

**PA-21-09/ORDINANCE 23-11**  
**SMR TAYLOR RANCH, LLC - LARGE SCALE COMPREHENSIVE PLAN**  
**MAP AND TEXT AMENDMENT PLN2111-0048**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED (THE MANATEE COUNTY COMPREHENSIVE PLAN); PROVIDING A PURPOSE AND INTENT; PROVIDING FINDINGS; PROVIDING FOR A PRIVATELY-INITIATED LARGE SCALE COMPREHENSIVE PLAN MAP AND TEXT AMENDMENT TO ELEMENT 2 - FUTURE LAND USE ELEMENT OF THE MANATEE COUNTY COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE CLASSIFICATION OF 2,307.57± ACRES OF A SPECIFIC REAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SR 64 EAST AND BOURNESIDE BOULEVARD, AT 18900 SR 64 EAST, BRADENTON (MANATEE COUNTY) FROM AG/R (AGRICULTURAL RURAL) TO THE UF-3 (URBAN FRINGE-3 DWELLING UNITS PER ACRE) FUTURE LAND USE CLASSIFICATION; PROVIDING FOR A SPECIFIC PROPERTY DEVELOPMENT CONDITION IN THE TEXT OF THE COMPREHENSIVE PLAN TO LIMIT THE DENSITY MAXIMUM POTENTIAL TO 1.95 DWELLING UNITS PER ACRE (4,500 UNITS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

Planning Commission:	December 8, 2022
B.C.C (Transmittal):	December 15, 2022
B.C.C (Adoption)	February 2, 2023

**ALTERNATIVE MOTIONS:**

**MOTION FOR TRANSMITTAL:**

Based upon the staff report, the evidence presented, comments made at the Public Hearing, the action of the Planning Commission, the technical support documents, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan and the applicable portions of Chapter 163, Part II, Florida Statutes, I move to **TRANSMIT** Plan Amendment PA-21-09/Ordinance 23-11.

**MOTION NOT TO TRANSMIT:**

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, the technical support documents and finding the request to be **INCONSISTENT** with the Manatee County Comprehensive Plan and the applicable portions of Chapter 163, Part II, Florida Statutes, I move to **NOT TO TRANSMIT** Plan Amendment PA-21-09/Ordinance 23-11.

**PLANNING COMMISSION ACTION:**

The Planning Commission is being held on December 8, 2022. The action from the Planning Commission and any public comments will be on an update memo for the December 15, 2022, Board of County Commissioners public hearing.

## PLAN AMENDMENT SUMMARY SHEET

**Name/Applicant:** SMR Taylor Ranch, LLC – Large Scale Map Amendment

**Case Number:** PA-21-09/Ordinance 23-11 (PLN2111-0048)

**Request:** Privately-initiated Comprehensive Plan Map and Text amendment to the Future Land Use Map in Element 2 to change the future land use classification for 2,307.51± acres of specific real property from the AG/R (Agriculture Rural) Future Land Use Classification to the UF-3 (Urban Fringe-3 dwelling units per acre) Future Land Use Classification, and to provide for a specific property development condition in the text of the Comprehensive Plan to limit the density maximum potential to 4,500 residential units (1.95 dwelling units per acre) under proposed Policy 2.14.1.20 [D.5.20/Ordinance No. 23-11/PA-21-09].

**Location:** 18900 SR 64 East, Bradenton, FL (Manatee County)  
(2,307.57± acres)

**Type:** Large Scale Map and Text Amendment (Privately-Initiated)

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### **Legislative Policy Decision:**

The legislative policy decision of the Board of County Commissioners is to determine whether the Proposed Map and Text Amendment to change the Future Land Use Category of 2,307.51± acres from AG/R (Agricultural Rural) to UF-3 (Urban Fringe-3 dwelling units per acre) with a development condition Policy 2.14.1.20 [D.5.20/Ordinance No. 23-11/PA-21-09] is in the best interest of the public considering:

- Is the proposed Map and Text Amendment compatible with the development trends in the area of consideration?
- Is the proposed Map and Text Amendment compatible with surrounding uses and densities or intensities?

The Board of County Commissioners should make this decision based upon a comparison of the range of uses allowed in each Future Land Use designation.

The existing AG/R (Agriculture Rural) designation includes primarily agriculture, agriculturally-compatible low density residential uses, mining and mining-related uses, support neighborhood commercial, public/semi-public, recreation and school uses.

The proposed UF-3 (Urban Fringe-3 dwelling unit/acre) designation allows for low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools, and is a logical transition from the MU-C/AC-1 and MU-C/R FLUC designations of properties to the west, which allow the potential for up to 9 and 3 dwelling units/acre respectively.

**Requested Plan Amendment:**

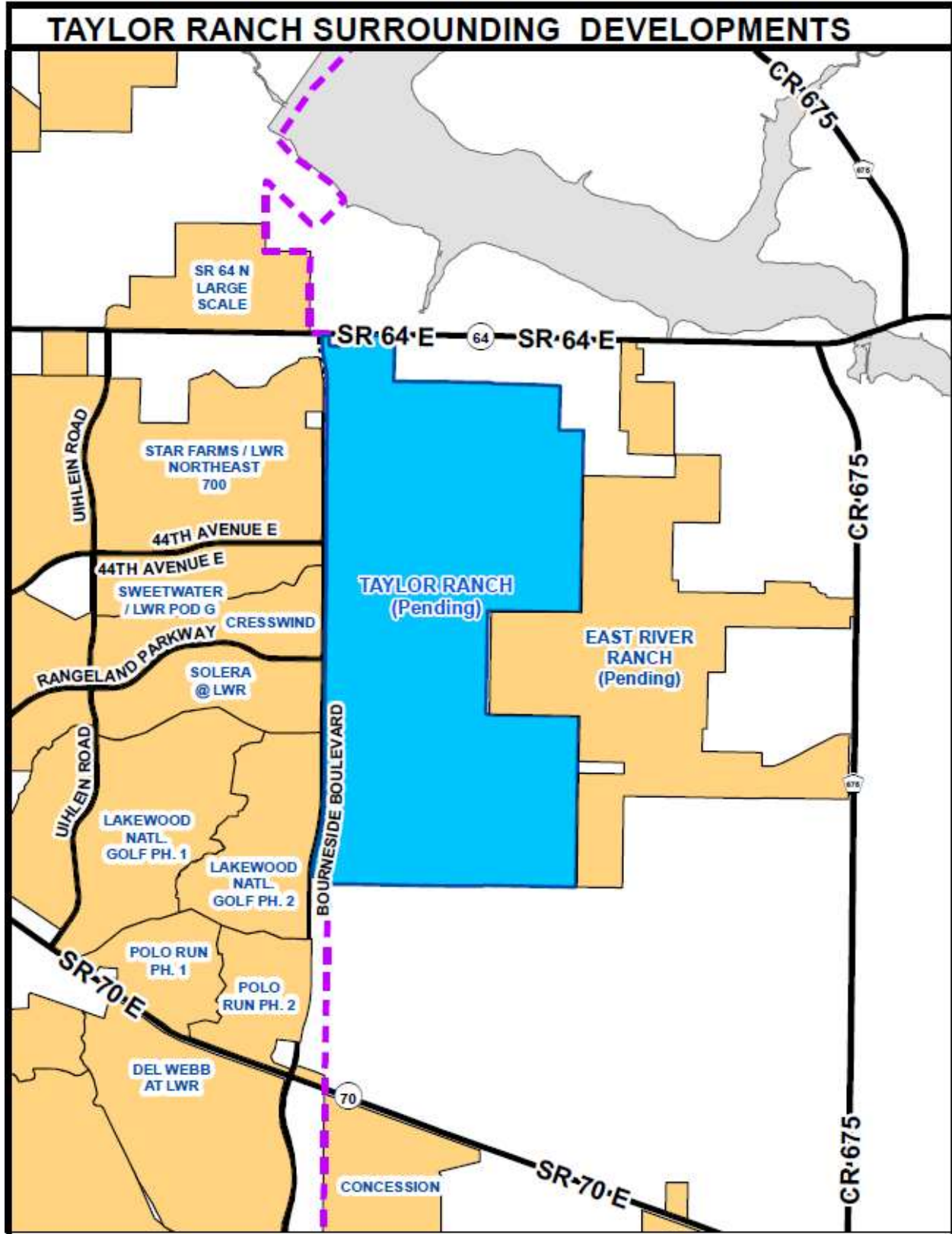
The applicant requests a privately-initiated Large Scale Comprehensive Plan Map Amendment from the existing Future Land Use Category of AG/R (Agricultural Rural) to UF-3 (Urban Fringe-3 dwelling unit/acre) for a 2,307.57± acre project comprised of five parcels. The applicant is also requesting a Comprehensive Plan Text Amendment to provide a specific property development condition in the text of the Comprehensive Plan to limit the density to a maximum of 4,500 residential units (1.95 dwelling units per acre). The property is located on the south side of SR 64 and east side of Bourneside Boulevard at 18900 SR 64 East in Bradenton, FL.

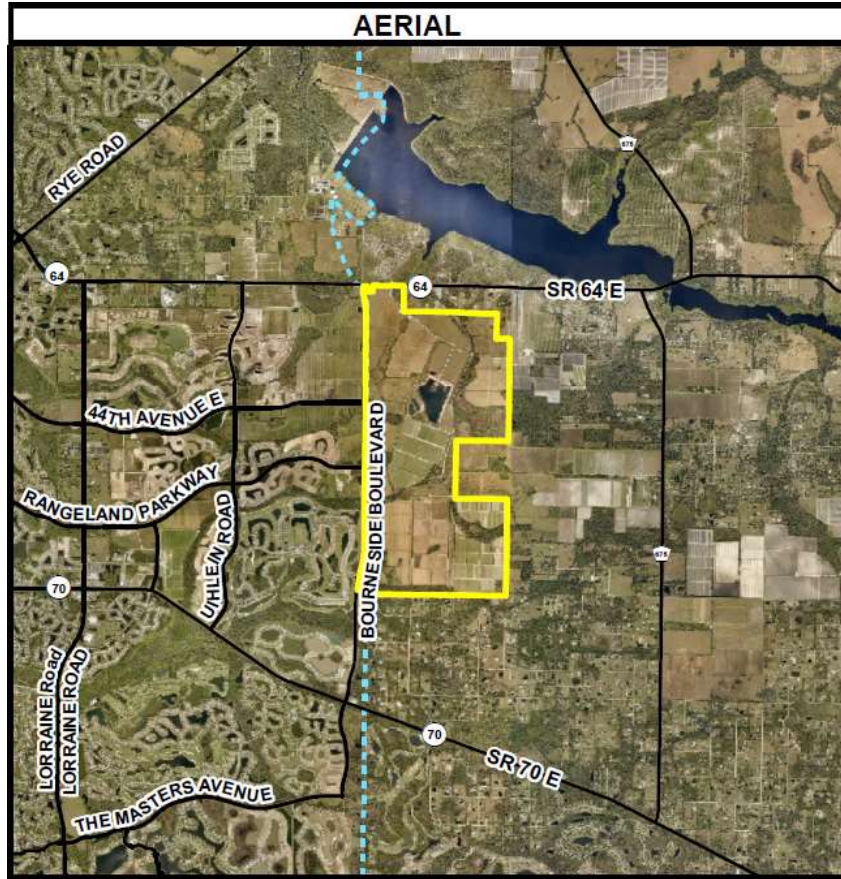
The site is also immediately east of the FDAB (Future Development Area Boundary), which requires the request to comply with Policy 2.1.2.8 of the Comprehensive Plan. (See map of surrounding development for purple dash line representing the FDAB.)

Recent/existing development approvals in the vicinity are included in the table below:

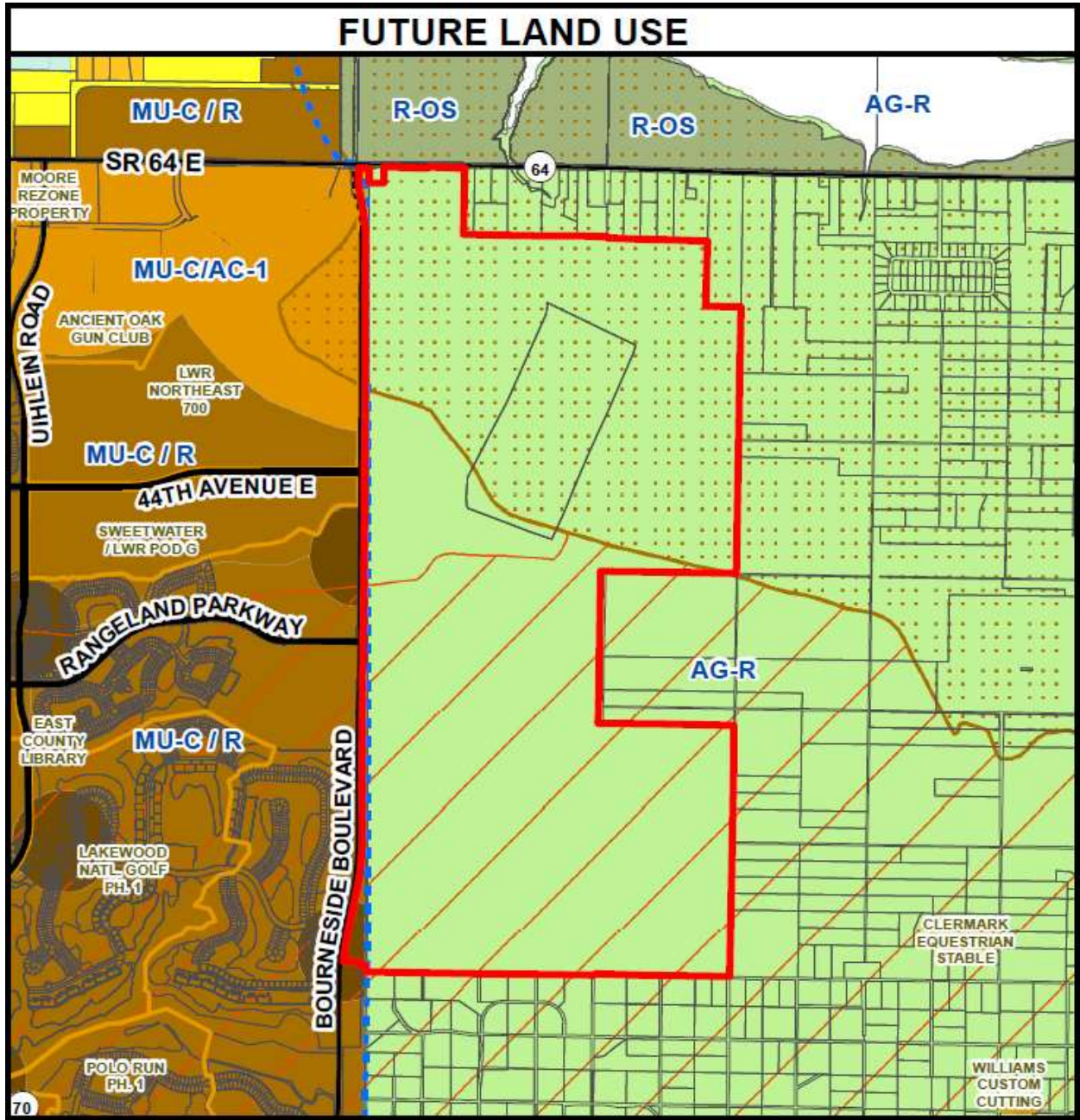
**Summary of Adjacent Developments (Map Provided on Next Page):**

<b>Project Number</b>	<b>Project Name</b>	<b>Project Acreage</b>	<b>Gross Density</b>	<b>Entitlement</b>
PDR-17-19(Z)(P)	Cresswind	249.58± Acres	2.61 DU/AC	651 residential units (detached and semi-detached)
PDR-17-28(Z)(P)	Solera at Lakewood Ranch	278.41± Acres	2.42 DU/AC	675 residential units (detached)
PDR-15-02(Z)(G)	Lakewood National	1,389.54± Acres	1.44 DU/AC	1,999 residential units (detached, attached, multifamily) 36-hole golf course, clubhouse, maintenance facility, practice range, pool, and fitness center
PDR-19-23(Z)(G)	Star Farms (FKA Lakewood Ranch Northeast 700 – SMR Northeast LLC (Owner))	699.47± Acres	2.14 DU/AC	1,500 residential units (detached, semi-detached, attached, and multifamily)
PDR-19-24(Z)(G)	Sweetwater (FKA Lakewood Ranch Pod G)	223.25± Acres	2.29 DU/AC	512 residential units (single-family detached and semi-detached)

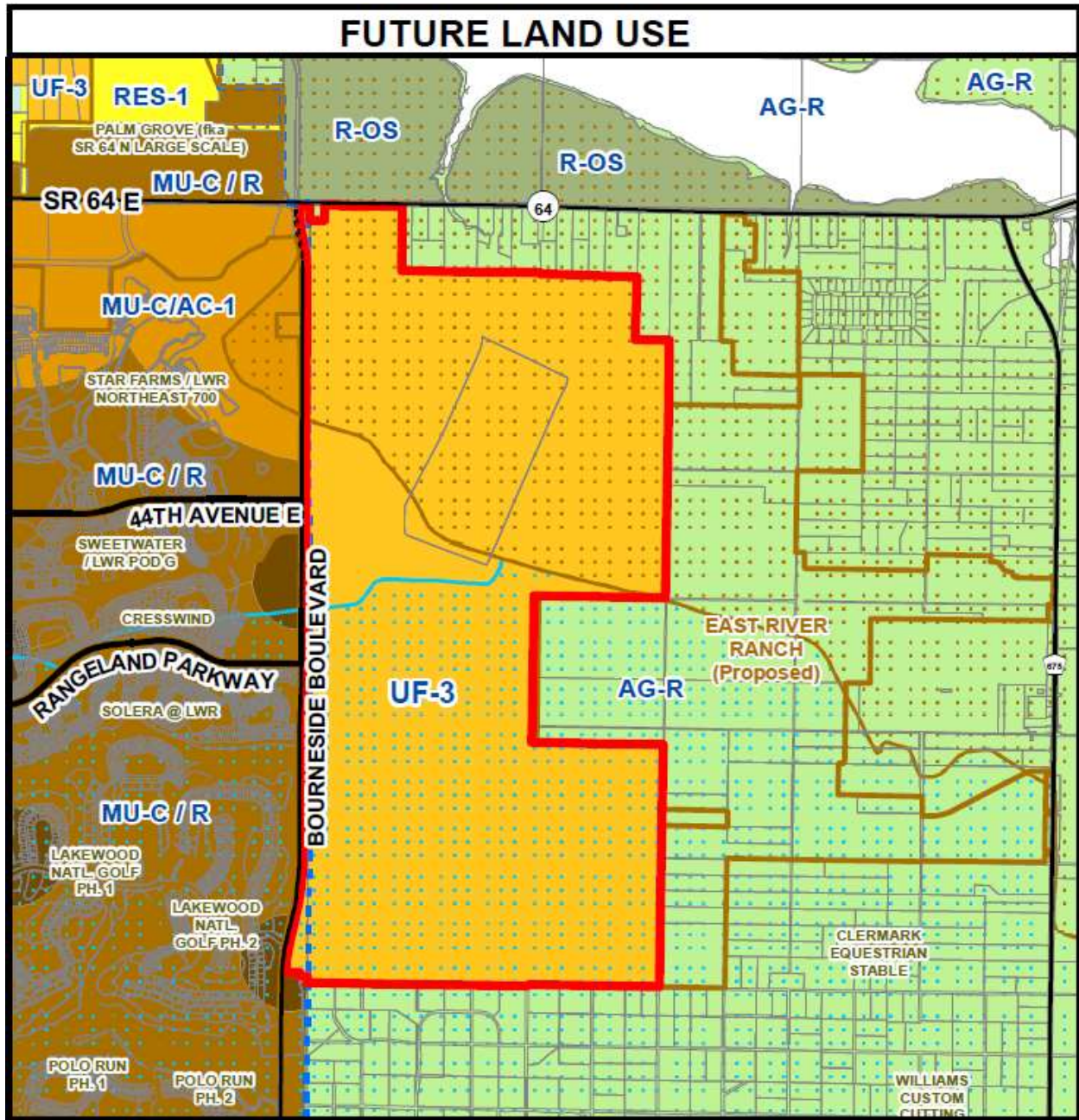


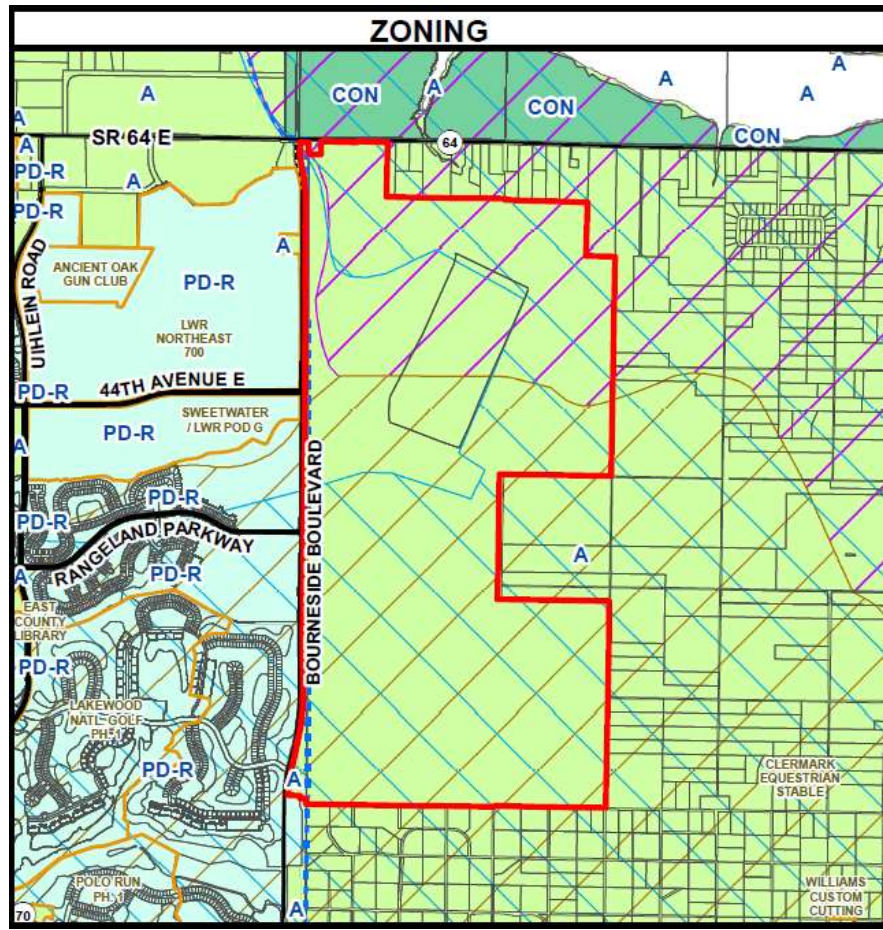


EXISTING:



PROPOSED:





**Text Amendment:**

The development condition, proffered by the applicant and included in the associated text amendment under Policy 2.14.1.20 of the Comprehensive Plan to limit the maximum density is as follows:

Policy 2.14.1.20: D.5.20/Ordinance No. 23-11 (SMR Taylor Ranch, LLC. Large-Scale Comprehensive Plan Amendment), PA-21-09. The 2,307.57± acre property is generally located at the southeast corner of SR 64 east and Bourneside Boulevard, at 18900 SR 64 east, and designated as UF-3 (Urban Fringe-3 dwelling units per acre) on the Future Land Use Map pursuant to the Manatee County Ordinance No. 23-11 and Comprehensive Plan Amendment No. PA-21-09 shall be limited to a maximum density of up to 4,500 residential dwelling units – a density not to exceed 1.95 dwelling units per acre.

**Change in Circumstance:**

Growth has been occurring from west to east in the general area around the subject property and is consistent with the availability of services, as they are extended eastward with each new development. The surrounding area is transitioning from agricultural uses and suburban agricultural uses to residential development, as well as mixed-use projects (residential, office, commercial, and industrial uses).

The subject site has been utilized for agriculture purposes. In order to develop the subject property at a higher density, and in accordance with surrounding uses and trends, the applicant is requesting a large-scale map amendment from AG/R (Agriculture Rural) to UF-3 (Urban Fringe-



3 dwelling units per acre FLUC, as well as a text amendment to provide the D.5. provision that was proffered by the applicant to limit the maximum density potential for the site to 4,500 residential units, or 1.95 gross dwelling units per acre.

The proposed map amendment will also provide an increase to the FAR (Floor Area Ratio) allowed with development of the subject site. The current AG/R (Agricultural/Rural) FLUC allows a maximum FAR of 0.23 and limits "Neighborhood Commercial Uses" to the "small" category, or 30,000 square feet, subject to Commercial Locational Criteria.

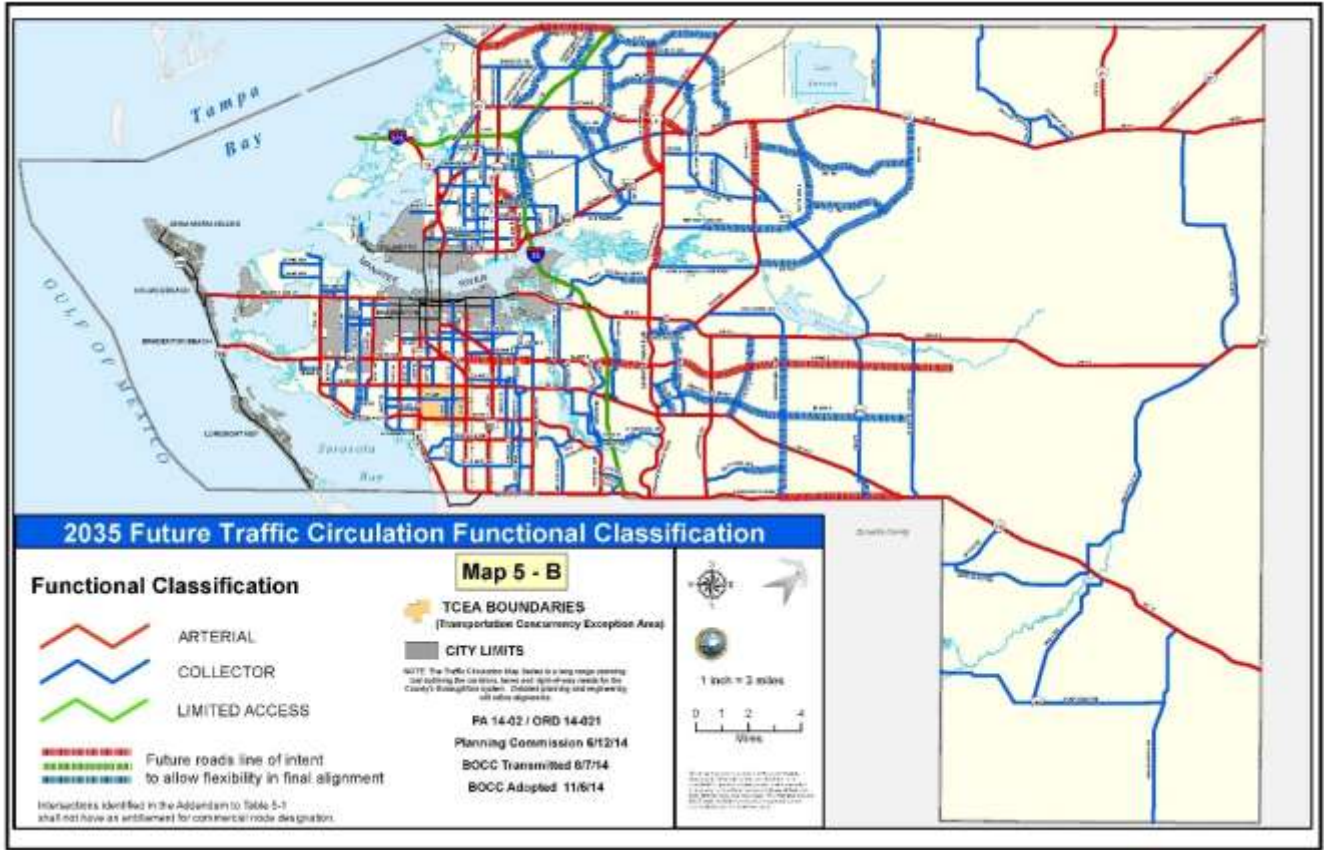
The proposed FLUC of UF-3 allows a maximum FAR of 0.35 at commercial nodes and 0.50 at activity nodes. The maximum square footage for "Neighborhood Commercial Uses" is "medium" or 150,000 square feet and "large" or 300,000 square feet, subject to Commercial Locational Criteria. Office uses in the UF-3 FLUC are exempt from Commercial Locational Criteria, however, they must be located on a roadway classified as minor or principal arterial.

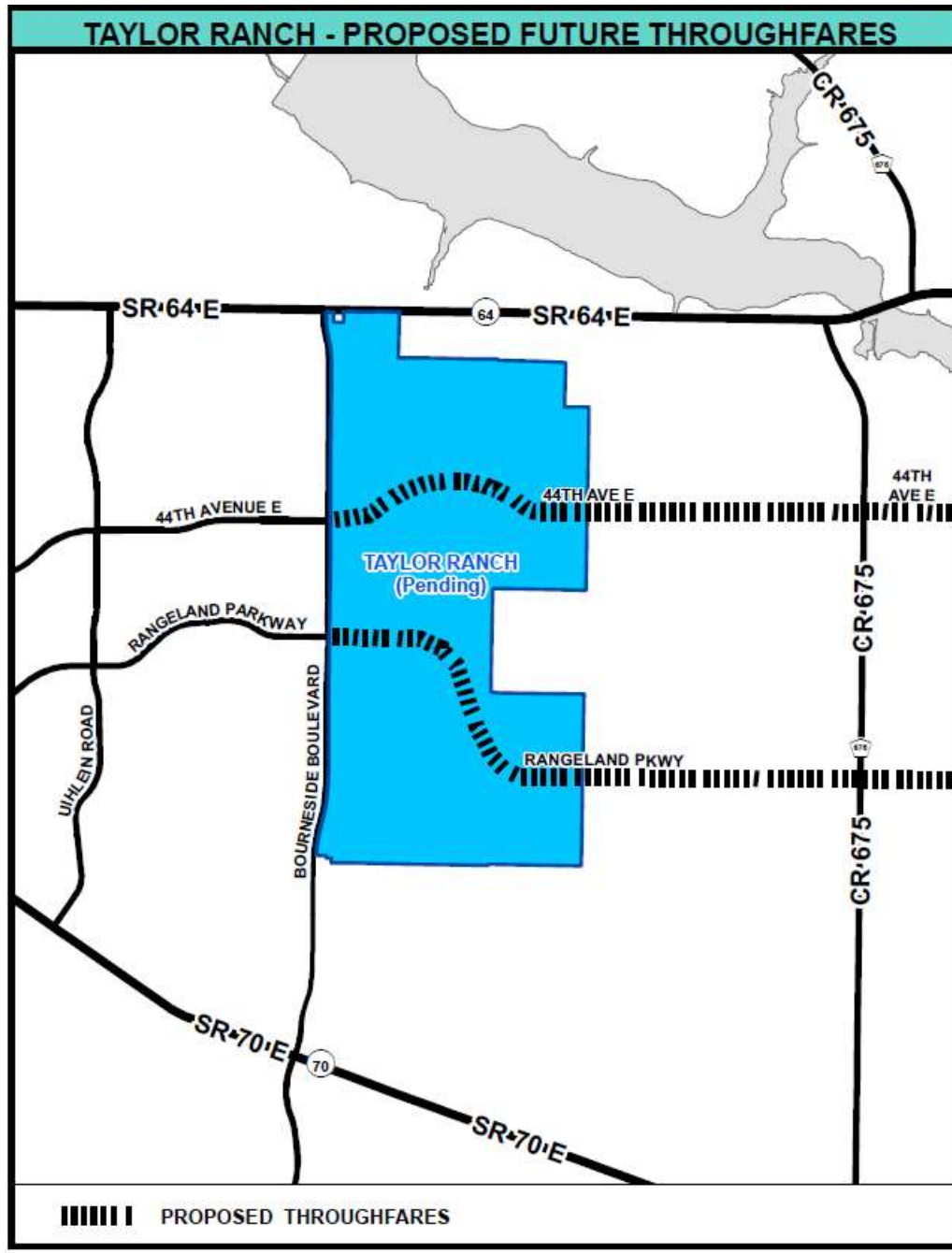
**Proposed Use and Compatibility:**

The subject property is currently zoned A (General Agriculture), and is located within flood zones X and A. The project is partially in both the Evers and Lake Manatee watersheds (north half in Lake Manatee and south half in Evers). Most of the site is also within the Special Treatment overlay.

As indicated earlier, the site is immediately outside, and east of the FDAB (Future Development Area Boundary). The project must demonstrate compliance with Policy 2.1.2.8 for the request to amend the FLUC to be considered. (Analysis is demonstrated further along in the staff report.)

The 2,307.57± acre site is located on the south side of SR 64 and east side of Bourneside Boulevard, with the proposed extensions of both 44<sup>th</sup> Avenue East and Rangeland Parkway, both bisecting the site, as shown on Map 5-B, *2035 Future Traffic Circulation Functional Classification*, in the Transportation Element of the Comprehensive Plan provided below. Furthermore, a future land use map showing the approximate conceptual location of the proposed future thoroughfares through the subject property has also been provided. As shown on the attached Future Land Use Map, the requested plan amendment to UF-3 (Urban Fringe-3 dwelling units per acre) is a logical transition between the MU-C/AC-1 and MU-C/R FLUC's, which allows for major centers of suburban and urban activity areas.





The subject property has been analyzed using the most “dense” development that would be permitted within the UF-3 (Urban Fringe-3 dwelling units per acre) FLUC. The proposed FLUC can permit residential as well as limited non-residential (i.e. neighborhood commercial) uses per the approved density and floor area ratios as defined in the Comprehensive Plan in the Land Use Operative Provisions. As mentioned previously, the maximum density allowed under the proposed UF-3 FLUC is 3 dwelling units per acre. The non-residential (commercial/retail) uses may be considered at commercial nodes to be established at the intersections of 44<sup>th</sup> Avenue East and Rangeland Parkway, with Bourneside Boulevard, respectively, again, subject to Land Use Operative Provisions, Commercial Locational Criteria and limitations of the FLUC as well as the “Schedule of Uses” Chart in the Land Development Code.

The accompanying request for a rezone to PDR (Planned Development Residential) with a GDP (General Development Plan), which is prepared to be reviewed/approved concurrently with this Comprehensive Plan Amendment, would allow up to 4,500 residential units, as limited by the D.5. Provision (text amendment). The site may also be developed with a school site of approximately 20-acres and may be considered for development with limited non-residential uses as allowed by the UF-3 FLUC (0.35/0.50 FAR at commercial/activity nodes) once the plan amendment is approved.

The Applicant informed staff that a virtual neighborhood meeting with residents of the adjacent properties was held on Wednesday, August 10, 2022. The summary of this meeting was provided to staff and made an attachment to the staff report (See Attachment # 6).

### **Existing FLU -vs- Proposed FLU:**

Per the existing FLUC of AG/R the subject property could have a maximum of 462 dwelling units (0.20 dwelling units per acre x 2,307.57 acres). With the proposed FLUC amendment request to UF-3 (Urban Fringe-3 dwelling units per acre) the subject property could have a maximum of 6,923 dwelling units - an increase of 6,461 dwelling units. However, the applicant is proffering a D.5. Provision to limit the maximum number of dwelling units to 4,500.

For non-residential development, the proposed FLUC of UF-3 allows a maximum FAR of 0.35 at commercial nodes and 0.50 at activity nodes. The maximum square footage for "Neighborhood Commercial Uses" is "medium" or 150,000 square feet and "large" or 300,000 square feet, subject to Commercial Locational Criteria. Office uses in the UF-3 FLUC are exempt from Commercial Locational Criteria, however, they must be located on a roadway classified as minor or principal arterial.

This request may be considered a logical extension of development at a higher density and intensity than what is currently allowed in this location, just outside the FDAB (Future Development Area Boundary) and in accordance with the development pattern in the area, specifically, given the MU-C/AC-1 and MU-C/R FLUC designations for the projects west of the project area along with their zoning of PDR.

### **Existing Future Land Use Designation**

#### **AG/R**

Policy 2.2.1.8. Ag/R: Establish the Agriculture/Rural future land use category as follows:

Policy 2.2.1.8.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which have a long term agricultural or rural residential character primarily located east of the "Future Development Area Boundary" (FDAB). Refer to the Potable Water/Wastewater Service Areas Map in the Water & Wastewater Element.

Policy 2.2.1.8.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5, and Obj. [9.2.4](#)): Agriculture, agriculturally-compatible low density residential uses, mining and mining-related uses, support neighborhood commercial, public/semi-public, recreation and school uses (see Objectives 4.2.1, [2.10.3](#) and [2.10.4](#)).

Policy 2.2.1.8.3. Range of Potential Density/Intensity:

Maximum gross residential density:	0.2 dwelling units per acre.
Maximum net residential density:	2 dwelling unit per acre (except within WO and CHHA Overlay Districts pursuant to Policies 2.3.1.5, and 4.3.1.5).

Maximum floor area ratio: 0.23, except for mining-related uses, industrial uses related to agriculture, and agricultural service establishments, which are exempt from the maximum FAR, but may be limited in intensity by the application of other goals, objectives, or policies in this Comprehensive Plan or by other applicable development regulations.

Maximum Square Footage for Neighborhood Commercial Uses:  
Small (limited to 30,000 sf), subject to the commercial locational criteria (see Objective [2.10.4](#)).

Policy 2.2.1.8.4. Other Information:

(a) Where established in a manner consistent with applicable land development regulations, farmworker housing may exceed densities specified in Policy 2.2.1.8.3.

(b) 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.

### **Proposed Future Land Use Designations**

**Policy 2.2.1.11.** UF-3: Establish the Urban Fringe-3 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 low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. The nature, extent, location of development, and availability of services shall be reviewed to ensure the development of these lands is conducted consistent with the intent of this policy. The UF-3 land use category includes areas of low density urban residential development, generally developed through an integrated master plan approach. The UF-3 category also provides for a complement of residential support uses normally utilized during the daily activities of residents of these low density environments, and in limited circumstances nonresidential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under Policy 2.2.1.11.4)

**Policy 2.2.1.11.2.** Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools. See Objectives 4.2.1 and [2.10.4](#).

**Policy 2.2.1.11.3.** Range of Potential Density/Intensity:

Maximum gross residential density:

Three (3) dwelling units per acre.

Nine (9) dwelling units per acre at activity nodes (see Policy 2.2.1.11.4).

Nine (9) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.

Maximum net residential density: Nine (9) dwelling units per acre.

Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.11.4).  
 12 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Clustered developments in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio: 0.35.  
 0.5 at activity nodes (see Policy 2.2.1.11.4).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (150,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).  
 Large (300,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).

**Policy 2.2.1.11.4. Other Information:**

- (a) 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.
- (b) In order to serve more than day to day needs within the UF-3 suburban environment, activity nodes with neighborhood and community-serving commercial uses may be permitted if consistent with the Commercial Locational Criteria (see Objective [2.10.4](#) and Land Use Operative Provisions chapter). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.11.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.
- (c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2 and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

**Background:**

The subject property has been zoned A (General Agriculture) and designated with the AG/R (Agriculture Rural) FLUC since the adoption of the Land Development Code in 1990 and the Comprehensive Plan in 1989, respectively.

**Land Use Characteristics and Development Trends**

The table of uses has been provided below as follows:

	Zoning	FLU	Use
Site	A	AG/R	Agriculture
North	CON	R-OS	Agriculture, Single-Family Residential with Agriculture, Nursery
South	A	AG/R	Single-Family Residential and vacant platted subdivision (Pomello Park)
East	A	AG/R	Race Track, Agriculture
West	PDR	MUC/AC-1 MU-C/R	Single-Family Residential Developments (LWR Northeast & Sweetwater)

### POSITIVE ASPECTS

- The request to the UF-3 (Urban Fringe-3 dwelling units per acre) future land use category appears to be a logical transition given the emerging development trends in the area; specifically, as the County goes from agriculture to suburban residential development.
- Since the project abuts large projects to the west that have already established and extended infrastructure, including roadways and utilities, these improvements will be available to utilize to supply the project with these services.

### NEGATIVE ASPECTS

- There is existing, platted large lots (5-10 acres) south of the project (Pomello Park) that are much lower density than the proposed project may establish.
- The UF-3 (Urban Fringe-3 dwelling units per acre) category allows for up to 6,923 dwelling units for an increase in density of 6,461.

### MITIGATING FACTORS

- Adequate buffering, landscaping, and design should provide a transition between the future development of the site and adjacent residential areas.
- The applicant has proffered a D.5. Provision which will place a limit on the number of dwelling units to 4,500 with a gross residential density of 1.95 dwelling units per acre, keeping the density more in line with that of the existing projects to the west.

### TRANSPORTATION

#### **Major Transportation Facilities**

The site is located between SR 64 and SR 70, east of Bourneside Boulevard, and will be traversed by future extensions of 44<sup>th</sup> Avenue East and Rangeland Parkway.

- SR 64 is an existing two-lane road with a 50-mph posted speed. It is designated as a four-lane arterial roadway in the Comprehensive Plan's Future Traffic Circulation Plan with a planned right of way width of 200 feet or determined by FDOT.
- Bourneside Boulevard is an existing two-lane road with a 40-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120 feet in the Comprehensive Plan's Future Traffic Circulation Plan.
- Rangeland Parkway is an existing four-lane road with a 35-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120 feet in the Comprehensive Plan's Future Traffic Circulation Plan.
- 44<sup>th</sup> Avenue East is an existing four-lane road with a 45-mph posted speed. It is designated as a four-lane arterial roadway with a planned right of way width of 120 feet in the Comprehensive Plan's Future Traffic Circulation Plan.

**Transportation Concurrency**

The Applicant is seeking a Comprehensive Plan Amendment (CPA) approval at this time and cannot obtain concurrency until the Preliminary Site Plan/Final Site Plan review stage(s) of this project. At that time, the Applicant will be required to submit a traffic analysis to determine if any off-site concurrency-related improvements are required by the project.

For the plan amendment, the applicant submitted a generalized analysis of additional transportation impacts potentially arising from the change in land use. The analysis was based on a short-range scenario that considers existing and fully funded roads within the impact area and a long-range analysis that considers all planned roads within the impact area.

The short-range analysis results, which are comparable to a preliminary transportation concurrency summary, are presented in the Certificate of Level of Service Compliance table below. Conclusions of the short-range analysis indicated that the impacted roadway segments will continue to operate within Manatee County’s adopted LOS standards.

The long-range analysis performed for the year 2045 indicated that the impacted segments will continue to operate within Manatee County’s adopted LOS standards.

When a future application includes a request for transportation concurrency approval, the applicant shall submit a detailed traffic analysis to determine if any off-site improvements are required to mitigate project impacts.

**Access**

At the time of future site plan submittal and accompanying traffic analysis review, all proposed access points will be evaluated to determine if any site-related improvements will be required for the site.

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

**CLOS APPLIED FOR: No (A CLOS cannot be issued with a Comprehensive Plan Amendment)**  
**TRAFFIC STUDY REQ'D: Yes (A TIA was submitted and reviewed; however, a detailed study will be required at PSP or FSP)**

<b>NEAREST THOROUGHFARE</b>	<b>LINK</b>	<b>ADOPTED LOS</b>	<b>FUTURE LOS (W/PROJECT)</b>
Rangeland Parkway (from Lorraine Road to Bourneside Blvd)	D	C	C
SR 64 (from Lorraine Road to CR 675/Rutland Road)	D	D	C
44th Avenue East (from Lorraine Road to Bourneside Blvd)	D	C	C
Bourneside Blvd (from SR 70 to SR 64)	D	C	C

Solid waste landfill capacity, transportation and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water, wastewater and school facilities will be reviewed at the time of FSP.



**Development History**

1990 Land Development Code Zoning Designation

A (General Agriculture)

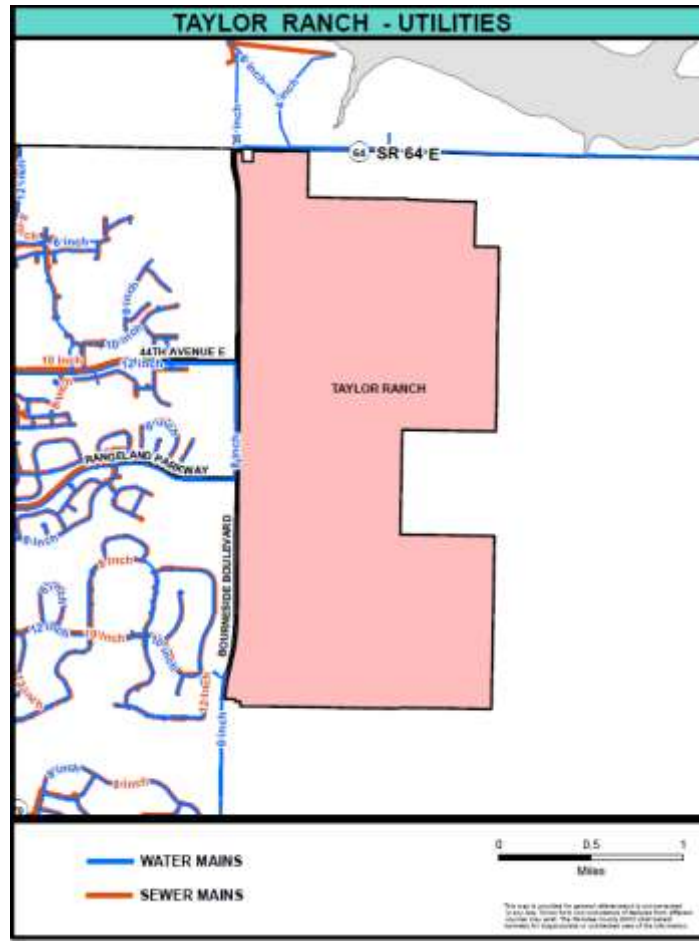
1989 Comprehensive Plan Future Land Use Designation

AG/R (Agriculture Rural)

**Plan Amendment Detailed Review Land Planning Analysis:**

**Utilities**

<b>EXISTING LAND USE</b>	Acres	Density (d/u per acre) Intensity (F.A.R)	Max. Density or Intensity			GPD Potable Water	<b>TOTAL GPD Potable Water</b>	GDP Sanitary Sewer	<b>TOTAL GPD S/S</b>	<b>TOTAL CYPD Solid Waste</b>
AG/R (0.2 dwelling units per acre)	2,307.57	0.2 d/u	462 d/u			250	115,500	185	85,470	2.81
		0.23 FAR	23,119,082 S.F.			0.12	2,774,290	0.10	2,311,908	760.64
<b>TOTAL</b>	<b>2,307.57</b>						<b>2,774,290</b>		<b>2,311,908</b>	<b>760.64</b>
<b>TOTAL <u>EXISTING</u> GPD/CYPD BASED ON HIGHEST POTENTIAL</b>							<b>2,774,290</b>		<b>2,311,908</b>	<b>760.64</b>
<b>PROPOSED LAND USE</b>	Acres	Dwelling units	Max. Density or Intensity			GPD Potable Water	<b>TOTAL GPD Potable Water</b>	GDP Sanitary Sewer	<b>TOTAL GPD S/S</b>	<b>TOTAL CYPD Solid Waste</b>
UF-3 (3 dwelling units per acre)	2,307.57	3.0 d/u	4,500 d/u			250	1,125,000	185	832,500	50.63
		0.50 FAR	35,181,234 S.F.			0.12	4,221,748	0.10	3,518,123	1172.71
<b>TOTAL</b>	<b>2,307.57</b>						<b>4,221,748</b>		<b>3,518,123</b>	<b>1172.71</b>
<b>TOTAL <u>POTENTIAL</u> GPD/CYPD BASED ON HIGHEST POTENTIAL</b>							<b>4,221,748</b>		<b>3,518,123</b>	<b>1172.71</b>
<b>TOTAL <u>EXISTING</u> GPD/CYPD BASED ON HIGHEST POTENTIAL</b>							<b>2,774,290</b>		<b>2,311,908</b>	<b>760.64</b>
<b>POTENTIAL <u>INCREASE</u></b>							<b>1,447,458</b>		<b>1,206,215</b>	<b>412.07</b>



## Schools

Projected Students							
Current (FLUC) compared to proposed FLUC							
Land Use	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
AG-R	2,307.57	0.20	462	63	27	40	129
UF-3	2,307.57	3.00	6,923	1,336	575	402	2,312
<b>Total Increase:</b>		<b>2.80</b>	<b>6,461</b>	<b>1,273</b>	<b>529</b>	<b>371</b>	<b>2,183</b>

Proposed FLUC compared to the General Development Plan							
Land Use	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
UF-3	2,307.57	3.00	6,923	1,336	575	402	2,312
GDP	2,307.57	1.95	4,500	869	374	261	1,504
<b>Total Decrease:</b>		<b>(1.05)</b>	<b>(2,423)</b>	<b>(450)</b>	<b>(193)</b>	<b>(141)</b>	<b>(779)</b>

Current Zoning compared to proposed PDR zoning w/ GDP							
Zoning	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
A	2,307.57	0.20	462	63	27	40	129
GDP	2,307.57	1.95	4,500	869	374	261	1,504
<b>Total Increase:</b>		<b>1.75</b>	<b>4,038</b>	<b>806</b>	<b>347</b>	<b>221</b>	<b>1,375</b>

ISSUES
None at this time.

CONDITIONS
None at this time.

## **NOTES**

### **Preliminary School Concurrency Analysis**

School capacity is currently available or expected to be available within the School Service Area (SSA) or contiguous SSA. A School Concurrency Analysis (\$800) will be required upon submittal of a final site plan to Encumber School Capacity. This School Report Rezone does not reserve capacity and the final analysis may differ from this preliminary analysis.

### **2021-22 School Attendance Zones**

These are current school year attendance zones. These zones are subject to change by the School Board.

- Gullett Elementary
- Jain Middle
- Lakewood Ranch High School

### **Sidewalks and Bicycle Paths**

The development is not located within the two mile walking radius of an existing school site; however, a future elementary school is planned within the development and the District has property for a K-8 within the two-mile radius.

Students residing within the two mile walking radius will not qualify for bussing once the schools are built.

Generally, the School District suggests sidewalks connect along both sides of entrance drives, along the property frontage and connect to existing offsite sidewalks to provide a safe route to area schools and bus stops. Sidewalk needs will be evaluated when a more detailed site plan is submitted.

*- Land Development Code Section 1001.6 requires a five foot sidewalk along all property lines abutting a street for all development within two walking miles of any public elementary or middle school.*

*- Land Development Code Section 1001.6 provides sidewalks may be constructed to extend a maximum distance of 1,000 feet beyond the outer limits of the proposed development to connect to existing sidewalks in the interest of safety and to extend sidewalks to existing or proposed attractors.*

*- Land Development Code Section 1001.6 requires pedestrian ways to provide circulation or access to schools and within 1,500 feet of a transit route to encourage pedestrian and transit intermodal travel.*

### **Crosswalks, Traffic Signalization, School Signs & Markings**

In the future, **residents** may request Manatee County Government install a crosswalk, school signs and markings for students to walk/bicycle to and from nearby schools and bus stops. The residents may also request the Manatee Sheriff's Office (MSO) provide a school crossing guard in this area which may create a reoccurring annual expense.

### **Transportation, Bus Stops, and Bus Shelters**

The School District has observed a growing trend of parents driving students to bus stops and parking vehicles near the bus stop. The School District generally suggests providing a wider roadway near bus stops to accommodate additional parked cars or a parking area so the bus will be able to safely load/unload students and pass parked cars on the roadway. The School District also suggests providing a bus shelter, bicycle racks and lighting in the immediate area.

Future circumstances may require a bus to enter a subdivision (i.e. special needs students). The School District recommends roundabouts and cul-de-sacs provide sufficient radius for a bus turn around. The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.

### **Projected School Sites**

School District staff are finalizing discussions with the Applicant for an elementary school site within the development.

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## **Transit**

According to the MCAT Transportation Planning Division, there are no plans to extend the fixed transit routes to serve this site, however, there may be opportunities to provide "mobility-on-demand" transit services in areas within the development that would support such services.

## **Parks**

Several parks and preserves are located within proximity of the site. Lake Manatee State Park is directly across SR 64 to the north. Edward Chance Reserve (Gilley Creek Tract and Coker Prairie Tract) are to the north and east of the site, approximately 2 and 7 miles away, respectively.

## **Natural Features**

### **Soils**

The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) has twelve mapped soil types within the parcel boundaries. Please see the attached NRCS Soils Map. Soils found on the site are listed below:

- 7 – Canova, Anclote, and Okeelanta soils
- 11 – Cassia fine sand
- 16 – Delray complex
- 18 – Delray-Pomona complex
- 19 – Duette fine sand, 0 to 5 percent slopes
- 26 – Floridana-Immokalee-Okeelanta association
- 30 – Myakka-Myakka, wet, fine sands, 0-2% slopes
- 35 – Ona fine sand, orstein substratum
- 38 – Palmetto sand
- 42 – Pomello fine sand, 0 to 2 percent slopes
- 51 – Wauchula fine sand
- 52 – Waveland fine sand

### **Topography**

The elevation of the subject site varies from a high point of 87.82 feet in the northern portion of the property and gently slopes to a low point of 52.52 feet in the southern portion of the site.

### **Existing Habitats**

On-site habitats have been classified according to the most recent edition of the Florida Department of Transportation's Florida Land Use, Cover, and Forms Classification System (FLUCCS) and depicted on the enclosed FLUCCS Map. Brief descriptions for the habitats are provided below. Please refer to the FLUCCS Map included as part of this application package as well as the Environmental Narrative Report, provided by Ardurra.

The parcel consists of the following FLUCCS communities and comprise 100% of the parcel:

#### **Upland Descriptions:**

- Extractive (FLUCCS 160)
- Open Land (FLUCCS 190)
- Improved Pasture (FLUCCS 211)
- Row Crops (FLUCCS 214)
- Field Crops (FLUCCS 215)
- Palmetto Prairies (FLUCCS 321)
- Pine Flatwoods (FLUCCS 411)
- Hardwood-Coniferous Mixed (FLUCCS 434)

#### **Wetland and Other Surface Water Habitats**

There are approximately 124.42 acres of wetlands jurisdictional to the State of Florida and Manatee County within the project limits.

- Streams and Waterways (FLUCCS 510)
- Reservoirs less than 10 acres (FLUCCS 534)

FLUCCS Code: 617 Mixed Wetland Hardwoods  
Vegetated, Non-Forested Wetland (FLUCCS 640)  
Freshwater Marsh (FLUCCS 641)

### **Federal, State or Local listed endangered, threatened or species of special concern**

A site investigation by an Ardurra ecologist, conducted in June 2020, resulted in the observation of one (1) species listed by the United States Fish and Wildlife Service (FWS) as endangered or threatened, or by the Florida Fish and Wildlife Conservation Commission (FWC) as endangered, threatened, or species of special concern. Please refer to the attached Environmental Narrative Report.

### **Known Natural and/or Historical resources on site**

There are no known historic or archaeological resources on or adjacent to the project boundaries.

### **Flood Prone Areas/S.L.O.S.H./Hurricane Evacuation**

The site lies in Zones X and A per FIRM Panels 12081C0365E and 12081C0355E, effective 8/10/2021.

Project Located in Flood Prone Area: Yes

Type of Flooding (i.e. rainfall, riverine, storm surge, etc): Rainfall

Project Subject to flow reduction: Yes; 25% reduction in the pre-development allowable discharge is required for Braden River/Evers Reservoir Watershed; 50% reduction in the pre-development allowable discharge is required for Mill Creek Watershed.

Project subject to OFW: Yes; 150% Water Quality Treatment is required for the areas identified within Watershed Protection Overlays (WP) of Manatee River/Lake Manatee and Braden River/Evers Reservoir.

Watershed/Basin: Upper Manatee River/Lake Manatee Watershed; Braden River/Evers Reservoir Watershed; Mill Creek Watershed.

Project located within Floodplain and/or Floodway: Portions of the subject property are located within the FEMA 2014 FIRM 100-year floodplain (Zone "A"). The applicant will be required to determine the 100-year Base Flood Elevation as part of final design. The project area is also partially located within 100-year floodplain delineation as determined by the Adopted Braden River Watershed Management Plan (WMP) and Mill Creek Watershed Management Plan (WMP). Refer to above comments regarding use of Watershed Management Plan and/or master drainage modeling.

Drainage Easements/Access Easements required for existing system(s): Flowage and Maintenance-Access Easements will be required at time of Preliminary Site Plan/Final Site Plan submittal for all drainage systems which convey runoff from public right-of-way.

### **Beach Accessibility Evaluation**

The plan amendment site is located inland; therefore, beach access considerations are not applicable.

## **Urban Development Considerations**

### **Urban Sprawl Analysis**

The current FLUC of AG/R (Agriculture Rural) has the potential for up to 1 dwelling unit per 5 acres (462 residential units and 1,386 persons) on the overall property using the maximum allowable density and intensity within each portion of the site.

The proposed UF-3 (Urban Fringe-3 dwelling units per acre) future land use designation has the potential for up to 6,923 residential units and 20,769 persons. The subject property is located within Subarea 8 and has a 2025 estimated population projection of 15,574 residents, and a projected population of 20,328 by year 2035. No adverse population increase is expected from the current amendment from AG/R (Agriculture Rural) to UF-3 (Urban Fringe-3 dwelling units per acre).

The proposed plan amendment may have the impact of reducing urban sprawl by:

- Discouraging “leap-frog” development by concentrating urban development at locations adjacent to existing development.
- Maximizing the use of existing infrastructure, and
- Timing of potential development.

### **CONSISTENCY OF THE PROPOSED AMENDMENT WITH THE COMPREHENSIVE PLAN:**

**Introduction: C.2.3.2** *Justification for amendments to the Comprehensive Plan.* Amendment of any part of the Comprehensive Plan shall be considered as a major policy decision by the Board of County Commissioners. An amendment of the Future Land Use map, for example, shall occur only where it is determined that growth and development patterns initially sought by Manatee County, through thoughtful adoption of the Future Land Use Element, are no longer appropriate.

To justify the adoption of a policy amendment, or large-scale or other map amendment, a change in circumstances shall be demonstrated by the applicant, or an error, inconsistency, or oversight in the adopted plan demonstrated by the applicant.

In justifying the approval of a large-scale, or other, map amendment, the applicant shall submit information including, but not limited to, information on the potential impact of the proposed amendment on the surrounding area, which shall be reviewed by the Local Planning Agency in preparing a recommendation on the proposed amendment. The potential impact analysis must consider development trends in the area as well as land use compatibility issues which should weigh heavily in decisions affecting residential density. Further, review shall be in accordance with the provisions of Section C.2.3.3 below and its requirements for amendments to the Comprehensive Plan.

*The proposed plan amendment is anticipated to assist in attaining the following cited goals and objectives and appears to be consistent with the following cited policies of the Comprehensive Plan.*

**Objective 2.1.2. Geographic Extent of Future Development: Limit urban sprawl through provision of locations for new residential and non-residential development consistent with the adopted Land Use Concept, to that area west of the Future Development Area Boundary (FDAB) thereby, preserving agriculture as the primary land use east of the FDAB through 2040.**

**Policy 2.1.2.2.** Limit urban sprawl by prohibiting all future development in the area east of the established FDAB (see Map N and the Potable Water/Wastewater Service Areas Map in the Wastewater Sub Element), except as follows:

- (a) Small commercial development providing for the needs of the agricultural community,
- (b) Agricultural and industrial development where associated with approved mining operations,
- (c) Residential development in excess of 0.2 du/ga for the following:
  - (1) Farm worker housing;
  - (2) Residential within Myakka City;
  - (3) Legal lots of record prior to May 15, 1989;
  - (4) Redevelopment per Policy 2.9.3.2.,
  - (5) Cluster development intended for the protection of open space and/or agricultural operations. Such cluster development is subject to the site's future land use category restrictions and the standards adopted in the Land Development Code; and
  - (6) Lands that have been approved pursuant to Policy 2.1.2.8.
- (d) Plan amendments resulting from a change in the Future Land Use Map Concept.

**Justification:** This policy was recently amended to include another provision to allow development east of the FDAB. Residential development that exceeds 0.2 dwelling units per gross acre may occur on lands adjacent to the FDAB when reviewed and approved in accordance with Policy 2.1.2.8., as noted in Policy 2.1.2.2.(c)(6), above.

Urban sprawl is defined by the Community Planning Act as a low-density development pattern that is auto-dependent with either single-use or multiple uses that are not functionally related. Urban sprawl also requires extension of public facilities and services in an inefficient manner. A clear separation between urban and rural uses are also lacking. The subject site is in the Lakewood Ranch Stewardship District ("District"), and the site is proposed to be developed as a part of Lakewood Ranch, which exists to the west of the subject site. When the District was adopted, the Florida Legislature made the following two important findings:

1. The extensive lands located within both Manatee and Sarasota counties and covered by this act contain many opportunities for thoughtful, comprehensive, environmentally responsible, and consistent development over a long period.
2. There is a particular special need to use a specialized and limited single-purpose independent special district unit of local government for the Lakewood Ranch lands located within Sarasota and Manatee Counties and covered by this act to prevent urban sprawl by providing sustaining and freestanding infrastructure and by preventing needless and counterproductive community development when the existing urban area is not yet developed, and to prevent the needless duplication, fragmentation, and proliferation of local government services in a proposed land use area."

Since the Stewardship District will provide infrastructure to new development, and the subject site is a proposed expansion of Lakewood Ranch, this is not considered urban sprawl. Also, since this provision (Policy 2.1.2.2.(c)(6)) has now been added to the Comprehensive Plan, the Board of County Commissioners found that it was not urban sprawl when it approved the new policy language.

**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.**

**Justification:** With the recently amended Comprehensive Plan that added policies, including implementation mechanisms, for lands located outside of the Future Development Area Boundary (FDAB), development may occur in limited and certain circumstances outside of the FDAB. Lands immediately adjacent to the FDAB may be permitted for maximum densities of 3 dwelling units per gross acre when proposed development is adjacent to suburban mixed-use development, consisting of both residential and non-residential uses and includes schools and other public facilities. The subject site is in the Lakewood Ranch Stewardship District which will provide roadways and utility infrastructure to serve proposed development, and will be an extension of Lakewood Ranch, as allowed by this policy.

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

- consideration of existing development patterns,
- types of land uses,
- transition between land uses,
- density and intensity of land uses,
- natural features,
- approved development in the area,
- availability of adequate roadways,
- adequate centralized water and sewer facilities,
- other necessary infrastructure and services,
- limiting urban sprawl,
- applicable specific area plans.

**Justification:** The site is being considered for UF-3 (Urban Fringe-3 dwelling units per acre), which should not pose any compatibility issues, with adequate buffering between this site *and the existing residential developments to the west (Sweetwater and LWR Northeast) to the west.*

While the proposed amendment site is located immediately east of the Future Development Area Boundary (FDAB), a recent amendment to the Comprehensive Plan to establish Poly 2.1.2.8. to permit development east of the FDAB was adopted, per PA-20-16 / ORD 21-12. Per the project narrative, the applicant has demonstrated compliance with the requirements of this policy (as outlined below).

**Policy 2.1.2.8. Permit development east of the Future Development Area Boundary (FDAB) in areas meeting the following criteria:**

- (a) a portion of the area to be developed is coterminous and contiguous to the FDAB or contiguous and coterminous to lands that have been approved pursuant to this Policy 2.1.2.8;

**Justification:** The subject site is coterminous and contiguous to the projects just west of and west of the FDAB (LWR Northeast 700, Sweetwater and Lakewood National Golf. Both 44<sup>th</sup> Avenue East and Rangeland Parkway have been built up to the eastern extent of those projects and are available for this project to connect to and



extend both thoroughfares into the subject property.

- (b) the lands generally west of the area to be developed are primarily developed or being developed pursuant to a suburban development pattern;

**Justification:** As discussed above, the projects west of this site and just west of the FDAB are developed with a suburban development pattern.

- (c) the area east of the FDAB line to be developed will be developed as a continuation of that existing development pattern with the new development under a single, master developer responsible for infrastructure improvements;

**Justification:** The subject property will be developed as a continuation of the existing development pattern and will be under a single, master developer, responsible for infrastructure improvements.

- (d) infrastructure for utilities and roads must be available to the area to be developed without adversely impacting the County's ability to serve the Utility Service Area;

**Justification:** Again, as discussed previously, the developments to the west of this site have already established thoroughfare roadways as well as utilities and other infrastructure to the eastern extent of their boundaries, which will be available for connection to, by this development.

- (e) the area to be developed must be able to gain access to one or more roadways designated as a thoroughfare in the Manatee County Comprehensive Plan, with any extension of a thoroughfare beyond the FDAB and within the area to be developed to be constructed at the expense of a Community Development District, Stewardship District or master developer, serving the area to be developed;

**Justification:** As mentioned above, both the 44<sup>th</sup> Avenue East and Rangeland Parkway thoroughfares have already been established and constructed through the adjacent developments and are available for extension into this development. Required improvements will be constructed at the expense of a Community Development District, Stewardship District or master developer, serving the area to be developed and will be reviewed when the rezone to PD with a plan comes forward.

- (f) the area to be developed must be served by potable water supplied by Manatee County with all transmission lines, booster stations, water towers and pumps, if needed, and expansion of plant capacity, if needed, to be constructed at the expense of a Community Development District, Stewardship District or master developer, serving the area to be developed; and

**Justification:** With availability of all the above services, through extension from existing developments to the west, the applicant will, again be required, through the rezone and plan approval process, and ultimately, through the final site plan and construction plan approval process, to construct such improvements at their expense and capacity and availability will be confirmed and reserved through the Concurrency CLOS (Certificate of Level of Service) issuance process.

- (g) the area to be developed must be served by sanitary sewer supplied by Manatee County with all transmission lines (force-mains), expansion of plant capacity, if needed, and installation or expansion of lift stations (including wet wells and pumps), if needed, to be constructed at the expense of a Community Development District, Stewardship District or master developer, serving the area to be developed.

**Justification:** As discussed above, with availability of all the above services, through extension from existing developments to the west, the applicant will, again be required, through the rezone and plan approval process, and ultimately, through the final site plan and construction plan approval process, to construct such improvements at their expense and capacity and availability will be confirmed and reserved through the

Concurrency CLOS (Certificate of Level of Service) issuance process.

**Implementation Mechanism(s):**

- (a) Designation of lands with a future land use category of Urban Fringe - 3 (UF-3) through a Comprehensive Plan land use map amendment. Such designation may contain limits on number of units or square footage on non-residential development to assure that the roads and utilities are not overburdened.
- (b) Review and approval of a Rezone to a Planned Development zoning classification along with a site plan that includes all information required in a Large Project Application.
- (c) Review and approval of a Local Development Agreement that addresses the construction and timing of construction of roadways and utility infrastructure needed for the area to be developed.

**Policy 2.2.1.11.** UF-3: Establish the Urban Fringe-3 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 low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. The nature, extent, location of development, and availability of services shall be reviewed to ensure the development of these lands is conducted consistent with the intent of this policy. The UF-3 land use category includes areas of low density urban residential development, generally developed through an integrated master plan approach. The UF-3 category also provides for a complement of residential support uses normally utilized during the daily activities of residents of these low-density environments, and in limited circumstances nonresidential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under Policy 2.2.1.11.4)

**Policy 2.2.1.11.2.** Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools. See Objectives 4.2.1 and 2.10.4.

**Policy 2.2.1.11.3.** Range of Potential Density/Intensity:

Maximum gross residential density:

Three (3) dwelling units per acre.

Nine (9) dwelling units per acre at activity nodes (see Policy 2.2.1.11.4).

Nine (9) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.

Maximum net residential density:

Nine (9) dwelling units per acre.

Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.11.4).

12 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Clustered developments in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.35.

0.5 at activity nodes (see Policy 2.2.1.11.4).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (150,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).

Large (300,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).

**Policy 2.2.1.11.4. Other Information:**

- (a) 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.
- (b) In order to serve more than day to day needs within the UF-3 suburban environment, activity nodes with neighborhood and community-serving commercial uses may be permitted if consistent with the Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.11.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.
- (c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2 and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

**Justification:** The request to UF-3 will allow for a maximum gross residential density of 3 dwelling units per acre and maximum net density of 6 dwelling units per acre, pursuant to Policy 2.1.2.8. Additionally, the Applicant is requesting a limitation of 4,500 residential units (1.95 gross dwelling units per acre). The rezone to a Planned Development District along with a General Development Plan (GDP), Large Project Application, and Local Development Agreement will be submitted following this Comprehensive Plan Amendment application. These applications will further illustrate the range of proposed uses and reflect consistency with Policies 2.2.1.11.1 through 2.2.1.11.4. This amendment will allow for the continuation and extension of the mixed-use development pattern and a unified plan of development, as established by Lakewood Ranch, on lands to the west.

**Policy: 2.6.1.1. An application for a development order that proposes a use, intensity, height, and/or density that could be found incompatible with the use on the adjacent site shall propose techniques in the form of conditions of approval to mitigate potential**

**incompatible characteristics of the proposed use. Such techniques shall include but not be limited to:**

- **use of undisturbed or undeveloped and landscaped buffers**
- **use of increased size and opacity of screening**
- **building setbacks**
- **innovative site design (which may include planned development review)**
- **appropriate building design**
- **operational restrictions on the proposed use**
- **noise attenuation techniques**
- **a density and/or intensity below the maximum allowed**

**Justification:** Various land use techniques, such as those noted in this policy, will be used to promote compatibility with adjacent development. They will be illustrated on future GDPs and PSPs when they are submitted for development of the subject site.

**Attachments:**

1. Consistency with State Comprehensive Plan, Florida Administrative Code, and Florida Statutes
2. Maps/Aerials
3. Legal Description
4. TIA Acceptance Letter
5. School Report
6. Neighborhood Meeting summary notes
7. Transmittal Letter for Chairmans signature
8. Newspaper Advertising

**PA-21-09 / Ordinance 23-11**

The proposed amendment is consistent with Florida Statutes Chapter 163 Part II, *Growth Policy; County and Municipal Planning; Land Development Regulation* (ss. 163.2511-163.3253)

163.3184 Process for adoption of comprehensive plan or plan amendment states “in compliance” means consistent with the requirements of ss. 163.3177, 163.3180, 163.3191, 163.3245, and 163.3248

163.3177 Required and optional elements of comprehensive plan; studies and surveys  
**This plan amendment request maintains the structure of the Comprehensive Plan.**

163.3180 Concurrency  
**This plan amendment request maintains the structure of the Comprehensive Plan.**

163.3245 Sector plans  
**There are no sector plans established at this time.**

163.3248 Rural Land Stewardship areas  
**There are no Rural Land Stewardship areas established at this time.**

The proposed amendment is consistent with the following goal(s) and policy(ies) of the State Comprehensive Plan:

- 187.201 (14) (a)
- 187.201 (15) (a)
- 187.201 (21) (a)
- 187.201 (25) (a)