects located in the UF-3 land use category proposing a gross residential density exceeding 1 dwelling unit per acre to receive Special Approval.**

Staff Analysis and Recommendation

The Comprehensive Plan requires any project in the UF-3 land use category exceeding 1 dwelling unit per gross acre to rezone to the Planned Development Residential (PDR) zoning district. This application meets this requirement.

Finding for Special Approval

The Board finds that the purpose of the Comprehensive Plan, specifically the intent of the UF-3 Future Land Use designation which states that 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 is met by the proposed development rezoning to Planned Development and the Preliminary Site Plan submitted as part of the review package.

- 2. Comprehensive Plan Policy 2.2.1.11.4(c) requires any nonresidential project exceeding 30,000 square feet to obtain Special Approval.**

Staff Analysis and Recommendation

The “Optional” commercial/office parcel meets the locational criteria (at the intersection of 2 thoroughfares) and the proposed location will serve the daily needs of the residents of the community.

Finding for Special Approval

The Board finds that the intent of the Comprehensive Plan is met by the Planned Development zoning and the Preliminary Site Plan submitted as part of the review package.

ATTACHMENTS

- 1. Applicable Comprehensive Plan Policies**
- 2. Zoning Disclosure Affidavits**
- 3. Request for Specific Approval**
- 4. Request for Special Approval**
- 5. Traffic Impact Analysis**
- 6. Copy of Newspaper Advertising**
- 7. Ordinance PDMU-13-37(Z)(P)**

APPLICABLE COMP PLAN POLICIES		
Policy:	2.1.2.3	Permit the consideration of new residential and non-residential 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:	2.1.2.4	Limit urban sprawl through the consideration of new development, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.
Policy:	2.1.2.7	<p>Review all proposed development for compatibility and appropriate timing. This analysis shall include:</p> <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:	2.2.1.6	Require that a specific project's maximum potential be established only through the application of the implementing land development regulations, including zoning districts, which may restrict development potential to less than the maximum provided for in this Comprehensive Plan in response to appropriate land use, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential, as shown on the Future Land Use Map.
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	<p>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.</p>
Policy:	2.2.1.11.2	<p>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-enhances uses (see also Objectives 4.2.1 and 2.10.4).</p>
Policy:	2.2.1.11.3	<p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density: 3 dwelling units per acre</p> <p>Maximum Net Residential Density: 9 dwelling units per acre</p> <p>Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only)</p>
Policy:	2.2.1.11.4	<p>Other information:</p> <p>(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.</p> <p>(b) All projects for which gross residential density exceeds 1</p>

		<p>dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.</p> <p>(c) Any nonresidential project exceeding 30,000 square feet shall require special approval.</p>
Objective	2.6.1	<p>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.</p>
Policy:	2.6.1.1	<p>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:</p> <ul style="list-style-type: none"> - 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]
Policy:	2.6.2.7	<p>Require clustering, as appropriate, to limit impacts of residential development on adjacent agricultural, conservation, open space, or environmentally sensitive uses.</p>
Policy:	2.6.2.8	<p>Utilize the techniques of policy 2.6.1.1, as appropriate, to mitigate noise and/or other traffic impacts for residential development adjacent to roadways classified as arterials and limited access facilities.</p>
Objective:	2.6.5	<p>Quality in Project Design: Promote appropriate diversity within and between existing and future development projects to achieve high quality, efficient functioning design.</p>
Policy:	2.6.5.1	<p>Provide incentives for, and otherwise encourage the use of the planned unit development procedure to achieve quality, highly functional, and well-integrated project designs.</p>

Policy:	2.6.5.5	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.
Objective:	2.9.1	<p>Strong Communities: Create and maintain communities which are characterized by their:</p> <ul style="list-style-type: none"> - 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.
Policy:	2.9.1.1	Minimize the development of residential projects which create isolated neighborhoods.
Policy:	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:	2.9.1.7	Encourage the development of community spaces, including usable open space and public access to water features.
Policy:	2.9.1.8	Encourage the design of residential projects providing continuous green space connecting neighborhoods.
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).
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.
Policy:	3.2.3.2	Require all water used for irrigation in new development to be 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. Priority to receive reclaimed water shall be given to users who transfer groundwater withdrawal or other permitted quantities to Manatee County. Potable water from County utilities shall not be utilized for landscape irrigation. [See Policies 9.6.1.3, and policies under Objective 9.1.5]
Objective:	3.3.1	Wetlands Protection: Preserve and protect existing, viable wetland systems to: <ul style="list-style-type: none">- maintain control of flooding and erosion through storage of agricultural and urban runoff in wetland areas;- achieve biological filtration of pollutants associated with urban and agricultural runoff by wetlands;- maintain protection of coastal areas from tidal storm surges through maintaining wetlands as a natural buffer;- achieve water recharge of surficial aquifers through wetland areas;- maintain unique habitat functions of wetland areas as homes and critical breeding areas for many animal and plant species;- maintain essential chemical and energy cycles facilitated by wetlands;- maintain educational and recreational opportunities provided by wetlands.
Policy:	3.3.1.2	Require that the extent of wetland areas on any proposed development or redevelopment site be identified on a signed-and-sealed wetlands delineation at time of preliminary site plan, preliminary plat, or other preliminary development plan or similar approval. Manatee County may revoke any development orders where the difference between an estimate of wetland areas shown on a signed-and-sealed survey and actual wetlands on site is determined to be significant enough to warrant substantial project redesign.
Policy:	3.3.1.3	When development related impacts are unavoidable (see policy 3.3.1.1), require that all development-related impacts

to wetlands be mitigated.

- (1) When mitigation is required by the State, the type and quantity of mitigation shall be determined by the Uniform Wetland Mitigation Assessment Method (UMAM) as outlined in Chapter 62-345 F.A.C., as amended.
- (2) In those instances where wetland mitigation is not required by the State wetland mitigation shall be provided in accordance with Subparagraphs (a) through (d) below. The type of wetland mitigation or combination thereof as described in subparagraphs (a) through (d) below shall be determined by the County based on site conditions. The order of preference considered by the County shall be as follows:
 - (a) **Wetland Enhancement/Restoration:** Five acres of enhanced or restored on site wetlands shall be provided for every one acre of wetland to be impacted.
 - (b) **Upland Preservation:** In the event there is inability to create viable wetland enhancement/restoration on the site, five acres of native upland habitat shall be preserved for every one acre of wetland to be impacted. Preserved uplands utilized for wetland mitigation shall be on site of the proposed development and shall be in excess of the requirement of Policy 3.3.2.2
 - (c) **Payment in Lieu of Mitigation:** In lieu of the mitigation requirements in subparagraphs (a) and (b) above, the County may collect a mitigation fee. The fee charged shall be based on the acreage of impact and shall be an amount sufficient to achieve full and complete compensation for the impact.
 - (d) **Wetland Creation:** Two acres of herbaceous wetlands shall be or created for every acre of herbaceous wetlands altered. Four acres of forested or mangrove wetlands shall be created for every acre of such wetlands altered, unless other requirements are enforced pursuant to (3) below.
- 3) Wetland mitigation provided in accordance with Section (2) above shall also be subject to the following:
 - (a) All approved mitigation shall be required to

demonstrate, through appropriate monitoring and reporting by the project's developer, at least an 85% coverage of desirable wetland species for a period of at least two years for herbaceous wetland communities, and an 85% planting survival rate for at least five years for forested and mangrove communities.

- (b) All areas which are created, in accordance with this policy shall be protected.

Objective: 3.3.2

Wildlife and Upland Habitat Protection: Protect and preserve native wildlife, endangered, threatened and species of special concern, and native upland habitat through appropriate acquisition, restoration, and development controls to provide:

- areas for passive recreation and enhanced quality of life;
- large pervious areas for improved water quality and groundwater recharge;
- species biodiversity; and
- natural area greenways.

Policy: 3.3.3.1

Participate in the development and preservation of natural area greenways which should include wildlife corridors, recreation areas, environmentally sensitive lands, and other cultural and historic resources which may serve the passive recreational needs of residents and visitors.

Policy: 5.2.1.5

Implement, through this Comprehensive Plan and land use regulations, standards which shall limit or prohibit development of structures, parking areas, or drainage facilities within the location of further transportation corridors and rights-of-way as generally configured and indicated on the Future Traffic Circulation: Right of Way Needs Map, (Map 5C) and specified on Table 5.1. Other thoroughfare uses may be allowed within designated Future Transportation Corridors, including temporary uses.

Future transportation corridors and rights-of-way to be protected shall be established during the review of each individual proposed project in proximity to the future transportation corridors generally located on the Future Traffic Circulation Map Series. These transportation corridors shall be designed so as to provide for a continuous travel corridor of sufficient width to accommodate an appropriate cross-section as required for facility types

specified on the Major Thoroughfare Map Series. Protected future transportation corridors rights-of-way shall be identified during project review for development order approval. Dedication, where required, shall occur on or before issuance of a Certificate of Level of Service Compliance unless a development order specifies a later dedication date.

Mitigation measure shall be utilized to preclude the taking of private property without compensation. These measures shall address properties which are located in a manner, or exhibit characteristics, which preclude the reasonable use of such property if the protected right-of-way is dedicated or maintained free of structures, drainage facilities, or parking areas during development of the property. These measures also shall consider the transportation impacts of the specific development being proposed on the roadway. Mitigation measures may include, but not be limited to:

- granting of impact fee credits in accordance with land development regulations;
- repositioning the roadway through the land to maximize development potential
- transferring of development rights which may be considered pursuant to the Future Land Use Map from the area within the protected right-of-way to an area outside the protected right-of-way on the project site;
- granting alternative and more valuable land uses;
- offering development opportunities for clustering the increasing densities at key nodes and parcels within the project site off the protected transportation corridors;
- altering or changing the road pattern; and
- reduce the building setbacks, required buffers, and other requirements otherwise contained in this Comprehensive Plan or contained in other local land development regulations, if such requirement is considered on a case-by-case basis.

Policy: 6.1.1.1 Permit a variety of appropriate dwelling unit types and sizes in all residential future land use categories, subject to compliance with other goals, objectives, and policies of this Comprehensive Plan.

Policy: 6.1.3.4. Encourage the development of a variety of dwelling units of varying cost or rent within a single development.