

Memorandum

DATE: August 17, 2016 **PROJECT NO.:** 20140005
TO: Lisa Barrett, Planning Manager
FROM: Patricia Tyjeski, AICP, Senior Planner
CC: John Osborne
SUBJECT: Manatee County Urban Corridors Plan Amendments
Summary of Changes Based on Agency Comments

On June 21, 2016, the Board of County Commissioners voted to transmit a packet of Comprehensive Plan amendments to the Department of Economic Opportunity (DEO) and State agencies. Comments were received from the Florida Department of Transportation and the Florida Department of Education. In response to those comments, the following changes are proposed to the amendments.

SCHOOL-RELATED AMENDMENTS:

Staff/Littlejohn had proposed to restate certain school-related policies in locations within the Future Land Use Element where they would be more visible. However, the Department of Education pointed out that those policies are inconsistent with the Amended and Restated Interlocal Agreement for Public School Facility Planning between the Manatee County governments and the School District and requested that the policies be eliminated. While County staff is in agreement that the policies need to be eliminated from the Plan, this cannot be done in conjunction with the urban corridors project. County staff has agreed to process those amendments in the near future. In the meantime, the policies previously proposed for relocation will be left in their original location, and other minor amendments to school related policies will not be made. The following amendments are, therefore, withdrawn and have been removed from the ordinance:

24. Amendment to **Policy 2.2.1.8.4 (Ag/R):**

Policy 2.2.1.8.4 Other Information:

d) Schools in the Ag/R future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.

32. Amendment to Policy 2.2.1.11.4 (UF-3):

Policy 2.2.1.11.4 Other Information:

d) Schools in the UF-3 future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.

71. Amendment to Policy 2.2.1.25.4 (R/OS):

Policy 2.2.1.25.4 Other Information:

- a) Any recreational area designated as R/OS shall be:
 - 1) a major recreational facility, other than a local park, as defined in the Recreation/Open Space Element;
 - 2) an open space area which may include special camps and programs designed to meet a public need and which are consistent with appropriate resource protection.
- b) Prohibit new schools in the Recreation/Open Space (R/OS) Future Land Use Category unless approved in conjunction with adjacent public recreation facilities for which the school facilities are an integral part.

140. Amendment to Policy 2.13.1.2 (Compatibility Requirements):

Policy 2.13.1.2 Prohibit new schools in the Recreation/Open Space (R/OS) Future Land Use Category unless approved in conjunction with adjacent public recreation facilities for which the school facilities are an integral part.

Implementation Mechanism:

- a) Coordination between the County among the Planning Department, Parks and Recreation Department and the School Board.

141. Amendment to Policy 2.13.2.1 (School Locational Criteria):

Policy 2.13.2.1 Allow schools in the Urban Fringe-3 and Agricultural/Rural Future Land Use Categories only in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe. ~~[See policies of Obj 2.6.1.]~~

Implementation Mechanism(s):

- a) ~~Planning Department~~ Manatee County review of the School Board General Educational Facilities Report on a yearly basis to ensure policy compliance.

The Department of Education also commented on the fact that policy 2.4.1.1 addresses Level of Service Certificates and lists a series of facilities and services subject to concurrency, but does not mention schools. This proposed change will also be addressed at a later time.

FDOT-RELATED AMENDMENTS:

The Florida Department of Transportation commended the County on “taking some necessary steps with much needed language to enhance the movement toward designing with more livable strategies that consider a sense of place and create an environment with neighborhood character,” and recommended the following additions [shown in **bold** and *italics*] to Objective 5.0.4. Staff is in agreement and have included these changes in the ordinance.

2. Amendment to **Objective 5.0.4:**

Objective: 5.0.4 Expand ~~Establish~~ Transportation Concurrency Exception Areas (TCEA) within the Urban ~~Core–Service~~ Area ~~which to~~ promote economic revitalization and community redevelopment goals.

- a) Any future plans to expand the TCEA must include coordination with FDOT to assess any potential impacts on State and/or Strategic Intermodal Systems (SIS) facilities within the expanded TCEA boundary.
- a)b) Any future plans to expand the TCEA must include a detailed transportation analysis supporting the expanded boundary.

FDOT also recommended adding a policy to require coordination with them as the county reviews proposed developments along the corridors to assess traffic impacts on State and SIS transportation facilities. This recommendation refers to the amendments specific to urban corridors, as opposed to countywide. Staff agrees with the recommendation and proposes the following new policy:

Policy: 5.0.3.4 **Coordinate with FDOT when reviewing development/redevelopment of sites along designated urban corridors to assess the potential traffic impacts of the proposed development on State and Strategic Intermodal Systems (SIS) transportation facilities.**

OTHER AMENDMENTS

Based on the motion made by the Board during the transmittal hearing, staff is now proposing to amend the comprehensive plan definition of Urban Corridor to include specific beginning and ending points of each roadway, a follows:

Urban Corridor – The area encompassing the properties that abut the following roadway corridors (see Map M) within Manatee County’s Urban Service Area:

- Manatee Avenue West (from 75th Street West to 34th Street West)
- Cortez Road West/44th Avenue East (from 75th Street West to 15th Street East)
- 53rd Avenue West/SR-70 (from 75th Street West to US 301)
- Tamiami Trail (US 41)/14th Street West (BUS 41) (from 26th Avenue West to University Parkway)

- 15th Street East (from US 301 to University Boulevard)
- 1st Street (from 21st Avenue West to Cortez Road West)

