



FUTURE LAND USE ELEMENT

- GOAL: 2.1** **A distribution of land uses throughout unincorporated Manatee County which limit urban sprawl, providing a predictable and functional urban form, encouraging development and redevelopment in existing urban core area, allowing public facilities and services to be provided in a relatively cost efficient manner.**
- Objective: 2.1.1 **Mapping Methodology for the Future Land Use Map:**
Follow a mapping methodology limiting urban sprawl which recognizes existing development; projected growth areas; projected population and employment growth; and a possible development density and intensity less than the maximum specified on the Future Land Use Map.(see also all policies under Objective 2.6.1)
- Policy: 2.1.1.1 Maintain the Future Land Use Map with reserve capacity to accommodate the projected population and employment base through 2025.
- Policy: 2.1.1.2 Designate on the Future Land Use Map land within existing developed areas at densities and intensities which are compatible with the existing development.
- Policy: 2.1.1.3 Designate on the Future Land Use Map, land within currently undeveloped growth areas at densities and intensities which permit significant increases over current land use designations without creating urban sprawl.
- Implementation Mechanism:
- a) Planning Department review of all proposed plan amendments.

Policy: 2.1.1.4 Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.

Implementation Mechanism(s):

- a) Future Land Use Map indicating nodal concentrations of intensity at or surrounding interstate interchanges where public facilities are available.
- b) Designation of large infill areas on the Future Land Use Map west of I-75 in Manatee County at a density/intensity compatible with existing development.
- c) Implementation of adopted levels of service during development order review to facilitate proper timing of new development in relationship to public facility adequacy and availability.

Policy: 2.1.1.5 Ensure the availability of sufficient land area for the location of appropriately sited public and private utility facilities. Consider amendments to the Future Land Use Map to the P/SP (1) category to allow development of major public or semi-public uses (e.g., electrical generation facilities, electrical transmission lines equal to or greater than 240KV) in appropriate areas when compatible with surrounding development.

Policy: 2.1.1.6 Recognize areas in the County that are designated as an Urban Service Area. Manatee County shall encourage growth, infill and redevelopment to concentrate within the Urban Service Area. Development within the Urban Service Area shall be consistent with other goals, objectives and policies of the Future Land Use Element.

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 2025.

Reference:

- * FDAB, (see TSD, Land Use Element)
- * Adopted Land Use Concept, (see TSD, Land Use Element, BOCC Resolutions 87-276 & 87-278)
- * See also all policies under Goal 2.6

Policy: 2.1.2.1 Provide opportunities for, and allow, new residential, and nonresidential development to occur at locations defined as appropriate in the Adopted Land Use Concept Resolutions and the established Mapping Methodology. (See TSD-Land Use).

Policy: 2.1.2.2 Limit urban sprawl by prohibiting all future development to the area east of the established FDAB except as follows:

- a. small commercial development providing for the needs of the agricultural community,
- b. Agro-Industrial and industrial development where associated with approved mining operations,
- c. Residential development in excess of 0.2 du/ga during the following:
 - 1) farm worker housing
 - 2) residential within Myakka City
 - 3) legal lots of record prior to May 11, 1989
 - 4) redevelopment per policy 2.9.3.2
 - 5) projects obtaining Special approval from the Board of County Commissioners which implement significant clustering provisions for the protection of open space and agricultural operations.
- d. Plan amendments resulting from a change in

the Future Land Use Concept.

Such uses shall be allowed, only if developed consistent with all Goals, Objectives and Policies of this Comprehensive Plan.

Implementation Mechanism:

- a) Planning Department review of all proposed plan amendments and development requests.

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.

Implementation Mechanism(s):

- a) Designation of maximum allowable densities on the Future Land Use Map to permit consistent and compatible residential development on vacant areas within and adjacent to existing residential areas.
- b) Designation of nonresidential categories on the Future Land Use Map to permit compatible nonresidential development on vacant areas within and, where appropriate, adjacent to existing nonresidential development.

Policy: 2.1.2.4

Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment area planning efforts when applicable in areas which are internal to, or are contiguous expansions of the built environment.

Policy: 2.1.2.5

Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.

Implementation Mechanism(s):

- a) Designation of maximum allowable residential densities on the Future Land Use Map which would encourage transition in densities proximate to existing residential areas, and which are conducive to a wide range of residential uses in areas established for new residential development. Such areas will also serve as alternative locations to those residential areas described in Policy 2.1.2.1.
- b) Designation of a variety of future nonresidential areas on the Future Land Use Map at locations conducive to the development of a variety of employment generators. Such areas will serve as alternative locations to those future nonresidential areas described in Policy 2.1.3.1.

Policy: 2.1.2.6 Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.

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

- consideration of existing development patterns,
- types of land uses,
- transition between land uses,
- density and intensity of land uses,
- natural features,
- approved development in the area,
- availability of adequate roadways,
- adequate centralized water and sewer facilities,

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- other necessary infrastructure and services.
 - limiting urban sprawl
 - applicable specific area plans
 - (See also policies under Objs. 2.6.1 - 2.6.3)

Implementation Mechanism(s):

- a) Planning Department review of all plan amendments and development proposals for consistency with this policy.
- b) Placement of conditions, as necessary on development orders to ensure policy compliance.

Objective: 2.1.3

Revitalization of the Urban Core Area: Limit urban sprawl through the infill and redevelopment of residential and non-residential uses into the urban core area thereby encouraging the continued vitality and economic prosperity of these areas.

Policy: 2.1.3.1

Consider the establishment of minimum density requirements within the urban core area, in association with planning efforts for increased mobility through greater street connectivity and transit services. This effort shall respect the Comprehensive Plan policy structure to limit density within vulnerable coastal areas.

Policy: 2.1.3.2

Consider the establishment of higher floor area ratios in the urban area.

Policy: 2.1.3.3

By 2015 establish urban development criteria within the Manatee County Land Development Code. [See also Policy 2.7.1.2]

Policy: 2.1.3.4

Continue to work with the Manatee Sheriff's Office to understand and reduce criminal activity within the urban area.

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- Policy: 2.1.3.5 Continue to appropriately fund infrastructure needs within the urban area.
- Policy: 2.1.3.6 Continue to implement innovative funding mechanisms to meet community needs.
- Policy: 2.1.3.7 Continue to leverage funds from the Community Development Block Grant Program to implement redevelopment plans.
- Policy: 2.1.3.8 Continue to develop and implement specific Community Improvement Plans for neighborhoods within the urban area.
- Policy: 2.1.3.9 Manatee County will continue to identify needs and coordinate improvement activities in neighborhoods throughout the urban area.
- Policy: 2.1.3.10 Encourage projects within the TCEAs established pursuant to Policy 5.0.4.1 to mitigate transportation impacts with multi-modal and design alternatives.
- Policy: 2.1.3.11 Establish a mechanism to track the transportation impacts from projects located within the Urban Infill Redevelopment Area to facilitate additional public transit and other alternative transportation modes serving those areas.

Implementation Mechanism:

- a) Adopt provisions in the Land Development Code and Administrative Procedures.

[Supplement 22]

- Objective: 2.1.4 **Economic Activity Areas.** Encourage development of mixed use areas to strengthen and diversify the economy of Manatee County.
- Policy: 2.1.4.1 Identify areas which are established for mixed use intense economic activity.

Policy: 2.1.4.2 Ensure the compatibility of residential and light industrial uses through the utilization of the appropriate following measures; transition / landscape buffering, building design, set-backs, noise barriers, exterior lighting controls, operating hour limits, vibration limits, truck access / routing limits, binding agreements to benefit and protect the community, and other practices as necessary to protect and enhance neighborhoods and community character.

Policy: 2.1.4.3 Within the areas designated for planned residential and light industrial mixed use intense development and other intense economic activity, consider an array of incentives which may include:

- a. expedited development review and permitting approvals through a process tailored for the designated areas.
- b. density / intensity bonuses,
- c. transit access provision,
- d. linkages with adjoining or related authorities (e.g. airport / Port Manatee provisions such as joint marketing / branding, foreign trade zone (FTZ) status, and master stormwater management,
- e. targeted infrastructure,
- f. public / private partnerships,
- g. parcel assembly supports,
- h. workforce training.

Implementation Mechanism:

(a) Revise the Land Development Code by 2010 as necessary to implement policy.

GOAL: 2.2 A Pattern of Future Land Uses Providing Adequate Recognition of Existing Development And Providing Adequate Guidance to All Parties For The Potential Location, General Types, And General Range of Densities And Intensities Which May Be Considered For New Development or Redevelopment.

Objective: 2.2.1

Future Land Use Categories: Establish and define a suitable number, and range, of future land use categories to be shown on the Future Land Use Map to guide the location of land uses, limit the general range of uses, and to provide limits on densities and intensities.

Policy: 2.2.1.1

Establish and define the following land use categories comprising, in aggregate, a part of the Future Land Use Classification System, which shall be utilized to prepare the Future Land Use Map required by §163.3177 (6)(a), F.S. No land shall be designated on the Future Land Use Map using any future land use category or overlay district other than those listed in Table 2-1 as part of the Future Land Use Classification System. The future land use categories and overlays listed in this summary table are more completely defined and described in other policies contained within this Element.

**TABLE 2-1
SUMMARY OF FUTURE LAND USE CLASSIFICATION SYSTEM**

PART I: FUTURE LAND USE DISTRICTS

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Future Land Use Category	Map Symbol	Maximum Potential Density*(Gross Dwelling Units /Gross Acre) (DU/GA)	Net(Dwelling Units/(Net Acre)	Maximum Potential Intensity* (Floor Area Ratio (FAR)	General Range of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
1) Conservation Lands	CON	0	0	0	Open Space or Passive Nature Parks, Selected Agriculture Activities, Accessory Structures	See 2.2.1.7.3
2) Agriculture/Rural	AG/R	0.2	2	0.23	Agriculture, Rural Residential Uses, Mining, Agro-Industrial Uses, Commercial Uses Related To Agriculture, Neighborhood Retail Uses, and Professional/Personal Services Office Uses, Recreational Facilities.	Small
3) Estate Rural	ER	0.2	1	0.23	Clustered suburban residential uses, neighborhood retail, agricultural uses, agriculturally compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent water-related / water-enhanced uses.	Small
4) Residential-1 DU/GA	RES-1	1.0	See 2.2.1.9.3	0.23	Residential Uses, Neighborhood_Retail Uses and Professional/Personal Service Office Uses, Recreation Facilities (Generally limited to Neighborhood Retail Uses)	Medium
5) Residential-3.0 DU/GA	RES-3	3.0 Min. 2.5 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	6 9 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 1.0 and UIRA	Same as for RES-1 Neotraditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	Medium
6) Urban Fringe-3.0 DU/GA	UF-3	3.0	9	0.23	Same as for RES-1 Neotraditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed) • Community –serving commercial	Medium *Large
7) Residential-6 DU/GA	RES-6	6.0 Min. 5.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	12 16 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 1.0 in UIRA	Same as for RES-1 Neotraditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	Medium
8) Residential-9 DU/GA	RES-9	9.0 Min 7.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	16 20 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 1.0 in UIRA	Same as for RES-1 Neotraditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	Medium
9) Residential-12 DU/GA	RES-12	12.0 Min 10.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	16 24 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 1.0 in UIRA	Same as for RES-1 Neotraditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	Medium

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SUMMARY OF FUTURE LAND USE CLASSIFICATION SYSTEM**

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Future Land Use Category	Map Symbol	Maximum Potential Density*(Gross Dwelling Units /Gross Acre) (DU/GA)	Net(Dwelling Units/(Net Acre)	Maximum Potential Intensity*(Floor Area Ratio (FAR)	General Range of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
10) Residential-16 DU/GA**	RES-16	16.0 Min 13.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	20 28 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.25 1.0 in UIRA	Same as for RES-1; also, Hotel/Motel Neotraditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	Medium
11) Low Intensity Office	OL	6.0 Min 5.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	12 16 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 1.0 in UIRA	Professional, Personal Service, Business Service, Financial Service, and Other Offices Uses, Residential Uses, Recreational Facilities	Small (Office Uses Only)
12) Medium Intensity Office	OM	0	0	.30 (Outside of the Urban Core Area) .50 (Inside the Urban Core Area) 1.0 UIRA	Professional office and/or research / corporate park uses are the primary non-residential uses, neighborhood retail uses, public or semi-public uses, schools, medium intensity recreational uses and appropriate water-dependent/water-related/water-enhanced uses can serve as appropriate secondary uses.	Max. 5,000 sf (Outside of the Urban Core Area) Max. 10,000 sf (Inside the Urban Core Area)
13) Retail/Office/ Residential	ROR	9.0 Min 7.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	20.0 24 in UIRA for residential projects that designate a min. of 25% of the dwelling units as "Affordable Housing"	0.35 1.0 in UIRA 1.0 for Hotels	Neighborhood Retail Uses, Community Serving Retail Uses, and Regional Retail Uses, Office Uses, Residential Uses, Hotel/Motel, Recreational Facilities	Large
14) Industrial-Light	IL	1	1	0.75 1.0 in UIRA 1.0 for Hotels	Office, Light Industry, Research/Corporate Parks, Warehouse/Distribution, Intensive Commercial Uses, Neighborhood Retail Uses, Hotel/Motel, Selected Single-Family, Residential Uses	Small
15) Industrial-Heavy	IH	0	0	0.5 1.0 in UIRA	Light Industry, Heavy Industry, Ports, Intensive Commercial Uses, Neighborhood Retail Uses. Phosphate mining is not an allowable use.	Small
16) Urban Industrial	IU	0	0	1.25	Light Industry, Heavy Industry, Warehouse/ Distribution, Neighborhood Retail Uses	Small
17) Mixed Use	MU	9.0	20.0	1.0	Neighborhood Retail Uses, Community Serving Retail Uses and Regional Retail, Office, Light Industrial,	Large

		Min 7.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	24 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	2.0 in UIRA	Research/Corporate Parks, Warehouse/ Distribution, Residential Uses, Hotel/Motel	
18) Public/Semi-Public(1)	P/SP(1)	See Policies	See Policies	See Policies	Landfills, Permanent Water and Wastewater Treatment Storage/ Disposal Facilities, and Other Major Public Facilities Including But Not Limited To Major Maintenance Facilities, Solid Waste Transfer Stations, Major Utility Transmission Corridors and Permitted Uses Therein	See 2.2.1.22.2 and 2.2.1.23.2

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PART I: FUTURE LAND USE DISTRICTS

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Future Land Use Category	Map Symbol	Maximum Potential Density*(Gross Dwelling Units /Gross Acre) (DU/GA)	Net(Dwelling Units/(Net Acre)	Maximum Potential Intensity*(Floor Area Ratio (FAR)	General Range of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
19) Major Public/ Semi-Public (2)	P/SP(2)	See Policies	See Policies	See Policies	Universities, Colleges, or Groupings Of Other Major Educational Facilities, Hospitals and Complementary or Accessory Health Care Uses Not Designated Under Other Future Land Use Categories, Community Centers	See 2.2.1.22.2 and 2.2.1.23.2
20) Major Attractors	AT	N/A	N/A	N/A	Mass Seating Facilities, Civic Centers, Convention Facilities and Other Major Attractors	N/A
21) Major Recreation/Open Space	R/OS	0	0	0	Major Parks, Publicly-Owned or Operated Recreational Facilities	N/A

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PART I: FUTURE LAND USE DISTRICTS

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Future Land Use Category	Map Symbol	Maximum Potential Density*(Gross Dwelling Units /Gross Acre) (DU/GA)	Net(Dwelling Units/(Net Acre)	Maximum Potential Intensity*(Floor Area Ratio (FAR)	General Range of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
22) Mixed Use Community	MU-C	MU-C/AC-1 Maximum 9 du/ga Minimum 6 du/ga	Maximum 20 du/net acre	1.0	Retail, wholesale or office commercial uses which function in the market place as neighborhood, community or region-serving. Also light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, and appropriate water-dependent/water-related/water enhanced uses.	Large
22) Mixed Use Community	MU-C	MU-C/AC-2 Maximum 9 du/ga Minimum 6 du/ga	Maximum 20 du/net acre	0.35	Retail, wholesale, or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, short-term agricultural uses, and appropriate water-dependent/water-related/water enhanced uses.	Large
22) Mixed Use Community	MU-C	MU-C/AC-3 Maximum 3 du/ga	Maximum 9 du/net acre	0.23	Neighborhood retail/office uses, also light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban density planned residential development with integrated residential support uses as part of such developments, short-term agricultural uses, interim farm worker housing, public or semi-public uses, schools, recreational uses, and appropriate water-dependent/water-related/water-enhanced uses.	Medium
22) Mixed Use Community	MU-C	MU-C/R Maximum 3 du/ga	Maximum 9 du/net acre	0.23	Suburban or urban density planned residential development with integrated residential support uses as part of such developments, neighborhood retail uses, short-term agricultural uses, interim farm worker housing, public or semi-public uses, schools, recreational uses, and appropriate water-dependent/water-related/water-enhanced uses.	Medium
22) Mixed Use Community	MU-C	MU-C/RU Maximum 9 du/ga	Maximum 16 du/net acre	0.23	Suburban or urban density planned residential development with integrated residential support uses as part of such developments, neighborhood retail uses, interim farm worker housing, public or semi-public uses, schools, recreational uses, and appropriate water-dependent/ water related/ water-enhanced uses	Medium

**TABLE 2-1
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**PART II: FUTURE LAND USE OVERLAY DISTRICTS
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Future Land Use Overlay Districts	Map Symbol	Function
1) Historic Resources	HR	Historic Site and Historic Neighborhood Preservation (See Future Land Use, Housing and Recreation/Open Space Element Policies).
2) Potable Water Reservoir Watersheds	WO	Protect Natural Resources, Including Water Quality Within These Watersheds Contributing to Potable Water Supplies (See Future Land Use, Traffic Circulation, Recreation/Open Space, Public Facilities, and Conservation Element Policies).
3) Coastal High Hazard Area	CHHA	Limit Public Expenditures That Subsidize Development Within These Coastal Areas, And Direct Population Concentration Away from Known or Predicted Coastal High Hazard Areas (See Future Land Use, Coastal Management, Capital Improvements, and Public Facilities Element Policies).
4) Coastal Evacuation Area	CEA	Direct Population Concentrations Away From the Coastal Evacuation Area (See Future Land Use and Coastal Element).
5) Airport Impact	AI	Ensure Compatibility Between, and Minimize Conflict Between the Sarasota-Bradenton (Or Other) Commercial Aviation Facility and Nearby Land Uses (See Future Land Use Element and Aviation Element Policies).
6) Regional Activity Center	RAC	Encourage Growth Into Suitable Areas Capable of Supporting Additional Infrastructure And Population, With Consideration Given To Transportation Accessibility, Infrastructure Service Capability, and Capital Improvements Programming.
7) Florida International Gateway Overlay	NCG	Provide an area to meet the long term needs of Manatee County, near Port Manatee, for industrial light development integrated with low density or clustered low-moderate density mixed use environment.

Notes:

- * Refer to Policy 2.2.1.6 and to the more detailed description under each Future Land Use Category for limitations on the use of/or reliance on the information contained in this summary table.
- * This Future Land Use Category is used only to recognize existing development which exceeds 9 DU/GA at time of Plan Adoption, or to provide for new areas on the Future Land Use Map to be developed for Affordable Housing pursuant to Policy 6.1.3.

[Supplement 22]

Policy: 2.2.1.2 Require that all proposed development orders which would establish the potential for an increase in gross or net residential density, gross floor area ratio or total gross building square footage (for non-residential uses) on any part of the subject property be issued when consistency with all appropriate goals, objectives, and policies have been demonstrated.

Implementation Mechanism:

- a) Review by Manatee County Planning Department of all proposed development orders referenced in this policy.

Policy: 2.2.1.3 Prohibit the issuance of any development order for any project which is zoned so as to permit either a land use, or density or intensity, inconsistent with the designation of that property on the Future Land Use Map, unless the proposed development order is being issued pursuant to Policy 6.1.3.5 regarding affordable housing density bonuses.

Implementation Mechanism:

- a) Review by the Manatee County Planning Department of all proposed development orders for compliance with this policy.

Policy: 2.2.1.4 Identify, where necessary, conditions as part of any development order to ensure consistency with the requirements of any land use category on the project site. Such conditions may limit the range of uses, gross or net residential density, or Gross Floor Area Ratio, or gross building square footage (for nonresidential uses).

Implementation Mechanism:

- a) Manatee County Planning Department issuance of development orders with conditions as authorized by this policy.

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- Policy: 2.2.1.5 Describe the general range of potential uses for each future land use category in this Element in a manner which:
- is generalized,
 - is not all-inclusive,
 - may be interpreted to include other land uses which are similar to or consistent with those set forth in the general range of potential uses during the development of any land development regulations used to implement this element,
 - provides guidance to establishing any list of permitted uses in land development regulations which may be linked, through the use of zoning districts or via other mechanisms, to this element.

Implementation Mechanism:

- a) Clarification, and further refinement at a level of greater detail, of potential uses by future land use category, or by approved community plans, or by zoning districts permitted in any future land use category, in any land development regulations developed pursuant to § 163.3202, F.S.

- 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. (See also Objectives 2.6.1, 2.6.2, 2.6.3)

Implementation Mechanism(s):

- a) Land development regulations developed pursuant to § 163.3202, F.S.
- b) Review of proposed project densities or intensities for compliance with this Comprehensive Plan and other applicable development regulations.

Policy: 2.2.1.7 **CON:** Establish the Conservation Lands future land use category as follows:

Policy: 2.2.1.7.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas of major public or privately-held lands which are reserved for the primary purpose of the preservation of natural resources.

Policy: 2.2.1.7.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Any use which has the primary purpose of protecting natural resources, and which may also facilitate the passive recreational use of land may be considered within this category.

Policy: 2.2.1.7.3 Range of Potential Density/Intensity: No industrial uses may be considered within areas shown as Conservation Lands. No residential or commercial uses are permitted unless such use is minor and incidental to the primary conservation use. Consequently, uses such as a care taker's residence, visitor information center, or environmental educational facilities may be located within the Conservation Lands category, with limited density/intensity to ensure no adverse impact on the natural resources.

Policy: 2.2.1.7.4 Other Information: The Conservation Lands category shall not be utilized to recognize small conservation areas preserved as part of any development unless such areas have special value and are made

accessible, through the dedication of such lands to public or quasi-public agencies or through other mechanisms, to the general public, or to a significant component of the public.

Policy: 2.2.1.8 **Ag/R:** Establish the Agricultural/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, such areas primarily located east of the "Future Development Area Boundary" (FDAB). Refer to the TSD, Land Use Element for location of the FDAB.

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): Farms, ranches, agro-industrial uses, agricultural service establishments, agriculturally-compatible residential uses, farmworker housing, rural residential uses, neighborhood retail uses, mining, mining-related uses, low intensity recreational facilities, rural recreational facilities, public or semi-public uses, schools, and appropriate water-dependent uses (see also 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

Maximum Square Footage for Neighborhood Retail Uses: Small (30,000sf)

Policy:	2.2.1.8.4	<p>Other Information:</p> <ul style="list-style-type: none"> a) Mining-related uses, agro-industrial uses, and agricultural service establishments are exempt from the requirement for 0.23 maximum Floor Area Ratio, 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. b) All mixed, multiple use and rural recreational use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S. c) Where established in a manner consistent with applicable land development regulations, farmworker housing may exceed densities specified in Policy 2.2.1.8.3.
Policy:	2.2.1.9	<p>RES-1: Establish the Residential-1 Dwelling Unit/Gross Acre future land use category as follows:</p>
Policy:	2.2.1.9.1	<p>Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density suburban residential environment, or a clustered low density urban residential environment where appropriate, and which may be utilized for compatible agricultural activities in the short-term, while recognizing that suburban or clustered urban uses are the preferred long-term land use for these areas. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these suburban or urban areas.</p>
Policy:	2.2.1.9.2	<p>Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).</p>

Policy:	2.2.1.9.3	<p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density: 1 dwelling unit per acre</p> <p>Maximum Net Residential Density: 2 dwelling units per acre or 6 dwelling units per acres (see 2.2.1.9.4(b) and (c) for explanation)</p> <p>Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only)</p> <p>Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf)</p>
Policy:	2.2.1.9.4	<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) Maximum net residential density within areas which are predominantly developed at a net residential density of 2 du/ga or less, or where existing development has not utilized "clustering" to achieve a net density which is significantly greater than gross density, shall be limited to a 2 dwelling units/acre on any part, or all, of a proposed project.</p> <p>c) Maximum net residential density within areas which are generally undeveloped, or which have experienced development which has predominantly utilized "clustering" to achieve net densities which are significantly greater than gross densities of the same projects(s), shall be limited to 6 dwelling units per acre on any part, or all of any proposed project. Net densities greater than 6 dwelling units per net acre may be considered within the WO (Evers) or CHHA Overlay Districts, pursuant to policies 2.3.1.5 and 4.3.1.5, to maximize protection of natural resources and to maximize reserved open space.</p>

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- d) Any project containing any net density in excess of 1 dwelling unit per acre shall require special approval.
 - e) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

Policy: 2.2.1.10 **RES-3:** Establish the Residential-3 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.10.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a moderate-density suburban, or a clustered low density urban, residential environment. Also, to provide a complement of residential support uses normally utilized during the daily activities of residents of these moderate density suburban, or low density urban areas.

Policy: 2.2.1.10.2 Range of Potential Uses (see Policies 2.2.1.5, 2.1.2.3 - 2.1.2.7): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low-intensity recreational uses, and appropriate water-dependent/water-related/water enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy: 2.2.1.10.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
3 dwelling units per acre

Minimum Gross Residential Density: 2.5 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"

Maximum Net Residential Density:
6 dwelling units per acre

9 dwelling units per acre within the UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"

(except within the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio:
0.23 (0.35 for mini-warehouse uses only)
1.00 inside the UIRA

Maximum Square Footage for Neighborhood
Retail Uses: Medium (150,000sf)

[Supplement 22]

Policy: 2.2.1.10.4

Other Information:

- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which gross density exceeds 2.0 dwelling units per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

Policy: 2.2.1.11

UF-3: Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.11.1

Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment,

generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments, and in limited circumstances non-residential 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 2.2.1.11.5 for guidelines)

Policy: 2.2.1.11.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, retail wholesale or office commercial uses which function in the marketplace as neighborhood or community serving, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy: 2.2.1.11.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
3 dwelling units per acre

Maximum Net Residential Density:
9 dwelling units per acre
(except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio:
0.23 (0.35 for mini-warehouse uses only)

Maximum Square Footage for Neighborhood
Retail Uses: Medium (150,000sf)
Large (300,000)*
*With Limitations (See Policy 2.2.1.11.5)

Policy: 2.2.1.11.4 Other Information:

a) All mixed, multiple-use, and community serving non-residential projects require special approval, as defined herein, and as further

defined in any land development regulations developed pursuant to § 163.3202, F.S.

- b) All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet shall require special approval.

Policy: 2.2.1.11.5 In order to serve more than day to day needs within the low-moderate density urban environment, properties meeting the following criteria may be developed with land uses which are defined as community serving non-residential uses:

- a) Located at the intersection of an arterial and a collector roadway as defined in the Chapter 5 of this plan.

Policy: 2.2.1.12 **RES-6:** Establish the Residential-6 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.12.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density urban, or a clustered low-moderate density urban, residential environment. 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 areas.

Policy: 2.2.1.12.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy: 2.2.1.12.3 Range of Potential Density/Intensity:
Maximum Gross Residential Density:

6 dwelling units per acre

Minimum Gross Residential Density: 5.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "affordable housing".

Maximum Net Residential Density:
12 dwelling units per acre

16 dwelling units per acre within the UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.4 and 4.3.1.5)

Maximum Floor Area Ratio:
0.23 (0.35 for mini-warehouse uses only)
1.00 inside the UIRA

Maximum Square Footage for Neighborhood
Retail Uses: Medium (150,000sf)

[Supplement 22]

Policy: 2.2.1.12.4

Other Information:

- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.
- d) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted 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 Section E (1) provided such office is located on a roadway classified as a minor or principal arterial,

however, not including interstates and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

Policy: 2.2.1.13 **RES-9:** Establish the Residential-9 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.13.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low-moderate urban, or clustered moderate density urban residential environment. Also to provide for a complement of residential support uses normally utilized during the daily activities of residents of these urban areas.

Policy: 2.2.1.13.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, dormitories, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy: 2.2.1.13.3 Range of Potential Density/Intensity:

Maximum gross residential density:
9 dwelling units per acre

Minimum Gross Residential Density: 7.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "affordable housing".

Maximum net residential density:
16 dwelling units per acre

20 dwelling units per acre within the UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio:
0.23 (0.35 for mini-warehouse uses)
1.00 inside the UIRA

Maximum Square Footage for Neighborhood
Retail Uses: Medium (150,000sf)

[Supplement 22]

Policy: 2.2.1.13.4

Other Information:

- a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which gross residential density exceeds 6 dwelling units per acre, or in which any net residential density exceeds 9 dwelling units per acre shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.
- d) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

Policy: 2.2.1.14

RES-12: Establish the Residential-12 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.14.1

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

Policy: 2.2.1.14.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, dormitories, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy: 2.2.1.14.3 Range of Potential Density/Intensity:

Maximum gross residential density:
12 dwelling units per acre

Minimum Gross Residential density: 10.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "affordable housing"

Maximum net residential density:
16 dwelling units per acre

24 dwelling units per acre in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio:
0.23 (0.35 for mini-warehouse uses)
1.00 inside the UIRA

Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf)

[Supplement 22]

Policy: 2.2.1.14.4 Other Information:

a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to §163.3202, F.S.

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- b) All projects for which gross residential density exceeds 9 dwelling units per acre, or in which any net residential density exceeds 9 dwelling units per acre shall require special approval.
 - c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.
 - d) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

Policy: 2.2.1.15 **RES-16:** Establish the Residential-16 Dwelling Units/Acre future land use category as follows:

Policy: 2.2.1.15.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for moderate density urban residential uses. Also, to provide for a complement of residential support uses normally utilized during the daily activities residents of these moderate density urban areas. Lodging places may also be located within this future land use category (see also Objective 6.1.3).

Policy: 2.2.1.15.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, low intensity recreational facilities, public or semi-public uses, schools, lodging places, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy: 2.2.1.15.3

Range of Potential Density/Intensity:

Maximum Gross Residential Density:
16 dwelling units per acre

Minimum Gross residential Density: 13.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "affordable housing".

Maximum Net Residential Density:
20 dwelling units per acre

28 dwelling units per acre in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".
(except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio:
0.25 (0.35 for mini-warehouse uses only)
1.00 inside the UIRA

Maximum Square Footage for Neighborhood
Retail Uses: Medium (150,000sf)

[Supplement 22]

Policy: 2.2.1.15.4

Other Information:

- a) All mixed and multiple-use projects, or projects containing any lodging place not consistent with the locational criteria for medium commercial uses contained in this element, shall require special approval, as defined herein, and as further defined in any development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which either gross residential density exceeds 9 dwelling units per acre, or for which any net residential density exceeds 12 units per acre, shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

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- d) Development of densities greater than 9 du/ga in areas that are not substantially or completely developed with residential uses exceeding 9 du/ga at time of plan adoption shall require approval pursuant to policy 2.6.2.5.
 - e) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted 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 Provision Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2)

Policy: 2.2.1.16 **OL:** Establish the Low Intensity Office future land use category as follows:

Policy: 2.2.1.16.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for low intensity office development, or low intensity office development mixed, and compatible, with an existing low density urban or clustered low moderate density urban, residential environment. Also to provide for transitional uses between commercial and residential areas, and to simultaneously prevent the intrusion of additional retail uses into residential environments or into environments which consist of predominantly office uses.

Policy: 2.2.1.16.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses (office only, no retail or wholesale), public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/ water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy: 2.2.1.16.3

Range of Potential Density/Intensity:

Maximum Gross Residential Density:
6 dwelling units per acre

Minimum Gross Residential Density: 5.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".

Maximum Net Residential Density:
12 dwelling units per acre

16 dwelling units per acre in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".
(except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio: 0.23
1.00 inside the UIRA

Maximum Square Footage for Neighborhood
Retail Uses: Small (30,000sf – office only)

[Supplement 22]

Policy: 2.2.1.16.4

Other Information;

- a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) Small office uses within this category may be exempted 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 Section E (1), but shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).
- c) All projects for which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval

Policy: 2.2.1.17 **R/O/R:** Establish the Retail/Office/Residential future land use category as follows:

Policy: 2.2.1.17.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established and developed areas exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize the continued existence of such areas through the long range planning timeframe. Also, to provide for orderly transition from, or redevelopment of, these existing and developed multiple-use areas. Also, to prohibit the intrusion of new industrial areas into these ROR areas, which typically fail to exhibit a planned or integrated approach to multiple use development, and instead exhibit an incremental or unplanned history of multiple use development. Also to establish at a few major and highly accessible, but currently undeveloped, sites for the development of major future community or region-serving commercial uses with a variety and permitted intensity of use which allows for a multi-purpose commercial and office node, with residential uses. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

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

Policy: 2.2.1.17.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:

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

For new development -
9 dwelling units per acre

Minimum Gross Residential Density: 7.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".

Maximum Net Residential Density:

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

For new development -
16 dwelling units per acre

24 dwelling units per acre inside the UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".

Maximum Floor Area Ratio: 0.35
1.0 inside the UIRA

Maximum Floor Area Ration for Hotels: 1.0

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

[Supplement 22]

Policy: 2.2.1.17.4

Other Information:

- a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which either gross residential density exceeds 6 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require special approval.

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- c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall also require special approval except mini-warehouse.
 - d) Non-residential projects exceeding 150,000 square feet gross building area may be considered only if consistent with the requirements for large commercial uses, as described in this element.
 - e) In areas where existing development is recognized utilizing the Retail/Office/Residential category, or where the spatial form of the Retail/Office/Residential designation on the Future Land Use map is accordingly inconsistent with the commercial locational criteria contained in this element; development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).
 - f) In areas where the Retail/Office/Residential category is designated in a manner entirely consistent with the commercial locational criteria, all commercial development or redevelopment shall be conducted in a manner consistent with the commercial location criteria and development standards contained in this element.
 - g) In order to distinguish between uses which may be permitted in the R/O/R category, as compared to those which require siting within an industrial category, the following guidelines shall be utilized:
 - I. No uses which have a primary purpose of distribution of goods from that site shall be permitted in the Retail/ Office/ Residential designation.

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- II. No new areas (a new area, for the purposes of this policy, shall be defined as property beyond those parcel configurations as of May 11, 1989 which had light industrial uses established upon them) engaging in the manufacturing, processing, and assembly of goods shall be permitted in the Retail/Office/Residential designation except as provided below:
 - III. Legally established light industrial uses existing prior to the adoption of this Comprehensive Plan shall be considered legally conforming uses, limited to their approved location. With special approval, other light industrial uses and additional square footage within the same parcel may be approved if there are no additional impacts to adjoining properties and all special approval criteria are met.
 - IV. If a legally established light industrial use ceases operation for over six months with no action to re-establish and/or continue such use, the use shall now be prohibited from development within the R/O/R designation.

Policy: 2.2.1.18 **II:** Establish the Industrial-Light future land use category as follows:

Policy: 2.2.1.18.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a range of light industrial and other employment-oriented uses. Also, to prohibit new residential development other than individual single-family units on lots of record in areas transitioning from agriculture to urban uses. This prohibition is intended to avoid adverse impacts on such uses and minimize the intrusion of residential uses in an industrial area. Also, to prohibit the development or use of these areas for locating heavy industries which have objectionable

impacts with regard to height of accessory or incidental structures (e.g., smokestacks), noise, smoke, dust, vibration, or glare. Also, to establish areas for intensive commercial development which would have significant adverse impacts if located adjacent to expansive residential use areas. Also, to provide for the development of neighborhood retail uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category. Also, to provide for lodging places to accommodate visitors to IL areas and to nearby areas.

Policy: 2.2.1.18.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Light industrial uses, offices, research/corporate uses, warehouse/distribution uses, intensive commercial uses, wholesale commercial uses, neighborhood retail uses, service uses, selected residential uses, short-term agricultural uses, recreational uses, public or semi-public uses, schools, privately-operated airports, appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and hotels/motels.

Policy: 2.2.1.18.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
1 dwelling unit per acre

Maximum Net Residential Density:
1 dwelling unit per acre

Maximum Floor Area Ratio: 0.75
1.0 inside the UIRA

Maximum Floor Area Ratio for Hotels: 1.0

Maximum Square Footage for Neighborhood
Retail Uses: Small (30,000sf)

[Supplement 22]

Policy: 2.2.1.18.4 Other Information:

- a) Any project exceeding a floor area ratio of 0.35 shall require special approval, except for projects which contain a single industrial user and for which use of the project site is primarily for a manufacturing, processing, or assembly use.

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- b) Wholesale commercial uses, intensive commercial uses, and those small commercial uses which are located or proposed within an office or industrial park which has received special approval, as defined herein, are exempt from any commercial locational criteria contained in this element.
 - c) Light industrial uses are differentiated from heavy industrial uses not permitted within this category by definition of "objectional impact," as referenced and further defined in Policy 2.2.1.18.1 above. Additional clarification on means of measuring and determining "objectionable impact" is found in Policy 2.6.3.1.
 - d) New residential uses shall be limited to individual single family dwelling units that are:
 - I. located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use, and
 - II. developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.

Policy: 2.2.1.19 **IH:** Establish the Industrial-Heavy future land use category as follows:

Policy: 2.2.1.19.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives and policies, or graphically on the Future Land Map, areas which are established for a range of heavy and light industrial and other employment-oriented uses. Also, to prohibit residential development from these areas to avoid adverse impact on such uses and eliminate the intrusion of residential uses in an industrial area. Also, to provide suitable locations for heavy industries, those industries which have objectionable impacts with regard to height of incidental structures, noise, smoke, dust, vibration, or glare. Also, to establish areas for intensive commercial development which would have

significant adverse impact if located adjacent to residential uses. Also, to provide for the development of small commercial uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category.

Policy: 2.2.1.19.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Heavy and light industrial uses, deepwater port and related or complementary uses, offices, research/corporate uses, warehouse/distribution uses, intensive commercial uses, wholesale commercial uses, neighborhood retail uses only, service uses, short-term agricultural uses, recreational uses, public or semi-public uses, privately-operated airports, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy: 2.2.1.19.3 Range of Potential Intensity:

Maximum Floor Area Ratio: 0.5
1.0 inside the UIRA

Maximum Square Footage for Neighborhood
Retail Uses: Small (30,000sf)

[Supplement 22]

Policy: 2.2.1.19.4 Other Information:

- a) Wholesale commercial uses, intensive commercial uses, and those neighborhood retail uses which are located or proposed within a planned office or industrial park are exempt from any commercial locational criteria contained within this element. However, any project utilizing this exemption shall obtain approval of a site development plan, or similar approval, as part of obtaining suitable zoning for the project.
- b) Heavy industrial uses are differentiated from light industrial uses by definition of "objectionable impact," as referenced and further defined in Policy 2.2.1.18.1 above. Additional clarification on means of measuring and determining "objectionable impact" is found in Policy 2.6.3.1.

Policy:	2.2.1.20	IU: Establish the Industrial Urban future land use category as follows:
Policy:	2.2.1.20.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, areas which contain established, developed heavy or light industrial uses at time of adoption of the Comprehensive Plan, and where such uses are substantially or completely surrounded by urban uses, with limited ability for expansion of the industrial uses. Also, to provide for the development of neighborhood retail uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category. This category shall not be utilized to recognize or establish partially developed or new industrial areas, nor be utilized in any proposed amendment to the Future Land Use Map unless as described in Policy 2.2.1.20.4 below.
Policy:	2.2.1.20.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Light industrial uses, heavy industrial uses, neighborhood retail uses, recreational uses, and public or semi-public uses.
Policy:	2.2.1.20.3	Range of Potential Intensity: Maximum Floor Area Ratio: 1.25 Maximum Square Footage for Neighborhood Retail Uses: Small (30,000sf)
Policy:	2.2.1.20.4	Other Information: a) Any expansion proposed to any area designated as IU on the Future Land Use Map through the plan amendment process shall require special approval at time of rezoning.
Policy:	2.2.1.21	MU: Establish the Mixed-Use future land use category as follows:

Policy:	2.2.1.21.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, areas which are established as major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along functionally classified roadways. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.
Policy:	2.2.1.21.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Retail, wholesale, office uses, light industrial uses, research/corporate uses, warehouse/ distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, other than special agricultural uses, agriculturally-compatible residential uses, and water-dependent uses.
Policy:	2.2.1.21.3	<p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density: 9 dwelling units per acre</p> <p>Minimum Gross Residential Density: 7.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".</p> <p>Maximum Net Residential Density: 20 dwelling units per acre</p> <p>24 dwelling units per acre within the UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".</p> <p>Maximum Floor Area Ratio: 1.0 2.0 inside the UIRA.</p> <p>Maximum Square Footage for Neighborhood, Community, or Region-Serving Uses: Large (300,000sf)</p>

[Supplement 22]

Policy: 2.2.1.21.4

Other Information:

- a) All projects require special approval and are subject to the criteria within b, c, d below, unless all the following are applicable:
1. The proposed project consists of a single family dwelling unit located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use, and
 2. The proposed project is to be developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.
- b) Non-Residential uses exceeding 150,000 square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element.
- c) Development in each area designated with the Mixed Use category shall:
- contain the minimum percentage of at least three of the following general categories of land uses;
- 10 %Residential,
 - 10 %Commercial / Professional,
 - 10 %Light Industrial / Distribution.
 - 5 %Recreation / Open Space,
 - 3 %Public / Semi Public,
- d) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County:

-
- (e) Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.

Policy: 2.2.1.22 **P/SP (1):** Establish the Public/Semi-Public (1) future land use category as follows:

Policy: 2.2.1.22.1 Intent: To recognize major existing and programmed public/quasi-public facilities, primarily those facilities associated with public or private utilities, including electrical transmission corridors occupied by transmission lines of 240KV or more. Also, to recognize, and provide a unique designation within the Future Land Use Element, for those public or semi-public facilities which have adverse aesthetic or health, safety, or welfare impacts on adjacent property or residents. Additional areas under this category may be recognized by amendments to the Future Land Use Map, if appropriate, and why such uses are programmed.

Policy: 2.2.1.22.2 General Range of Potential Uses: Recreational uses, sanitary landfills, permanent water and wastewater treatment/storage/disposal facilities and other major public facilities including, but not limited to, airports owned or operated by a public entity, major maintenance facilities, solid waste transfer stations, major utility transmission corridors. Also, when the P/SP (1) designation is an easement on privately-held property, other uses consistent with the adjacent future land use category or categories, where consistent with the purpose of the easement and consistent with all other goals, objectives, and policies of this Comprehensive Plan, may also be considered. (See also Policy 2.1.1.5)

Policy: 2.2.1.22.3 Range of potential Density/Intensity:

Maximum Net Residential Density:
0 dwelling units per acre

except where the area designated as P/SP (1) is utility easement on property owned by applicants for a proposed project. Under this exception, property designated as P/SP (1) shall, during the development review process, be counted toward gross residential acreage, as defined herein, and the limits on gross density associated with the category adjacent to the P/SP (1) designation shall be applied to the area shown as P/SP (1). When there are different future land use categories designated adjacent to the P/SP (1) category, the area shown on the Future Land Use Map as P/SP (1) shall be reviewed as being designated under both adjacent future land use categories, with the centerline of the easement utilized as the line separating both adjacent categories.

Maximum Net Residential Density:
0 dwelling units per acre

Maximum Floor Area Ratio:
0 FAR
(except for structures reasonably related to the operation of the public or quasi-public facilities)

However, where P/SP (1) is an easement on privately-held property, the property designated as P/SP (1) shall be counted toward gross non-residential acreage, as defined herein, and the Maximum Floor Area Ratio associated with adjacent category or categories shall be applied to the area designated as P/SP (1), and included in the definition of Gross Non-residential Acreage.

Policy: 2.2.1.22.4

Other Information:

- a) Recognizing that the relocation of any utility transmission corridor may occur to the benefit of current and future Manatee County residents, or visitors, any such relocation within the boundaries of a proposed project site may be considered without the approval of a plan amendment, as defined in § 1631.31.87, F.S., only if such relocation is determined, during the review of a proposed project through the special approval process, to reduce any adverse impact of such corridor on adjacent existing and future land uses. Where such proposed relocation generates an increased

adverse impact on adjacent land uses, a plan amendment would be required unless mitigation of such increase in adverse impact is successfully accomplished through the special approval process.

- b) In all instances where the P/SP(1) future land use category is applied, except regarding utility easements as is provided in Policy 2.2.1.22.3 above, the following shall apply:
 - I) An applicant shall be required to declare a specific use or uses for a specific piece of property for which the applicant is proposing to amend the existing future land use category to P/SP(1).
 - II) At such time the applicant is proposing to amend the existing future land use category of a specific piece of property to P/SP(1), the applicant shall provide information and analysis on the compatibility of the proposed use or uses, as specified according to paragraph (ii) above, with surrounding development.
 - III) Property with the future land use category of P/SP(1), shall required Planned Development zoning to be developed.

Policy: 2.2.1.23 **P/SP (2):** Establish the Public/Semi-Public (2) future land use category as follows:

Policy: 2.2.1.23.1 Intent: To recognize major existing and programmed public/quasi-public facilities, primarily those associated with frequent or regular use by residents of the community, particularly major health care and educational facilities. Facilities located under this category exclude those with significant adverse impact to adjacent property or residents. Also, to establish a means of distinguishing major public or private facilities generally recognized as having an essential purpose for the health, safety, and welfare of

the community and to afford such facilities special protection, and an opportunity to continue operation in an effective manner.

Policy: 2.2.1.23.2 General Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): public or private hospitals, or health care complexes including a hospital, which are subject to requirements by the State of Florida including the issuance of a Certificate of Need, public or private colleges or universities, and other similar public or semi-public uses and schools.

Policy: 2.2.1.23.3 Range of Potential Density/Intensity: Density or intensity within such category is not established in this Comprehensive Plan, but shall be limited as required to achieve compliance with this Comprehensive Plan.

Policy: 2.2.1.23.4 Other Information:

Any plan amendment to this specialized category may be approved conditioned on the utilization of the property for a specific use or uses.

Policy: 2.2.1.24 **AT:** Establish the Major Attractor future land use category as follows:

Policy: 2.2.1.24.1 Intent: To recognize existing, or permit the development of programmed facilities, both public and private, which by virtue of their highly specialized function or their infrequent but significant impact on public facilities and other land uses, are inconsistent with the definition or intent of other future land use categories.

Policy: 2.2.1.24.2 General Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Mass seating facilities, civic center, vehicular racing facilities, arenas, intensive recreational uses, and other major attractors.

Policy: 2.2.1.24.3 Range of Potential Density/Intensity: Density or intensity within such category is not established in this Comprehensive Plan, but shall be limited as required to achieve compliance with this Comprehensive Plan.

Policy:	2.2.1.24.4	<p>Other Information:</p> <ul style="list-style-type: none"> a) All uses under this category shall require special approval. b) Uses under this category shall generally be of such a magnitude so as to require the filing of a Development of Regional Impact application, as defined in Ch. 380, F.S. c) Facilities including, but not limited to, major retail centers and major employment-oriented projects shall specifically not be designated as AT on the Future Land Use Map, but shall be designated under other, more appropriate, future land use categories. d) Any plan amendment to this specialized category may be approved conditioned on the utilization of the property for a specific use or uses, and may be approved so as to require the mitigation of adverse impacts, on public facilities and on existing and future land uses.
Policy:	2.2.1.25	R/OS: Establish the Recreation/Open Space future land use category as follows:
Policy:	2.2.1.25.1	Intent: To recognize significant recreation and permanent open space lands, historic sites, and other areas for the preservation of cultural and recreational amenities.
Policy:	2.2.1.25.2	General Range of Potential Uses (see Policy 2.2.1.5): State parks, historic sites, district or regional parks, significant recreational and open spaces or public schools when associated with public parks.
Policy:	2.2.1.25.3	Range of potential Density/Intensity: Density and intensity limits are not applied to this category. Generally, for other than historic sites, density/intensity shall be minimal.

Policy:	2.2.1.25.4	Other Information: a) Any recreational area designated as R/OS shall be: <ol style="list-style-type: none"> 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.
Policy:	2.2.1.26	ER: Establish the Estate Rural future land use category as follows:
Policy:	2.2.1.26.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on Future Land Use Map, areas which are established for a clustered, low density suburban residential environment which includes large tracts of open space which may be utilized for compatible agricultural activities, low intensity recreational use, environmental protection or other open space which serve as transitional buffers between suburban development and rural / agricultural development. Also, to provide for a complement of residential support uses normally utilized during the daily activities of the residents of these areas.
Policy:	2.2.1.26.2	Range of potential uses: (See Policies 2.1.2.3 – 2.1.2.7, 2.2.1.5): Clustered suburban residential uses, neighborhood retail, agricultural uses, agriculturally compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent / water-related/water-enhanced uses (see Objective 2.3.1 and 2.10.4).
Policy:	2.2.1.26.3	Range of Potential Density / Intensity:

Maximum Gross Residential Density:
0.2 dwelling units per acre

Maximum Net Residential Density:
1 dwelling unit per acre (except in WO)

Maximum Floor Area Ratio: 0.23
0.35 for mini-warehouse uses only

Maximum Square Footage for Neighborhood
Retail Uses: Small (30,000 s.f.)

Policy: 2.2.1.26.4

Other Information:

- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to §163.3202 F.S.
- b) Any non-residential project exceeding 3,000 square feet of gross building area shall require special approval.

Policy: 2.2.1.27.1

OM: Establish the Medium Intensity Office future land use category as follows:

Policy: 2.2.1.27.2

Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for medium intensity office development or medium intensity office development mixed, and compatible with existing and proposed urban and suburban environments. This category may also provide for a transition between incompatible uses.

Policy: 2.2.1.27.3

Range of Potential Uses (see Policies 2.1.2.3 – 2.1.2.7, 2.2.1.5): Professional office and/ or research / corporate park uses are the primary non-residential uses, public or semi-public uses, schools, medium intensity recreational uses and appropriate water-dependent/water-related/water-enhanced uses can serve as appropriate secondary uses. Commercial uses – retail (permitted per the Land Development Code) shall serve as appropriate incidental uses to the primary non-residential uses (see also Objectives 4.2.1 and 2.10.4)

Policy: 2.2.1.27.4

Range of Potential Density/Intensity:

Maximum Floor Area Ratio: 0.30 (Outside Urban Core) and 0.50 (Inside Urban Core) and 1.0 (Inside UIRA)

Maximum Square Footage for Neighborhood Retail Uses: 5,000 sf

Maximum Square Footage for Office Uses: Medium 150,000 sf

[Supplement 22]

Policy: 2.2.1.27.5

Other Information:

- a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to §163.3202, F.S.
- b) Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan.
- c) A ratio of 1,000 square feet of commercial (retail) per 30,000 square feet of office, with a maximum of 5,000 square feet for the entire site, will be established for all projects outside the urban core area and a ration of 2,000 square feet of commercial (retail) per 30,000 square feet of office, with a maximum of 10,000 square feet for the entire site, will be established for all projects within the urban core area. The ration will be established as follows:

Office (square footage)	Commercial Uses – Retail (square footage)	
	Outside Urban Core	Within Urban Core
0 - 30,000	1,000	2,000
30,001 - 60,000	2,000	4,000
60,001 - 90,000	3,000	6,000
90,001 - 120,000	4,000	8,000
120,001 - 150,000	5,000	10,000

- d) All commercial uses – retail (permitted per the Land Development Code) shall be incidental and supportive in nature and located internal to the primary office uses.

Policy: 2.2.1.28

Mixed Use – Community (MU-C): Establish the Mixed Use – Community future land use category as follows:

Policy: 2.2.1.28.1

Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, areas which are established as major centers of suburban/urban activity through the identification of Sub-areas. A graphic depiction of the Sub-areas shall be adopted as a part of any FLUM amendment establishing a MU-C category and shall become a part of the Future Land Use Map Series. The maximum distance between Activity centers, measured from the edge of the Center, shall be 1.5 miles. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting. Subareas specifying the range of potential uses, range of potential density/intensity, and other information follow below.

Development or redevelopment within the area designated under this category shall be required to achieve compliance with the Guiding Principles outlined in the Land Use Operative Provisions.

To achieve consistency with the Guiding Principles and to ensure the creation of a viable mixed use area, the approval of each MU-C category shall require the inclusion of Specific Property Development Conditions within the introductory chapter of this Plan that limits the amount of residential development which may

occur until a defined amount of non-residential development has commenced, unless such link is determined to be unnecessary through an analysis submitted by the applicant and approved by the County Commission.

Policy: 2.2.1.28.2

Mixed Use – Community Center Level 1 (MU-C/AC-1):
Establish the Activity Center Level 1 subareas as follows:

Range of Potential Uses: retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, and appropriate water-dependent/water related/water-enhanced uses.

Range of Potential Density/Intensity:

Maximum Gross Residential Density:
9 dwelling units per acre

Minimum Gross Residential Density:
6 dwelling units per acre

Maximum Net residential Density:
20 dwelling units per acre

Maximum floor Area Ratio: 1.0

Minimum Size of Activity Center: 40 acres

Other Information:

- a) All projects require special approval and are subject to the criteria within b, c, d, below, unless all the following are applicable:
 - 1. The proposed project consists of a single family dwelling unit located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use, and
 - 2. The proposed project is to be developed without generating a requirement for

either subdivision review, or final sit or development plan review, or equivalent development order review.

- b) Non-Residential uses exceeding 150,000 square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element provided, however, to implement subsection e) below, such uses shall not be subject to Policies 2.10.3.3 or 2.10.3.5.
- c) Development within this Mixed Use AC-1 subarea shall contain the minimum percentage of at least three of the following general categories of land uses. If two of the land uses include Recreation/Open Space and Public/Semi Public the required mix of uses increases to four land use types, one of which must be residential.
 - 10% Residential.
 - 20% Commercial / Professional.
 - 15% Light Industrial / Distribution.
 - 5% Recreation / Open Space.
 - 3% Public / Semi Public.
- d) For new development projects presented in a unified development plan containing multiple future land use designations including MU-C, all land uses may be considered towards the minimum mix of required uses.
- e) Access between these uses within this subarea shall be provided by roads other than those shown on the Major thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County.
- f) Development or development within the area designated under this subarea shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2/10/4/2 of this element.

Policy: 2.2.1.28.3

Mixed Use – community/Activity Center Level 2 (MU-C/AC-2): Establish the activity Center Level 2 subarea as follows:

Range of Potential Uses: Retail, wholesale, or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, short-term agriculture uses, and appropriate water-dependent/water-related/water-enhanced.

Range of Potential Density/Intensity:

Maximum Gross Residential Density:

9 dwelling units per acre

Minimum Gross residential Density:

6 dwelling units per acre

Maximum Net Residential Density:

20 dwelling units per acre

Maximum Floor Area Ratio: 0.35

Minimum size of Activity Center: 20 acres

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

Other Information:

- a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which either gross residential density exceeds 6 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require special approval.
- c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall also require special approval.
- d) Non-residential projects exceeding 150,000 square feet gross building area may be considered only if consistent with the

requirements for large commercial uses, as described in this element, however, such uses shall not be subject to Policy 2.10.3.3.

- e) Development within this Mixed Use AC-2 subarea shall contain the minimum percentage of at least three of the following general categories of land uses. If two of the land uses include Recreation/Open Space and Public/Semi Public the required mix of uses increases to four land use types, one of which must be residential.
- 10% Residential.
 - 20% Commercial / Professional.
 - 15% Light Industrial / Distribution.
 - 5% Recreation / Open Space.
 - 3% Public / Semi Public.

Policy: 2.2.1.28.4

Mixed Use – Community /Activity Center Level 3

(MU-C/AC-3): Establish the Activity Center Level 3 subareas as follows:

Range of Potential Uses: Neighborhood retail/office uses, also light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban density planned residential development with integrated residential support uses as part of such developments, short-term agricultural uses, interim farm worker housing, public or semi-public uses, schools, recreational uses, and appropriate water-dependent/water-related/water-enhanced uses.

Range of Potential Density/Intensity:

Maximum Gross Residential Density:

3 dwelling units per acre

Maximum Net Residential Density:

9 dwelling units per acre

Maximum Floor Area Ratio: 0.23

Minimum Size of Activity Center: 10 Acres

Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000 sf)

Other Information:

- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet shall require special approval.
- d) The AC-3 subarea shall contain a minimum of 50% non-residential development.

Policy 2.2.1.28.5

Mixed Use – Community/Residential (MU-C/R):

Establish the Residential subareas as follows:

Range of Potential Uses: suburban or urban density planned residential development with integrated residential support uses as part of such developments, neighborhood retail uses, short-term agriculture uses, interim farm worker housing, public or semi-public uses, schools, recreational uses, and appropriate water-dependent/water related/water-enhanced uses.

Range of Potential Density/Intensity:

Maximum Gross Residential Density:
3 dwelling units per acre

Maximum Net Residential Density:
9 dwelling units per acre

Maximum Floor Area Ratio: 0.23

Maximum Square Footage for Neighborhood Retail Uses:

Medium (150,000 sf as permitted in the Manatee County Comprehensive Plan Policy 2.10.4.2. for DRI's and Large Projects)

Other Information:

-
- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202.F.S.
 - b) All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.
 - c) Any nonresidential project exceeding 30,000 square feet shall require special approval.

Policy 2.2.1.28.6

Mixed Use – Community/Residential Urban (MU-C/RU):

Establish the Residential Urban subarea as follows:

Range of Potential Uses: Suburban or urban density planned residential development with integrated residential support uses or part of such developments, neighborhood retail uses, short-term agricultural uses, interim farm worker housing, public or semi-public uses, schools, recreational uses, and appropriate water-dependent/water related/water enhanced uses.

Range of Potential Density/Intensity:

Maximum Gross Residential Density:

9 dwelling units per acre

Maximum Net Residential Density:

16 dwelling units per acre

Maximum Floor Area Ratio: 0.23

Maximum Square Footage for Neighborhood Retail Uses:

Medium (150,000 square feet as permitted in the Manatee County Comprehensive Plan Policy 2.10.4.2 for DRI's and Large Projects)

Other Information:

- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.

-
- b) All projects for which gross residential density exceeds 6 dwelling unit per acres, or in which any net residential density exceeds 9 dwelling units per acre, shall require special approval.
 - c) Any nonresidential project exceeding 30,000 square feet shall require special approval

Objective: 2.2.2

Future Land Use Overlay Districts: Establish and define a suitable number of overlay districts for use on the Future Land Use Map to establish targeted geographic areas, within which the application of highly specialized policies can be implemented.

Policy: 2.2.2.1

Establish and define the following overlay districts described and defined in Policies 2.2.2.2 through 2.2.2.8 and comprising the second part of the future land use classification system which shall be utilized to prepare or amend the Future Land Use Map required by § 163.3177(6)(a), F.S. No land shall be designated on the Future Land Use Map using any overlay district other than those listed in the summary table contained in Policy 2.2.1.1 above. Policies applicable to these overlay districts are described through various elements of this Comprehensive Plan, as listed in Policies 2.2.2.2 through 2.2.2.7 below.

Policy: 2.2.2.2

WO: Establish the Watershed Overlay District as follows:

Policy: 2.2.2.2.1

Definition: The geographic area encompassing the land and water surfaces which by virtue of natural topography, contributes surface water flow to the Lake Manatee Reservoir, the Evers Reservoir, or the Peace River.

Policy: 2.2.2.2.2

Purpose: To maintain and improve the natural and man-made environment and resources in a manner protective of the water supply functions of the Lake Manatee, Evers Reservoir, and Peace River watersheds, which contribute to these preferred potable water sources, so as to maintain water quality and quantity within Lake Manatee, Evers Reservoir,

Peace River and all inflowing water-courses.

Policy: 2.2.2.2.3 Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the WO Overlay District are contained under Objective 2.3.4 of the Future Land Use Element, Objective 9.5.2 and Policy 9.4.1.4 of the Public Facilities Element, Goal 3.2 of the Conservation Element, Objective 5.3.2 of the Traffic Sub-Element, of this Comprehensive Plan. Compliance with all goals, objectives, and policies listed in this subsection, and with other applicable goals, objectives, and policies, and development regulations is required for all activity within the Watershed Overlay District.

Policy: 2.2.2.2.4 Effect of Mapping:

- a) Any project which is at least partially within the Watershed Overlay District (WO) shall be submitted for approval under the special approval process. The area designated under the WO District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the WO District. The extent and coverage of the area designated is shown in greater detail on the official zoning atlas of Manatee County, but is, however, subject to adjustment pursuant to (c) below.
- b) See also policies listed under Policy 2.2.2.2.3 above.
- c) Manatee County will accept, and review on a case-by-case basis, submittal of appropriate hydrological studies by any owner or authorized representative of property shown on the official zoning atlas as being within the Watershed Overlay where the owner or agent thereof is seeking to demonstrate that property is not located within the Lake Manatee Watershed, the Evers Reservoir, or the Peace River Watershed. Where the review concludes that the subject property, or part thereof, is located outside the Watershed Overlay, adjustments to the zoning atlas should be processed pursuant to an administrative procedure established

within any land development regulations developed pursuant to Sec. 163.3202, F.S.

Policy: 2.2.2.2.5

DEVELOPMENT RESTRICTION / CONDITIONS:

- a) Prohibit the location of any general or commercial aviation facility within the Watershed Overlay District, except where a finding of overriding public interest has been reached by the BOCC for location of such a facility within the districts.
- b) Prohibit the location of new confined feedlot operations for livestock within the Watershed Overlay District.
- c) Prohibit all new mineral resource extraction and associated processing activities, other than sand, shell, and gravel extraction, within the Watershed Overlay District unless such uses are subject to special approval which must establish that such activities shall not cause a degradation of water quality and shall not cause adverse impact on water quality within the watersheds.
- d) Prohibit newly proposed nonresidential/nonagricultural development in the Watershed Overlay District which requires an operating permit for industrial waste treatment, as referenced in Chapter 62-4 F.A.C. unless such developments are reviewed as special approvals and it can be established that such developments shall not cause a degradation of the water quality of the watersheds of Lake Manatee, Evers Reservoir, or Peace River, as appropriate, and shall not cause any adverse impact on water quantity within these districts.
- e) Prohibit the location of new sanitary landfills and wastewater treatment plants (interim or permanent) within the Watershed Overlay District unless such uses are permitted pursuant to a finding by the BOCC of overriding public interest.
- f) Require that the preservation of indigenous

vegetation within the Watershed Overlay District be accomplished through careful site planning and the use of native, naturalized or drought-hardy species for new or replacement plantings (see also policy 2.9.4.6)

- g) Require minimum percentages of upland area on projects within the Watershed Overlay District be maintained, during the course of development, as undisturbed or landscaped areas. These minimum percentages shall exceed those required outside the Overlay District (see also policy 3.3.2.1 and 2.9.4.6).

Implementation Mechanism(s):

- a) Planning Department review of all development proposed consistent with this policy.
- b) Planning Department maintain development regulations appropriate for implementation of watershed protection within the Lake Manatee, Evers Reservoir, and Peace River watershed areas.

Policy: 2.2.2.4

CEA: Establish the Coastal Evacuation Area Overlay District as follows:

Policy: 2.2.2.4.1

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

Policy: 2.2.2.4.2

Purpose:

- a) To limit population in the Category 1 hurricane evacuation area requiring evacuation during storm events.
- b) To limit the amount of infrastructure, both private and public, within the CEA Overlay District and thereby limit magnitude of public

loss and involvement in mitigating for loss of private infrastructure to Manatee County residents.

- c) To, through exercise of the police power, increase the degree of protection to public and private property, and to protect the lives of residents within the CEA, and reduce the risk of exposing lives or property to storm damage.
- d) To accomplish shoreline stabilization along coastal areas by limiting development activity which may adversely impact shoreline stability.
- e) To protect coastal water quality by reducing impervious surface along coastal areas, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters.
- f) To encourage, establish, and maintain vegetative and spatial buffer zones, in order to maintain the capacity of natural vegetative communities in mitigating the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.

Policy: 2.2.2.4.3

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

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

Policy: 2.2.2.4.4

Effect of Mapping:

- a) Any project which is at least partially within the CEA Overlay District shall be submitted for approval under the special approval process, except in the instance of any project on lands owned, leased or operated by the Manatee County Port Authority. The area designated

under the CEA Overlay District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the CEA District, except where policies associated with the CEA Overlay conflict with such goals, objectives and policies. In this event, policies associated with the CEA Overlay shall override other goals, objectives and policies.

- Policy: 2.2.2.4.5 Development Restrictions/conditions
- a) Prohibit any amendment to the Future Land Use Map which would result in an increase in allowable residential density on sites within the Coastal Evacuation Area.
- Policy: 2.2.2.5 **CHHA:** Establish the Coastal High Hazard Area Overlay District as follows:
- Policy: 2.2.2.5.1 Definition: The geographic area below the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, pursuant to applicable law, as updated on a periodic basis.
- Policy: 2.2.2.5.2 Purpose:
- a) To limit population in the Coastal High Hazard Area Overlay District.
 - b) To limit the amount of infrastructure, both private and public, within the CHHA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure to Manatee County residents.
 - c) To, through exercise of the police power, increase the degree of protection to public and private property, and to protect the lives of residents within the CHHA, and reduce the risk of exposing lives or property to storm damage.
 - d) To accomplish shoreline stabilization along coastal areas by limiting development activity which may adversely impact shoreline stability.

-
- e) To protect coastal water quality by reducing impervious surface along coastal areas, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters.
 - f) To encourage, establish, and maintain vegetative and spatial buffer zones, in order to maintain the capacity of natural vegetative communities in mitigating the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.

Policy: 2.2.2.5.3 Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the CHHA Overlay District are contained under Objectives 4.3.1, 4.3.2, 4.4.2 and 4.4.3 of the Coastal Management Element. Compliance with all goals, objectives, and policies listed in these subsections, and with other applicable goals, objectives, policies, and development regulations is required for all activity within the CHHA Overlay District.

Policy: 2.2.2.5.4 Effect of Mapping:

- a) Any project which is at least partially within the CHHA Overlay District shall be submitted for approval under the special approval process, except in the instance of any project on lands owned, leased or operated by the Manatee County Port Authority. The area designated under the CHHA Overlay District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the CHHA District, except where policies associated with the CHHA Overlay conflict with such goals, objectives and policies. In this event, policies associated with the CHHA Overlay shall override other goals, objectives and policies. The extent and coverage of the area designated as CHHA is an approximation, and is subject to a more precise determination on any project within, or proximate to, that area shown on the Future land Use Map as CHHA. At the time of review of any such project for issuance of any

development order establishing total or partial development potential, evaluation of a pre-development topographic survey of the site shall be utilized to determine the extent of the CHHA District Overlay.

- b) See also objectives listed under Policy 2.2.2.5.3 above.

Policy: 2.2.2.5.5 Development Restrictions/Conditions

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

Policy: 2.2.2.6 **HR:** Establish the Historic Resources Overlay District as follows:

Policy: 2.2.2.6.1 Definition: The historic sites and neighborhoods established by Manatee County as priority areas for the protection of historic resources.

Policy: 2.2.2.6.2 Purpose:

- a) To recognize the approximate geographic boundaries of significant historical and archaeological areas and sites.
- b) Specific protection mechanism for historical and archaeological resources are located on this Historic and Cultural Element of this Comprehensive Plan.

Policy: 2.2.2.6.3 Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the HR Overlay District are contained in the Historical and Cultural Element of this Comprehensive Plan. Compliance with all goals, objectives, and policies, and development regulations is required for all activity within the HR Overlay.

Policy: 2.2.2.6.4 Effect of Mapping:

- a) The areas designated under the HR Overlay District on the Future Land Use Map shall also be subject to all goals, objectives, and policies for any future land use category overlaid by the HR District.

- b) Recognize existing and new significant historic districts or sites as designated by Manatee County.
- c) See also goals, objectives and policies contained in the Historical and Cultural Element.

Policy: 2.2.2.7 **AI:** Establish the Airport Impact Overlay District as follows:

Policy: 2.2.2.7.1 Definition: The geographic area subject to current or future projected noise exposure from any aviation facility of 65 Ldn or greater. This area is defined as the area contained within the 65 Ldn noise contour, as shown on the official noise exposure maps for the aviation facility (Map contained in the Aviation section of the Transportation Element).

Policy: 2.2.2.7.2 Purpose:

- a) To define geographic areas which will be subject to special review or regulation pursuant to Policy 5.11.1.2 and Objective 5.11.2.

Policy 2.2.2.7.3 Applicable Goals, Objectives, and Policies: Goals, objectives and policies pertaining to AI Overlay District are contained under Objectives 5.11.1 and 5.11.2 of the Aviation Sub-element, and Policy 2.9.2.1 of the Future Land Use Element.

Policy: 2.2.2.7.4 Effect of Mapping:

- a) Any project which is at least partially within the AI Overlay District shall be subject to the applicable requirements listed under Policies 2.2.2.7.2 and 2.2.2.7.3 above.
- b) The area designated under the AI Overlay District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category under the AI Overlay.

Policy: 2.2.2.8 **RAC:** Establish the Regional Activity Center Overlay District as follows:

Policy: 2.2.2.8.1 Definition: A specifically bounded geographic area designated by the Manatee County Board of County Commissioners for the purpose of encouraging growth in suitable areas where significant development or redevelopment would not occur without the designation. The designation is to encourage development into areas suited for, or capable of, supporting the impacts attributed to the added infrastructure and population that growth incurs. Areas for designation should be located at points of highest transportation accessibility and infrastructure service capability.

Policy: 2.2.2.8.2 Purpose:

- a) To define specific geographic areas for promoting intense, concentrated growth or planned infrastructure concurrent with development to support that growth.
- b) To reduce fragmented or sprawl type urban development patterns, protect critical regional facilities, increase opportunities for mass transit utilization, and utilize infrastructure more efficiently.

Policy: 2.2.2.8.3 Applicable Goals, Objectives, and Policies: Goals, objectives and policies pertaining to the RAC Overlay District are contained under Objective 2.6.6 of the Future Land Use Element. Compliance with all goals, objectives, and policies of this Manatee County Comprehensive Plan, and land development regulations prepared pursuant to § 163.3202 F.S. is required for all activity within the RAC Overlay District.

Policy: 2.2.2.8.4 Effect of Mapping:

- a) Any project, or portion of a project which is proposed for inclusion within a RAC Overlay District shall be subject to the applicable requirements listed under Policies 2.2.2.8.1, 2.2.2.8.2, and 2.2.2.8.3 above.

b) The area designated under the RAC Overlay District on the Future Land Use Map shall also be subject to all goals, objectives, and policies for any future land use category underlying the RAC Overlay District.

c) Any incentives granted to development within a RAC Regional Activity Center Overlay District shall be fashioned so that only development within the regional activity center can benefit from such incentives.

Policy: 2.2.2.9 **FIG:** Establish the Florida International Gateway Overlay District as follows:

Policy: 2.2.2.9.1 Definition: A specific geographic area designated on the Future Land Use Map for the purpose of encouraging growth which is consistent, with the long term needs of Port Manatee and the economic health of Manatee County (see also Objective 2.1.4).

Policy: 2.2.2.9.2 Purpose:

a) To define a specific geographic area where a range of light industrial, mixed use, other employment-oriented uses, may be considered in addition to the existing Future land Use Designation when compatible and planned infrastructure will be built concurrent with development to support that growth.

b) To provide for compatibility between light industrial, non-residential, and residential uses providing a high quality built and natural environment for living, working, or visiting.

c) To promote transportation choices, intermodal connections, internal trip capture, and freight mobility.

Policy: 2.2.2.9.3 Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the FIG Overlay District are contained under Objective 2.1.4, 2.11.1,

2.11.2, 2.12.1 of the Future Land Use Element. Consistency with other goals, objectives, and policies of this Manatee County Comprehensive Plan, and land development regulations prepared pursuant to §163.3202 F.S. is required for all activity within the FIG Overlay District.

Policy: 2.2.2.9.4

Effect of Mapping:

- a) Any project, or portion of a project which is included within the FIG Overlay District shall be subject to the applicable requirement listed under Policies 2.2.2.9.1, 2.2.2.9.2, and 2.2.2.9.3 above.
- b) The area designated under the FIG Overlay District on the Future Land Use Map may also be developed pursuant to the goals, objectives, and policies of the future land use category underlying the FIG Overlay.
- c) In addition to the range of uses, density and intensity provided for in the underlying Future Land use Category, land within the NCG Overlay may also be considered for the range of uses, and intensity provided for under the 2.2.1.18 policies upon a determination that:
 - (1) compatibility between residential and non-residential uses has been established, and
 - (2) provisions have been made for all required public facilities.

All such development shall require Special Approval pursuant to this Comprehensive Plan.

Objective: 2.2.3

Map Series: Provide the Future Land Use Map Series in a manner and scale which will permit its use as an information planning resource, a planning tool, and a regulatory device.

Policy: 2.2.3.1

Provide the Future Land Use Map Series in a suitable manner for use as an informational tool for preliminary

property assessments by interested parties:

Implementation Mechanism:

- a) Map series following this objective.

Policy: 2.2.3.2

Provide the Future Land Use Map Series suitable for use as a regulatory tool, utilizing a scale which is suitable for determining location of even small parcels of property.

Implementation Mechanism:

- a) One (1) inch: 1000 feet scale map series adopted, and available in reproducible form from the Manatee County Planning Department.

Goal: 2.3

A Land Use Pattern Sensitive to Natural Features And Environmental Constraints.

Objective: 2.3.1

Clustering And Density/Intensity Transfers to Preserve Natural Resources: Promote the clustering of uses and the transfer of density/intensity to:

- protect sensitive environments while preserving development potential;
- decrease impervious surface in important groundwater recharge areas;
- decrease runoff to potable water reservoirs;
- limit development in areas subject to natural disasters which may cause damage to life and/or property;
- preserve endangered and threatened species;
- preserve open areas to increase light, air, and quality of life;
- decrease development costs by limiting infrastructure; and
- decrease maintenance costs for new

infrastructure. [See also policy 5.2.1.5]

Policy: 2.3.1.1 Permit the transfer of density or intensity from wetlands and associated buffers to upland portions of the same project site. Such transfer from pre-development jurisdictional wetlands shall be limited to wetland acreage less than or equal to 20% of total gross project acreage. Such development potential transfer shall also be subject to:

- limitations on gross and net density as established for each land use category.
- limitations on maximum floor area ratio established for each future land use category.
- density limitations where adjacent to perennial lakes or streams as required in policy 2.3.1.2.
- compliance with other goals, objectives, and policies, and with applicable land development regulations.

Implementation Mechanism:

- a) Planning Departments review of all proposed development containing wetlands under the special approval process to ensure compliance with this policy.

Policy: 2.3.1.2 Minimize the alteration or relocation of any perennial lake or stream, or of adjacent jurisdictional wetlands by promoting the transfer of density/intensity away from the water body and out of the floodplain, except for improvements for public water supply sources, upon a finding of overriding public interest by the Board of County Commissioners. Also, limit the density or intensity credit which may be transferred from any acreage of altered or relocated wetlands to 50% of the maximum density or intensity associated with the future land use category on any such wetland. Any such reduction in density or intensity credit shall be in addition to any reduction (see Policy 2.3.1.1) caused by wetland acreage being in excess of 20% of gross project acreage.

Implementation Mechanism:

		a) Planning Departments review any proposed site development plans to ensure compliance with this policy.
Policy:	2.3.1.3	Promote the transfer of density or intensity from environmentally significant uplands, such as habitat for endangered and threatened species to other areas of the development site. Such transfers shall be limited to the net density/intensity limitations of the Future Land Use Category.
		Implementation Mechanism:
		a) Planning Departments review of all proposed development containing wetlands under the special approval process to ensure compliance with this policy.
Policy:	2.3.1.4	Prohibit the clustering of development through the transfer of density/intensity credits from property located outside of the Watershed Overlay District to property located within this district, unless a finding of overriding public interest is determined by the Board of County Commissioners.
		Implementation Mechanism:
		a) Planning Departments review of projects for compliance with this policy.
Policy:	2.3.1.5	Promote the clustering of uses by permitting increased net densities within the WO District where such densities effectively reduce the percentage of impervious surface within the WO District.
		Implementation Mechanism:
		a) Planning Departments review of projects for compliance with this policy.
Objective:	2.3.2	Soil/Topography Constraints: Conserve soils, discourage erosion and maintain water quality through consideration of topographic conditions and natural soil constraints.

Policy: 2.3.2.1 Require that all development or land use activities utilize soil stabilization procedures and construction best management practices to minimize soil erosion and transport during the project development phase.

Implementation Mechanism(s):

- a) Planning Department and the Environmental Health Division of the Public Health Unit conditioning of all site plan and/or building permit approvals to ensure policy compliance.
- b) Encourage adoption of soil conservation plans for all agricultural operations consistent with policy 3.2.1.2.

Policy: 2.3.2.2 Prohibit the development of those portions of any project site which demonstrates the likelihood of exhibiting new or continuing sinkhole activity.

Implementation Mechanism:

- a) Natural Resources and Planning Department review of topographic data submitted for construction approval for sinkhole activity.

Policy: 2.3.2.3 Minimize the alteration of any natural slopes equal to or exceeding 26.5 degrees (i.e., run:rise = 2:1) during the project development process unless it can be demonstrated that construction on, or alteration of, any such slope can be accomplished without erosion of these steeply-sloped areas.

Implementation Mechanism(s):

- a) Planning Department review at time of construction drawing review.
- b) Building Department review, at time of construction drawing submittal to ensure policy compliance.

Policy: 2.3.2.4 Minimize the alteration of hydric soils supporting

wetlands, consistent with the policies under Objective 3.3.1.

Implementation Mechanism:

- a) See Objective 3.3.1.

Objective: 2.3.3

Floodplain Management: Direct development away from areas subject to flooding to reduce risks to life and property and to minimize costs to County residents for replacing damaged infrastructure.

Policy: 2.3.3.1

Prohibit any new development (except redevelopment) within the floodway of any perennial stream, except for water-dependent uses and except for projects which generally would not result in an increase in flood levels in the community during the occurrence of the base (100 years) flood discharge. [See policy 2.3.1.2]

Implementation Mechanism:

- a) Planning and Building Departments coordination during review of development requests for compliance with this policy and the Floodplain Management Section of the Manatee County Land Development Code.

Policy: 2.3.3.2

Require that all fill within the 100-year floodplain shall be compensated by creation of storage of an equal or greater volume, with such compensatory storage also located within the 100-year floodplain. Areas within the 100-year floodplain adjacent to a tidally-influenced water body shall not be subject to this level of service performance standard.

Policy: 2.3.3.3

Require that all proposed residential buildings within the 100-year floodplain are constructed so that finished floor elevations are above the elevation of the 100-year flood.

Require that all proposed non-residential buildings or non-residential components of mixed use buildings within the 100-year floodplain are constructed to meet the finished floor elevation, or meet and / or exceed

the performance standards established by the Federal Emergency Management Agency.

Policy: 2.3.3.4

Prohibit habitable structures and major public and private investment within the 25-year flood plain except for projects which have special exception status or obtain a Special Approval. This policy shall not preclude the development of water-dependent uses, water-related and water-enhanced uses, stormwater management structures, non-habitable structures, and passive recreational uses where appropriate. Any such development shall:

- minimize impervious surface in the 25-year floodplain;
- cluster structures and uses outside of the 25-year floodplain, whenever possible [see policy 2.3.1.2]; and
- protect perennial lakes and streams by encouraging the dedication of conservation easements not subject to any land alteration within the 25-year floodplain.

This policy applies only for the purposes of reviewing projects for which mapping of the 25-year floodplain has been accomplished, or where interpolation or use of an existing water surface profile for the watercourse(s) permits the identification of the 25-year flood elevation.

Implementation Mechanism(s):

- a) Coordination between the Public Works (Stormwater Management Division), Planning, and Building Departments when reviewing development requests for compliance with this policy and the Floodplain Management Section of the Manatee County Land Development Code.
- b) Coordination between the Manatee County Planning Department and the Manatee County Property Appraiser to ensure that conservation easements dedicated to Manatee County are deleted from private property assessments.

Policy: 2.3.3.5 Limit density or intensity in a manner which will protect all groundwater resources from unacceptable contamination by septic tanks. (See also Objective 9.2.4 and associated policies)

Implementation Mechanism:

- a) Review of proposed impacts by the Utilities, Natural Resources, and Planning Departments and the Florida HRS and conditioning of development orders as appropriate.

Objective: 2.3.4 **Land Use Consistent with Watershed Protection:** Limit land use in the Lake Manatee, Evers Reservoir, and Peace River WO Districts to maintain and improve water quality and the natural environment and resources within those watersheds which contribute to filtration.

Policy: 2.3.4.1 Prohibit any new development which does not meet all applicable requirements in policies 3.2.1.7, 3.2.1.8, and 3.2.1.9.

Implementation Mechanism:

- a) Review by the Planning, Natural Resources, and Agriculture and Resource Conservation Departments to ensure policy compliance.

Policy: 2.3.4.2 Require that impervious surface within the Watershed Overlay District be minimized through the use of one or more of the following strategies:

- the appropriate use of pervious materials for pedestrian pathways and driveways,
- site design which utilizes the joint or shared use of parking areas or access roads where appropriate,
- clustering of uses within single instead of multiple structures,
- transfer of density/intensity out of watersheds

and away from inflowing watercourses [see policies under objective 2.3.1],

- use of increased setbacks and buffers from reservoirs and inflowing watercourses and the use of native vegetation within such buffers and setbacks, and
- through the clustering of uses to maximize the preservation of vegetated open space areas in their natural state.

Implementation Mechanism(s):

- a) Conditioning of development orders consistent with this policy.
- b) Consideration, and adoption by the BOCC where appropriate, of special allowances for reduced off-street parking requirements, use of shared parking, and modifications to roadway and sidewalk design criteria to promote limitations on impervious surface consistent with this policy.

Objective: 2.3.5

Dredge Spoil Disposal: Spoil from dredging projects shall be placed in suitable upland areas.

Policy: 2.3.5.1

Designate the Lena Road Landfill as a regional spoil disposal site for Manatee County except when alternate sites are designated pursuant to policy 2.3.5.2.

Policy: 2.3.5.2

Approve alternative spoil disposal sites based on the following guidelines:

- the disposal area is vacant uplands with no habitat, historic, or archaeological value,
- the disposal area is of sufficient size to contain all of the spoil material and to prevent the escape of the spoil material and return water from the spoil site into wetlands or other surface waters,

-
- the site has appropriate vehicular access
 - the site can be approved for disposal by the appropriate state or federal regulatory agency, and
 - the owner of the spoil disposal site, if not County owned, shall enter into a binding agreement with the county for the use of the property as a spoil site.

Implementation Mechanism:

- a) Review by the Natural Resources and Public Works Departments to ensure policy compliance.

GOAL: 2.4 Adequate And Available Public Facilities And Services Concurrent With New Development.

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

Policy: 2.4.1.1 As may be permitted by the Land Development Code, the following development orders or approvals may have an option to obtain a Certificate of Level of Service for traffic, mass transit, drainage, solid waste and parks facilities:

- 1) Development of Regional Impact development order, or Florida Quality Development, or subsequent amendments thereto.
- 2) Preliminary subdivision plat approval, or equivalent development order.
- 3) Preliminary development plan, or equivalent development order.
- 4) Preliminary site plan, or equivalent development order.

The potable water and sanitary sewer components of concurrency will be reserved according to Policy 2.4.1.2.

Policy: 2.4.1.2

When a project has not received a Certificate of Level of Service Compliance during any of items (1)-(4) as referenced above in Policy 2.4.1.1, then such review shall occur as listed below:

The following development orders or approvals shall obtain a Certificate of Level of Service for traffic, mass transit, drainage, sanitary sewer, solid waste, parks facilities and potable water.

- 1) Earliest of the following (or equivalents thereof):
 - a) Construction drawing approval,
 - b) Final subdivision plat approval,
 - c) Final development plan,
 - d) Final site plan,
 - e) Building permit, or
 - f) Approval to commence development.

Policy: 2.4.1.3

Conditions may be imposed as part of the Certificate of Level of Service Compliance to ensure compliance with appropriate Level of Service Standards.

Where authorized by ordinance, local government land development agreements pursuant to 163.3220 F.S. et. Seq. and/or infrastructure assessment districts or similar mechanisms may be utilized to provide for infrastructure necessary to achieve level of service compliance or to provide a means of establishing and ensuring compliance with a commitment on which issuance of a Certificate of Level of Service Compliance is predicated.

Implementation Mechanism:

- a) Planning Department coordination of all level of

service review processes for review of development orders and issuance of Certificates of Level of Service Compliance in conformance with the Level of Service Standards as required in the Transportation, Recreation/Open Space, and Public Facilities Elements.

Policy: 2.4.1.4

Require that all development orders issued by Manatee County are issued pursuant to at least one of the following findings:

- 1) that all adopted level of service standards referenced in the Transportation, Recreation/Open Space, and Public Facilities Elements are maintained by the proposed development or development phase. This finding shall cause the issuance of a Certificate of Level of Service Compliance, as described in Policy 2.4.1.1 and Policy 2.4.1.2 above.
- 2) that the issuance of the development order is conditioned on the phasing of the project, or implementation of improvements to public facilities which are impacted by the project, so as to ensure the achievement of adopted level of service standards.
- 3) that the issuance of the development order does not require the issuance of a Certificate of Level of Service Compliance.

Implementation Mechanism:

- a) Planning Department review of all appropriate development orders or approval of phasing to ensure policy compliance.
- 4) the project is within a Transportation Concurrency Exception Area established pursuant to Policy 5.0.4.1 of this Plan and has met the impact mitigation standards required by this Plan, the Land Development Code and adopted Administrative Procedures.

Policy: 2.4.1.5 A certificate for potable water level of service will only be issued if the long term population projections and the permitted potable water capacity indicate that sufficient supplies are available during the County's water use permit period.

A certificate for sanitary sewer level of service will only be issued if the permitted sanitary sewer rated treatment capacities are available.

Implementation Mechanism:

- a) Amend land development regulations developed pursuant to Section 163.3202 of the Florida Statutes, to be consistent with this policy.
- b) Continual monitoring / updating of the water and sanitary sewer reservations, average daily use, treatment and permitted capacities.
- c) Continue to provide annual updates to the Board of County Commissioners during the CIP / Growth Management Workshop regarding water resources and sanitary sewer treatment, capacity, and reservations.

Policy: 2.4.1.6 Prohibit the issuance of any building permit for any permanent structure which has not been the subject of approval of a Certificate of Level of Service Compliance, except for single family lots of record.

Implementation Mechanism:

- a) Building Department review of all applications for building permits to verify the existence of a valid Certificate of Level of Service Compliance for that project or project phase.

GOAL: 2.5 Protect Agriculture as a Viable Long-Term And Short-Term User of Land, And as a Major Economic Asset to Manatee County.

Objective: 2.5.1 **Economic Viability:** Protect, enhance, and maintain, through 2025, the countywide economic value of Manatee County's agriculture.

Policy: 2.5.1.1 Designate those areas in Manatee County which are suited for long-term agriculture as Agriculture/Rural on the Future Land Use Map so as to limit the degree of suburbanization of such lands and reduce uses which may displace agriculture.

Implementation Mechanism:

- a) Maintain the Future Development Area Boundary on the adopted Future Land Use Map as the easternmost extent of categories other than Agriculture/Rural, except where described as a permitted exception in Policy 2.1.1.1 above.

Policy: 2.5.1.2 Establish agriculture as the preferred use in the Agriculture/Rural category. Such preferred use status shall favorably impact existing farms, expanding farms, farms that change commodities, agricultural support uses and shall be supportive of state law establishing the right-to-farm.

Policy: 2.5.1.3 Maintain, as permitted by state law, a fast-tracking process for the appropriate division of land for agricultural or agricultural support uses, including the division of land for the conveyance of parcels for residential use by members of the immediate family of the landholder.

Implementation Mechanism:

- a) Maintain land development regulations developed pursuant to §163.3202, F.S., to implement this policy.

Policy: 2.5.1.4 Maintain a Future Development Area on the Future Land Use Map of sufficient acreage and density/intensity which provides alternatives to the rapid conversion of short-term agricultural land to urban/suburban land uses that would be precipitated by a tightly-constrained supply of lands designated for future urban/suburban growth.

Implementation Mechanism:

- a) Review and maintain the Future Land Use Map consistent with this policy.

Policy: 2.5.1.5 Recognize controlled burning of agriculture and natural lands as an appropriate and necessary agricultural management practice and permit the continued use of this practice when accomplished in a safe manner.

Policy: 2.5.1.6 Manatee County shall pursue and promote the use of agricultural conservation easements or other innovative methods which support the continued viability and sustainability of agricultural practices in Manatee County.

Implementation Mechanism:

- a) Natural Resources Department shall pursue acquisition of easements and other property interests.
- b) Natural Resources Department shall pursue funding from the USDA Farm and Ranch Lands Protection Program and other funding sources.

Objective: 2.5.2 **Short-Term Agriculture:** Maintain viable short-term or transitional agricultural uses.

Policy: 2.5.2.1 Permit consideration of agricultural uses, other than special agricultural uses with a significant adverse impact on residential areas, to locate within areas designated for suburban or urban land uses of one dwelling unit per gross acre or more.

Policy: 2.5.2.2 Permit the use of clustering of residential or nonresidential development on a project site to facilitate the continued use of any portion of the project site for agricultural uses, once associated development potential has been transferred or clustered onto another portion of the project site.

Implementation Mechanism:

- a) Approval, where appropriate, of agricultural uses on a portion of a project during the special approval process to facilitate clustering pursuant to this policy.

Policy: 2.5.2.3

Protect the preferred tax status of agricultural lands, as required by § 163.3194(5), F.S., by ensuring, to the maximum extent practicable, that agricultural uses meeting the requirements of § 193.461, F.S. are assessed as agricultural lands, where either:

- the agricultural use is substantially surrounded by suburban/urban uses with increased property values;
- agricultural uses remain as interim uses on property approved for urban/suburban development, pursuant to policy 2.5.2.4 below; or
- agricultural uses are approved, utilizing the special approval process, as part of a project which has utilized the clustering option identified in Policy 2.5.2.2 above to transfer development potential from the area on the project approved for continued agriculture to other areas of the project site.

Implementation Mechanism:

- a) Coordination between the Manatee County Administrator and the Manatee County Property Appraiser to implement this policy.

Policy: 2.5.2.4

Permit continued or newly established agricultural uses other than special agricultural uses, on all or part of a project which has been the subject of a special approval, until approved development is started on the project site.

- a) Land Development regulations developed pursuant to §163.3202. F.S., and consistent with this policy.

-
- Policy: 2.5.2.5 Maintain land development regulations to ensure compatibility between:
- newly proposed agricultural uses within the developed or developing areas, and existing or future suburban and urban land uses.
 - agricultural and nonagricultural uses proposed on a single project.

These regulations shall enable Manatee County, through requirements approved as part of a development order establishing the agricultural uses, to ensure that agricultural uses do not generate unacceptable impacts on existing, approved, or future land uses adjacent to or proximate to the agricultural uses. Furthermore, this mechanism shall require that the location and nature of agricultural uses be specified on a site use or development plan. Also refers to policies under Objective 2.6.1.

- Policy: 2.5.2.6 Permit the development of farmworker housing within areas designated as Ag/R, Res-1, or UF-3 on the Future Land Use Map, at densities which exceed the maximum densities established for those categories. Also, to require that any such housing be associated exclusively with the performance of agricultural labor, and that land development regulations establish standards for the development of any such farmworker housing, to protect the health, safety, and welfare of any adjacent property owners or residents. Such standards may include other maximum density requirements.

Implementation Mechanism:

- a) Maintain land development regulations developed pursuant to § 163.3202, F.S., and consistent with this policy.

GOAL: 2.6 Development Compatible With Existing And Proposed Adjacent Land Uses.

Objective: 2.6.1

Compatibility Through Screening, Buffering, Setbacks, And Other Mitigative Measures: Require suitable separation between adjacent land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.

Policy: 2.6.1.1

Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:

- use of undisturbed or undeveloped and landscaped buffers
- use of increased size and opacity of screening
- increased setbacks
- innovative site design (which may include planned development review)
- appropriate building design
- limits on duration/operation of uses
- noise attenuation techniques
- limits on density and/or intensity [see policy 2.6.1.3]

Implementation Mechanism(s):

- a) Maintain setback, screening, buffering, and other appropriate mitigation techniques in land development regulations.
- b) Planning Department review of development approvals to ensure policy compliance.

Policy: 2.6.1.2

Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in

conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses.

Implementation Mechanism:

- a) Land development regulations consistent with this policy.

Policy: 2.6.1.3 Require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also policy 2.6.1.1).

Objective: 2.6.2 **Residential Compatibility/transition:** Residential uses compatible with adjacent residential and nonresidential uses.

Policy: 2.6.2.1 Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.

Implementation Mechanism(s):

- a) Planning Department review of proposed rezones and appropriate site plans submitted for new residential development adjacent to existing agricultural operations or to Ag/R Future Land Use Category for consistency with this policy and with policy 2.6.1.1.
- b) Planning Department review of residential support uses for consistency with policy 2.6.1.1. [See policy 2.13.2.1]

Policy: 2.6.2.2 Prohibit residential development in industrial future land use categories except for single family homes on lots of record in the IL Future Land Use Category.

Implementation Mechanism:

-
- a) Land development regulations consistent with this policy.

Policy: 2.6.2.3 Require new residential development within the Airport Impact Overlay District to meet adopted noise attenuation requirements for any proposed residential uses which may be impacted by aircraft noise.

Implementation Mechanism:

- a) Implementation of Policy 5.11.1.3 of the Transportation Element.

Policy: 2.6.2.4 Limit residential development in areas that are subject to excessive odor to those that meet the compatibility requirements of policy 2.6.1.1.

Policy: 2.6.2.5 Prohibit the development of attached dwelling units within existing neighborhoods consisting of detached dwelling units except upon a finding by the Board of County Commissioners that the development is consistent with the welfare of the community. Welfare of the community shall include provision of low- and moderate- income housing, and appropriately priced housing for the employees of nearby businesses.

Implementation Mechanism(s):

- a) Planning Department review of all proposed attached residential dwellings for compliance with this policy.
- b) Implementation of policy 2.6.1.1 to mitigate any potential incompatibilities.

Policy: 2.6.2.6 Allow a mix of attached and detached housing types only for development approved under the planned unit development process utilizing the mitigation techniques described in policy 2.6.1.1 or where prior planning provides for a logical transition in net residential densities between different residential unit types.

Implementation Mechanism:

- a) Planning Department review of all proposed mixed developments for compliance with this policy.

Policy: 2.6.2.7

Require clustering, as appropriate, to limit impacts of residential development on adjacent agricultural, conservation, open space, or environmentally sensitive uses.

Implementation Mechanism:

- a) Planning Departments review and conditioning of development orders to ensure compliance with this policy.

Policy: 2.6.2.8

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.

Implementation Mechanism:

- a) Land development regulations to require mitigation consistent with this policy.

Policy: 2.6.2.9

Require a gradual transition in density and utilize the mitigation techniques under objective 2.6.1 when siting residential development adjacent to non-residential uses.

Implementation Mechanism:

- a) Land development regulations to require transition and mitigation to ensure compliance with this policy.

Objective: 2.6.3

Industrial Compatibility and Performance Measures:
Industrial development compatible with adjacent uses. (See also Goals 3.2, 3.3, and 3.4)

Policy: 2.6.3.1

Consider performance standards or other measures to distinguish between light and heavy industries. Such performance standards or measures shall address the following distinguishing parameters:

- 1) toxicity and degree of hazard associated with raw materials, by-products, or finished products; and extent, duration, and procedure for storage of any such toxic or hazardous materials,
- 2) bulk of raw materials, by-products, or finished products required,
- 3) degree and nature of daily traffic associated with the industry,
- 4) level, frequency, and nature of any discharges into the atmosphere or surface waters,
- 5) level of noise customarily associated with the industry, after noise mitigation, and at the lot lines of the industry,
- 6) level of atmospheric emissions and nature of atmospheric emissions customarily associated with the industry, after mitigation,
- 7) height of smokestacks or other industrial structures associated with the industry,
- 8) level and nature of odor customarily associated with the industry,
- 9) level of fugitive dust customarily associated with the industry,
- 10) level and type of vibration customarily associated with the industry,
- 11) level of glare customarily associated with the industry,
- 12) level and nature of outdoor storage customarily associated with the industry,

In utilizing these parameters to identify light or heavy industry, parameters shall be considered in aggregate, with the cumulative result for each industry utilized to determine the status of that industry. Uses determined

to have, using these performance standards, "objectional impacts" on adjacent or nearby residential uses, where such uses exist, shall be classified as heavy industrial, and those determined to not have such impact shall be classified as light industrial.

Implementation Mechanism:

- a) Land development regulations consistent with this policy.

Policy: 2.6.3.2 Prohibit the adjacency of any Industrial-Heavy designation on the Future Land Use Map to any residential designation, unless any such adjacency is interrupted by significant natural buffers, such as water bodies, or major wetland systems.

Policy: 2.6.3.3 Prohibit the special approval of increased intensity for any industrial use unless the Board of County Commissioners finds, at time of issuance of any development order granting the increased intensity, that the proposed development is compatible with adjacent development and consistent with the policies under Objective 2.6.1.

Policy: 2.6.3.4 Require that any industry demonstrate compliance with appropriate industrial performance standards where alleged violations of such standards are reported to Manatee County. Where an industry is required to demonstrate compliance to Manatee County, any accompanying costs of proving compliance shall be borne by the industrial use.

Implementation Mechanism:

- a) Planning Department evaluation of any alleged violation to verify existence of good apparent cause documenting alleged violation and follow-up action consistent with this policy.

Objective: 2.6.4 **Wellhead Protection:** Protect all public supply wells from incompatible uses.

Policy: 2.6.4.1 Protect an area within 200 feet of any public supply well as a zone of exclusion and prohibit new commercial or industrial uses, septic tanks, leaching fields, and all uses listed in policy 2.6.4.2 from locating within the zone of exclusion. [See policy 9.5.3.5.]

Implementation Mechanism:

- a) Land development regulations to require compliance with this policy.

Policy: 2.6.4.2 Protect an area within 1000 feet of any public supply well as a zone of secondary exclusion and prohibit all of the following uses from locating within the zone of secondary exclusion:

- Landfills;
- Facilities for the bulk storage, handling, or processing of materials on the Florida Substance List;
- Commercial or industrial uses of hazardous materials or wastes;
- Junkyards or salvage operations;
- Mines;
- Wastewater treatment plants and similar facilities;
- Pesticide storage facilities;
- Animal feed lots.

Implementation Mechanism:

- a) Land development regulations consistent with this policy.

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

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

Implementation Mechanism(s):

- a) Density or intensity increments in future land use categories reserved for planned unit developments only, through the special approval process.
- b) Limitations on scale of development unless planned unit development is utilized through the special approval process.
- c) Land development regulations developed pursuant to §163.3202, F.S., providing for a planned unit development review process that minimizes the duration of reviews, and the number of discretionary approvals.
- d) Available clustering options for planned unit development projects.
- e) Require planned development zoning to grant special approval for all projects within the MU category, excluding single family homes and related accessory uses on lots of record.

Policy: 2.6.5.2 Encourage, in locations which are suited to diverse uses, mixed and multiple use projects to provide for integration and synergy between land uses. Nothing in this policy shall preclude single use or homogenous projects if mixing of uses on a single project, or intrusion of a different use into a homogenous area, will create inappropriate diversity or incompatibilities between adjacent land uses.

Implementation Mechanism(s):

- a) Consideration of limited nonresidential land uses within residential designations pursuant to policy in this Element.

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- b) Consideration of commercial and residential uses within the ROR designation pursuant to policy in this Element.
 - c) Consideration of industrial, commercial and residential uses within the MU designation pursuant to policies in this Element.
 - d) Consideration of all residential dwelling unit, or combinations thereof, within all future land use categories, where consistent with other policies in this Element.

Policy: 2.6.5.3 Encourage, within currently undeveloped areas designated for new growth, and within infill development projects not creating incompatible land use patterns, the vertical integration of uses by mixing of uses within a single structure.

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

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

Implementation Mechanism:

- a) Develop and maintain land development regulations containing these minimum open space standards, or equivalent standards.

Policy: 2.6.5.5 Ensure urban infill projects are compatible to their setting and designed to contribute to the overall enhancement of the existing neighborhood. Compatibility consideration will include building massing, vertical character and setbacks within the existing urban neighborhood. Urban neighborhood projects shall preserve the street grid pattern, on street parking and sidewalks characteristic of existing urban neighborhoods.

Objective: 2.6.6 **Regional Activity Centers:** Jointly designate appropriate regional activity centers with the Tampa Bay Regional Planning Council.

Policy: 2.6.6.1 If appropriate, after coordination with the Tampa Bay Regional Planning Council, designate areas in unincorporated Manatee County as Regional Activity Centers pursuant to the Strategic Regional Policy Plan of the Tampa Bay Regional Planning Council (TBRPC).

Implementation Mechanism(s):

- a) Review of applications for designation of a Regional Activity Center by the Manatee County Planning, Department for compliance with this policy, using the criteria for designation of Regional Activity Centers as established by the Tampa Bay Regional Planning Council.
- b) Coordination between the Manatee County Planning Department and the Tampa Bay Regional Planning Council to ensure that proposed Regional Activity Centers comply with requirements and criteria for designation of Regional Activity Centers.
- c) In accordance with Tampa Bay Regional Planning Council procedures, consideration of designation of a Regional Activity Center by the Manatee County Board of County Commissioners shall require a Comprehensive Plan Amendment pursuant to Chapter 163, Florida Statutes.

GOAL : 2.7 Innovative Land Development Regulations.

Objective: 2.7.1 **Regulatory/Incentive Mechanisms:** Maintain land development regulations which regulate and provide incentives for new development and redevelopment to achieve comprehensive plan objectives.

Policy: 2.7.1.1 Permit, and encourage the use of, innovative or unconventional land development regulations in order

to achieve adopted objectives in this Comprehensive Plan. Such regulation/incentives may include, but not be limited to, Transfer of Development Rights between sites; the use of performance or design standards in lieu of, or in combination with, lists of permitted uses; and other mechanisms.

Policy: 2.7.1.2 Amend the Comprehensive Plan and the Land Development Code as appropriate to implement the recommendations of the Community Character and Compatibility Study. [See also Policy 2.1.3.3]

GOAL: 2.8 **Reduction of Land Uses Which Are Inconsistent With Community Character And Future Land Uses.**

Objective: 2.8.1 **Incentives:** Periodically review land development regulations and strategies to ensure incentives for reduction of inconsistent land uses and incentives for redevelopment and renewal of blighted areas are effective.

Policy: 2.8.1.1 Maintain a fast-tracking project review process for any redevelopment project which proposes the change of a zoning district or land use which is non-conforming to the Future Land Use Map, or to the commercial locational criteria. Also, maintain similar procedures for any redevelopment project that is part of any special area within which building code violations are more prevalent, or is part of any area identified as having a concentrations of substandard housing this fast-tracking process shall be maintained in the County's land development regulations. (See also Obj. 6.1.4)

Implementation Mechanism:

- a) Review and verification by Manatee County Planning, Department, of nonconforming status, or special area status, of any proposed development seeking or fast-tracking pursuant to this policy.

Policy: 2.8.1.2 Prohibit the issuance of any development order inconsistent with the Future Land Use Map, unless the proposed development is listed as a special exception to this Comprehensive Plan.

Objective: 2.8.2 **Inappropriate Precedents:** Discount inappropriate, precedent-setting land uses as the basis for future land use decision-making, following plan adoption.

Policy: 2.8.2.1 Prohibit designations on the Future Land Use Map which reflect zoning districts, or existing uses which are inconsistent with prevalent community character, or inconsistent with adopted goals, objectives, and policies in this Comprehensive Plan from serving as precedents for plan amendment(s) and other development order approvals which are inconsistent with this Comprehensive Plan or prevalent community character.

GOAL: 2.9 Residential Communities Which Contribute to a High Quality of Life.

Objective: 2.9.1 **Strong Communities:** Create and maintain communities which are characterized by their:

- connection, integration, and compatibility with surrounding land uses,
- community spaces and focal points,
- protection of the natural environment,
- connection and integration of pedestrian, bicycle, and vehicular systems,
- usable open spaces, and public access to water features,
- unifying design elements and features,
- variety of housing stock,
- pedestrian oriented structures, and pedestrian friendly design,
- connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.

Policies: 2.9.1.1 Minimize the development of residential projects which create isolated neighborhoods.

Implementation Mechanism:

- a) Planning Department review and comment on proposed site design and layout at earliest possible review period.

Policy: 2.9.1.2 Promote the connection and integration of community pedestrian, bicycle, and vehicular systems to the larger county systems. (See also Obj. 3.3.3)

Implementation Mechanism:

- a) Planning Department review and comment regarding connection to larger county systems.

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.

Implementation Mechanism(s):

- a) Planning Department review and comment on proposed site design and layout.
- b) Appropriate revisions to the Land Development Code by the Planning Department.

Policy: 2.9.1.4 Encourage the development of a variety of housing options and architectural styles within a community. (See also Obj. 6.1.1)

Policy: 2.9.1.5 Promote the development of pedestrian friendly designs.

Implementation Mechanism(s):

		<ul style="list-style-type: none"> a) Planning Department review and comment on proposed site design and layout. b) Appropriate revisions to the Land Development Code by the Planning Department.
Policy:	2.9.1.6	Promote the use of unifying design elements and features.
Policy:	2.9.1.7	Encourage the development of community spaces, including usable open space and public access to water features.
		Implementation Mechanism(s):
		<ul style="list-style-type: none"> a) Planning Department review and comment on proposed site design and layout. b) Appropriate revisions to the Land Development Code by the Planning Department.
Policy:	2.9.1.8	Encourage the design of residential projects providing continuous green space connecting neighborhoods.
Policies:	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)
		Implementation Mechanism(s):
		<ul style="list-style-type: none"> a) Planning Department review of site design and coordination with the Parks & Recreation Department, and the School Board. b) Appropriate revisions to the Land Development Code by the Planning Department.
Policy:	2.9.1.10	Provide for the integration and assimilation of smaller residential infill parcels into existing neighborhoods by encouraging consistency in building setbacks, lot size, dwelling unit sizes, building heights, and street patterns.

Policy: 2.9.1.11 Establish Community Infrastructure Planning Program that will at a minimum address the cumulative impacts of the inter-related issues between land use, infrastructure, and transportation. This program will determine public / private funding mechanisms to support community needs.

Objective: 2.9.2 **Adverse Impact On Communities:** Mitigate or where possible, prevent adverse impacts on residential uses. (See also Objective 2.6.2)

Policy: 2.9.2.1 Prohibit the location of land uses (e.g., vehicular racing facilities, outdoor concert facilities) which generate significant noise impacts on existing or future residential areas, in locations proximate to residential uses, unless mitigation measures can reduce noise impacts to acceptable levels.

Policy: 2.9.2.2 Regulate the appropriate location of wildlife, classified as Class I or II under Rules adopted to implement Section 372.922, F.S., and poisonous and venomous reptiles as defined in Rules implementing Section 372.86, F.S., to protect and preserve the residential neighborhoods of Manatee County.

Implementation Mechanism:

- a) Maintain land development regulations containing requirements for appropriate location, buffering, environmental protection and other land use related aspects of wildlife possession and handling, pursuant to Florida Fish and Wildlife Conservation Commission regulations.

Policy: 2.9.2.3 Prohibit the development of any industrial use within any residential designation.

Policy: 2.9.2.4 Require all residential development in areas vulnerable to flooding be consistent with policies under Objs. 2.3.3 and 4.3.2.

Implementation Mechanism(s):

- a) Planning Department review and comment on proposed development requests.
- b) Identification of vulnerable property by the Departments of Public Safety, Building, and Planning.

Objective: 2.9.3

Innovative Community Planning: Establish innovative community planning efforts.

Policy: 2.9.3.1

Continue implementation of the community planning program. This program shall identify critical neighborhood issues, resources, and themes. Community Plans shall include review of, but not be limited to the following;

- land uses,
- density and intensity of land uses,
- availability of central services,
- traffic circulation,
- pedestrian and bicycle systems,
- drainage, and
- recreational opportunities.
- This program shall include community citizen input.

Implementation Mechanism:

- a) Planning Department actions consistent with implementation of this policy.
- b) Continue implementation of Community Plans established to date including:
 - The Bayshore Area Community Plan
 - The Cortez Village Plan

- The Palmetto/North Manatee County Urban Infill Redevelopment Area (UIRA) Plan
- Samoset Plan

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Policy 2.9.3.2

Allow for the redevelopment of existing non-conforming sub-divisions within the Ag/R future land use category when consistent with all Comprehensive Plan provisions, except for density. Density shall not exceed the maximum allowed based upon provisions contained within the Land Development Code and this Comprehensive Plan.

Implementation Mechanism(s):

- a) Revision of the Land Development Code consistent with this policy.
- b) Special Approval required.
- c) Vacation of the non-conforming plat required.

Policy: 2.9.3.3

Consider reductions in street pavement and Right of Way widths on local roads on an overall basis or with case by case review. (See also Objective 5.3.3 and associated policies.)

Implementation Mechanism(s):

- a) Planning Department revision to the Land Development Code consistent with this policy.
- b) Planning Department coordination with the Public Works Department to implement policy.

Policy: 2.9.3.4

Allow for the consideration of "neo-traditional" development.

Implementation Mechanism(s):

- a) Planned unit development required.
- b) Planning Department revisions to the Land Development Code consistent with this policy.

Policy: 2.9.3.5 Encourage the development of street scape enhancements within the urban area of Manatee County. Enhancements may include but not be limited to, street furniture, decorative lighting, landscaping, sidewalks on both sides of the street. (See also Objectives 5.3.3)

Policy: 2.9.3.6 Street design in urban neighborhoods that acknowledges the primacy of the grid system.

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: 2.9.4.1 Maintain all interstate connectors as "Entranceways" to permit implementation of special landscaping, project design, and signage control criteria to achieve a boulevard image and positive sense of place.

Implementation Mechanism:

- a) Implement land development regulations requiring special approval consistent with this policy. Any such regulations may also include provisions for waiver of other dimensional regulations where such waiver is necessary to implement special entranceway criteria.

Policy: 2.9.4.2 Develop Corridor Plans on primary travel routes into and through the urban area of Manatee County creating a positive sense of place.

Implementation Mechanism(s):

- a) Board of County Commissioners adoption of Entranceway Plans.
- b) Planning Department revisions to the land development regulations as appropriate to implement Entranceway Plans.

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- c) Capital improvement programming consistent with adopted Entranceway Plans.

Policy: 2.9.4.3

Maintain appropriate sign regulations, landscaping requirements, special setbacks, building and site design criteria, and other appropriate limitations on the use of land, to create and maintain an aesthetically pleasing environment.

Implementation Mechanism:

- a) Revision to the Land Development Code to achieve compliance with this policy as appropriate.

Policy: 2.9.4.4

Protect natural waterfront vistas as a defining characteristic of Manatee County. Protection measures may include, but not be limited to the following:

- increased waterfront setbacks and buffers,
- additional plantings of native vegetation,
- maintaining conservation areas in public or joint ownership arrangements,
- provisions for joint boat docking facilities,
- limitations on height and size of structures.

(Refer to Obj. 4.1.2 and associated policies)

Implementation Mechanism:

- a) Revision to the Land Development Code as appropriate.

Policy: 2.9.4.5

Develop a program to plant and manage trees in public street right-of-ways and other public lands wherever practical, thereby adding to the aesthetic appeal of urbanizing areas and providing habitat for urban wildlife.

Implementation Mechanism(s):

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- a) Planning Department coordination with Public Works, Parks and Recreation, Natural Resources, Ag & Resources Conservation Departments, Keep Manatee Beautiful, and FDOT to implement this policy.
 - b) Expend funds from the Tree Trust Fund consistent with this policy.

Policy: 2.9.4.6 Reduce noise and pollution, promote an aesthetically pleasing environment, and promote water conservation through the use of native landscaping materials. Landscaping requirements shall allow a choice of:

- 1) planting of native vegetation, guaranteeing that at least 50% of all plantings incorporated in an approved landscape plan for any project after development consists of native vegetation suitable to that site; or
- 2) guaranteeing that at least 60% of all post-development vegetation is indigenous to Manatee County.

Implementation Mechanism:

- a) Revision to the Land Development Code to achieve compliance with this policy as appropriate.

GOAL: 2.10 **Commercial Development Consistent with Need for Office, Wholesale or Retail Uses, and Consistent with Sound Planning Principles.**

Objective: 2.10.1 **Commercial Project Design/Location:** Improved design and location of commercial development.

Policy: 2.10.1.1 Encourage the development of new commercial uses as "infill" development and discourage the "expansion" of existing commercial areas not meeting commercial locational criteria contained in Objective 2.10.4.

Implementation Mechanism:

- a) Planning Department review of proposed commercial development which does not meet commercial locational criteria, for compliance with this policy.

Policy: 2.10.1.2

Promote the development of commercial uses in planned commercial centers, and discourage scattered, incremental commercial development.

Implementation Mechanism:

- a) Planning Department review of proposed commercial development for compliance with this policy.

Policy: 2.10.1.3

Allow for neotraditional development projects that functionally mix residential and commercial (retail/office) uses.

Policy: 2.10.1.4

Allow DRI's and Large Project developments that meet commercial locational criteria or have a future land use category that allows for commercial square footage, the option of reallocating commercial square footage internally within neighborhoods if the following criteria is met:

- a) must have a mixed use with a residential component.
- b) must meet minimum development characteristics such as greater internal automobile trip capture, increased pedestrian and bike routes facilities, architectural design criteria which reinforces pedestrian scale and orientation and built on a neighborhood scale.

Such neighborhoods will promote diversity of uses, while not promoting strip commercial development. Commercial uses located internally to neighborhoods shall be limited to Amedium@ commercial uses.

Objective: 2.10.2

Diversity: Appropriate size, function, and required compatibility of new commercial development, following plan adoption.

Policy: 2.10.2.1

Maintain limits, for future land use categories, on the range of commercial uses, intensity of commercial uses, and gross building square footage of commercial projects which may be considered for approval to ensure that "scale" of commercial development is generally consistent with surrounding residential character.

Intensity of commercial projects shall be defined as:

- a) Small commercial projects limited to 30,000 square feet of gross building area.
- b) Medium commercial projects limited to 150,000 square feet of gross building area.
- c) Large commercial projects limited to 300,000 square feet of gross building area. Commercial projects in excess of the 300,000 square foot limit may be considered for projects which contain primarily office uses, or for other projects in high access locations as described in Policy 2.10.3.3.

These limits shall permit consideration of the type and amount of commercial uses necessary to provide for the needs of the resident, and other, population which can be reasonably expected to utilize the commercial uses. Table 2-1 lists the category of commercial gross building square footage eligible for consideration in each future land use category. In using this table, where a particular category is eligible, all "lesser" categories shall also be considered as eligible.

Implementation Mechanism(s):

- a) Definition of uses, consistent with the more general definitions of small, medium, and large commercial uses above, within land development regulations developed pursuant

to § 163.3202, F.S. Such permitted uses may be required to achieve consistency with special criteria (see Policy 2.6.1.1) in order to meet the definition of either small or medium commercial uses.

- b) Planning Department review of proposed development orders permitting commercial uses for compliance with this policy, and for compliance with land development regulations developed pursuant to (a) above.

Policy: 2.10.2.2

Maintain the following commercial project size thresholds, which may be exceeded only through the special approval process, to ensure that the increased impacts generally associated with larger commercial projects are adequately evaluated and mitigated. Table 2-3 below identifies these maximum gross building square footages, by category of commercial use, not requiring special approval.

TABLE 2-2

**Maximum Commercial Project Square Footages
Which May be Considered With Special Approval
and Without Special Approval**

Category of Commercial Use	Maximum Gross Building Square Footage Per Project Without Special Approval	Maximum Gross Building Square Footage Per Project With Special Approval
Small	3,000	30,000
Medium	30,000	150,000
Large	50,000	300,000

Policy: 2.10.2.3 Prohibit the issuance of any commercial development order providing for increased intensity through the special approval process unless a finding is made by the Board of County Commissioners of compliance with Objective 2.6.1 and with other locational criteria and development standards contained under Objective 2.10.4 below.

Policy: 2.10.2.4 Require the development of off-street parking areas for non-residential uses in the village of Parrish at the sides of such uses, with cross access easements as necessary to limit the number of access points to U.S. 301, to limit the number of access points to promote the unique physical, historical, and social character of the village, and encourage the use of unifying architectural and design features to create community center image and character.

Implementation Mechanism(s):

- a) Land Development Regulations developed pursuant to §163.3202, F.S. to ensure compliance with this policy.

-
- b) Manatee County Planning Department review of proposed projects for compliance with this policy.

Policy 2.10.2.5 Allow for neotraditional projects to have commercial (retail/office) uses that are central to the individual projects. Such projects will promote diversity of uses while not promoting strip commercial development.

Objective: 2.10.3 **Required Access:** Adequate, safe and appropriate access to new commercial uses approved following plan adoption.

Policy: 2.10.3.1 Require that access to commercial uses be established on at least one roadway, operating at, or better than, the adopted level of service. Access which is limited only to roadways that carry traffic within residential neighborhoods shall be considered unacceptable for commercial uses. An exception shall be made for neotraditional projects that have commercial uses located internally to the project and whose main project access is located on a road designated as a collector or higher. An exception shall be made for DRIs and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics to have commercial uses located internally to neighborhoods if the main neighborhood access is located on a road designated as a collector or higher.

Implementation Mechanism:

- a) Review of level of service and generalized roadway function for roadways from which access to a commercial project is proposed.

Policy: 2.10.3.2 Require that all proposed small and medium commercial uses can be directly accessed from at least one roadway shown on the Roadway Functional Classification Map as collector or higher, at time of issuance of a development order. An exception shall be made for neotraditional projects that have commercial uses located internally to the

project and whose main project access is located on a road designated as a collector or higher. An exception shall be made for DRI's and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics to have commercial uses located internally to neighborhoods if the main neighborhood access is located on a road designated as a collector or higher.

Policy: 2.10.3.3

Require that all proposed large commercial uses exceeding 150,000 square feet be located within an area of high access and directly accessed from at least one roadway shown on the Existing Roadway Functional Classification Map (Map 5A) as arterial, at time of review for issuance of a development order. High access locations should provide numerous options for trip distribution, provide for multi-modal opportunities and able to move large volume of traffic. Furthermore, require that all access points be limited to functionally classified roadways or frontage roads:

Implementation Mechanism(s):

- a) Manatee County Planning Department review of proposed development orders for commercial uses for compliance with this policy.
- b) Placement of conditions, as necessary, on development orders when issued, so as to ensure compliance with this policy.

Policy: 2.10.3.4

Permit exceptions to Policies 2.10.3.2 and 2.10.3.3 only in instances where required access criteria are conflicting with other access criteria associated with an Entranceway, as described in Policies 2.9.4.1 & 2.9.4.2 and in Urban Core Areas where access on a local road provides a safer alternative than direct access to the functionally classified roadway, or within the MU-C Future Land Use Category and its Sub Areas.

Objective: 2.10.4

Locational Criteria and Development Standards:

Consistency of all commercial uses approved with required locational criteria and development standards.

Policy: 2.10.4.1

Limit the location of all new commercial development to well-defined nodes, or compact groupings, to:

- provide a reasonable compromise of predictable, yet flexible, commercial locations for all residents and business interests in Manatee County.
- increase safety and maintain the vehicular capacity of public roads by discouraging linear "strip" commercial development and the multiple access points which are likely to accompany such linear commercial development.
- facilitate compliance with the commercial project access criteria contained in Objective 2.10.3.
- maximize the accessibility and viability of commercial development by using location and grouping to maximize the number of trips to the commercial site.
- establish conveniently located commercial uses for residents of Manatee County.

Policy: 2.10.4.2

Prohibit the consideration of any development order establishing the potential for commercial development, where the proposed project site is inconsistent with commercial locational criteria. Consistency shall be determined through the application of the commercial location review process described in the operative provisions contained in this Element. Permitted exceptions to these requirements are limited to:

- existing commercial uses that are legally permitted, and that are in place at time of comprehensive plan adoption. However,

where such uses are nonconforming to other development regulations, nothing in this policy shall render those uses conforming to the subject regulations.

- redevelopment of an existing commercial use which does not meet the commercial locational criteria, subject to the finding by the Board of County Commissioners that the proposed project is consistent with the general welfare of Manatee County residents.
- locations designated as Retail/Office/Residential or Low Intensity Office (OL), Medium Intensity Office (OM) or Mixed Use (MU) or within the MU-C Mixed Use Community and its Sub Areas which are inconsistent with commercial locational criteria [see 2.2.1.16.4(b) and 2.2.1.17.4(e)].
- recreational vehicle parks. However, compliance with Policy 2.10.5.2 shall be required.
- establishments providing nursing services as described in Chapter 464, F.S.
- sale of agricultural produce at roadside stands.
- small commercial uses associated with a permanent roadside agricultural stand. Maximum commercial square footage shall be 3,500 square feet of the project. Development must be located on functionally classified rural arterial or rural collector roadway. Planned development approval required.
- agricultural service establishments (e.g. farm equipment sales and service).
- low intensity commercial recreational facilities (e.g., driving range).
- rural recreational facilities located in the Ag/R future land use category meeting adverse impact standards as established within the Manatee County Land Development Code. All such uses must receive Special Approval.

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- appropriate water-dependent, water-related, and water-enhanced commercial uses, as described under Objective 4.2.1.
 - commercial uses located within Port Manatee.
 - Professional office uses not exceeding 3,000 square feet in gross floor area within the Res-6, Res-9, RES-12, and Res-16 future land use categories may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and detailed in the operative provisions provided such office is located on a roadway classified as a minor or principal arterial on the roadway functional classification map, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.2.1.12.4, 2.2.1.13.4, 2.2.1.15.4).
 - commercial uses located within the rural community of Myakka City which is designated as those lands on Sheet 29 of the Future Land Use Map shown as Res-3 or Res-1 on May 11, 1989, provided that they are located along State Road 70 within 1,640 feet west from its intersection with Wauchula Road, and 1,500 feet east from its intersection with Wauchula Road and located within 1,000 feet along Wauchula Road from its intersection with State Road 70. Further, properties developed commercially, or having commercial zoning in place at the time of adoption of this Comprehensive Plan if they have frontage on State Road 70 and are within three-quarters mile of the State Road 70 and Wauchula Road intersection are also exceptions. Furthermore, all commercial uses allowable under this provision will be exempt from the one-half mile spacing requirement denoted in Policy 2.10.4.3(4).
 - Small commercial (professional) office uses which operate as an accessory use to a residential religious development. Such accessory office uses which do not serve the general public but which serve the residential

religious development may locate in residential future land use categories (RES-1, RES-3, UF-3, RES-6, RES-9, RES-12 and RES-16)

- and may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and detailed in the operative provisions (see also 2.2.1.9, 2.2.1.10, 2.2.1.11, 2.2.1.12.4, 2.2.1.13.4, 2.2.1.14.4 and 2.2.1.15.2).
- Neotraditional developments that have commercial and office developments located internal to the project and whose main project access is located on a road designated as a collector or higher.
- DRI's and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics (see Neo-Traditional Development definition for development characteristics), have commercial uses located internal to neighborhoods and whose main neighborhood access is located on a road designated as a collector or higher.
- commercial uses located within the Parrish area for properties fronting US 301, from Moccasin Wallow Road to the realigned Ft. Hamer Road. These commercial uses are limited to a building footprint of 5,000 square feet except at nodes.

No exception to commercial locational criteria provided for under this policy shall be used as a precedent for establishing other commercial development inconsistent with this Comprehensive Plan.

Nothing in this policy shall require the issuance of a development order solely on the basis of compliance with commercial locational criteria. Compliance with other commercial development standards contained in Policy 2.10.4.3 below, and with all other goals, objectives, and policies of this Comprehensive Plan is also required for issuance of a development order approving commercial uses. In particular, compliance with the policies of Objectives 2.6.1 and 2.6.2 is mandatory for approval of any commercial use

within a residential designation.

Policy: 2.10.4.3

Require that all proposed commercial uses meet, in addition to commercial locational criteria, the following commercial development standards:

- 1) any proposed commercial site must be sized and configured to provide for adequate setbacks, and buffers from any adjacent existing or future residential uses.
- 2) any proposed commercial site must be configured and sized to allow for orientation of structures, site access points, parking areas, and loading areas on the site in a manner which minimizes any adverse impact on any adjacent residential use.
- 3) no proposed commercial site shall represent an intrusion into any residential area. As used in this standard, "intrusion" means located between two residential uses or sites which are not separated by the right-of-way of any roadway functionally classified as collector or higher, unless the proposed commercial use meets the definition of "infill commercial development," demonstrated through evaluation of existing land use patterns in this vicinity of the proposed use, and pursuant to guidelines contained in commercial locational criteria found in the operative provisions of this Element. Permitted exceptions listed in Policy 2.10.4.2 shall not be required to meet this development standard. No such intrusion shall be found in neotraditional developments approved as such by the County, as a mixture of uses are encouraged within those projects. No such intrusion shall be found in DRI and Large Project developments where commercial uses are internal to neighborhoods, approved as such by the County, as a mixture of uses are encouraged within those neighborhoods.
- 4) Commercial nodes meeting the requirements specified in the operative provisions of this Element shall, additionally, be spaced at least

one-half mile apart, as measured between the center of two nodes. However, where two commercial nodes have been established by the development of commercial uses prior to plan adoption, and are spaced less than the minimum required one-half mile, then a waiver of this commercial development standard may be considered. Preferentially, in instances where previous development has not established a pattern of land uses inconsistent with commercial locational criteria or development standards, nodes shall be spaced no less than one mile apart. Neotraditional projects shall be exempt from this requirement. DRI and Large Project developments that have mixed uses with a residential component that receive approval to locate commercial uses internal to neighborhoods shall be exempt from this requirement.

Policy: 2.10.4.4

Permit compatible commercial uses in areas of Myakka City and Parrish which meet commercial locational criteria requirements as set forth in the operative provisions, or meet a permitted exception thereto as set forth in Policy 2.10.4.2, provided such general commercial uses front on at least one roadway shown on the Roadway Functional Classification Map as collector or higher, and provided further that such compatible commercial uses shall be in compliance with Objective 2.6.1.

Implementation Mechanism(s):

- a) Manatee County Planning Department review of proposed site design and layout for commercial uses for compliance with this policy.
- b) Review of level of service and generalized roadway functions for roadways from which access to a commercial project is proposed.
- c) Placement of conditions, as necessary, on development orders when issued so as to ensure compliance with this policy.

Objective:	2.10.5	<p>Recreational Vehicle Parks: Recreational vehicle parks which are located and planned to ensure maximum compatibility with other commercial, and with residential, land uses.</p>
Policy:	2.10.5.1	<p>Regulate recreational vehicle parks and campgrounds as commercial uses, consistent with the function of those uses. All recreational vehicle parks shall be required to demonstrate compliance with Objective 2.6.1, with applicable commercial development standards contained in Policy 2.10.4.3 above, and with other applicable goals, objectives, and policies. Consistent with Policy 2.10.4.2, however, recreational vehicle parks shall not be required to undergo review for compliance with commercial locational criteria identified in the operative provisions of this Element, nor shall Floor Area Ratio requirements be applied to Recreation Vehicle Parks.</p>
Policy:	2.10.5.2	<p>Maintain land development regulations which:</p> <ul style="list-style-type: none"> - establish appropriate setback and buffer requirements for recreational vehicle parks, - Maintain locational standards or guidelines for new recreational vehicle parks which address required level of access, level of service, relative intensity and impact of such uses, - provide for adequate sites on which recreational vehicle parks may be considered for approval, - require that all new recreational vehicle parks be established pursuant to the special approval process, - exempt recreational vehicle parks from maximum Floor Area Ratio requirements while establishing alternative maximum intensity standards, and, - establish certain districts on the official zoning atlas within which recreational vehicle parks

shall not be located.

GOAL: 2.11 Industrial Development Consistent With Needs of Industrial Users, And Consistent With Sound Planning Principles.

Objective: 2.11.1 Diversity: Provide land suitable for development of a diverse industrial and employment base.

Policy: 2.11.1.1 Provide for a wide range of employment-oriented uses within the industrial categories on the Future Land Use Map by permitting consideration of office uses, warehouse/distribution uses, office/showroom uses, wholesale uses, intensive commercial uses, research uses, limited neighborhood retail uses, and lodging places, in addition to manufacturing processing, and assembly uses within the Industrial-Light category. Also, to permit a more limited, but diverse range of uses in the Industrial-Heavy, Industrial-Urban, and Mixed Use categories. (See also obj. 2.6.3 and associated policies.)

Policy: 2.11.1.2 Permit the development of office uses or mixed office/traditional industrial uses within all categories permitting industrial development to accommodate projected increases in industrial, and service employment.

Policy: 2.11.1.3 Provide for Industrial and Mixed Use designations in a variety of geographic locations, containing a range of raw land values, with a variety of road and rail access scenarios, and with a variety of property ownership scenarios to accommodate a broad range of end-user requirements with regard to per-unit costs, size of parcel, context of parcel (i.e., freestanding or within an improved industrial/office park setting), level of road or rail access, level of required visibility or image, and need for proximate support, or related, industries.

Policy: 2.11.1.4 Permit the consideration of all new mineral resource extraction activities that are regulated by the Manatee County Mining Ordinance, as amended,

only within the Agriculture/Rural designation on the Future Land Use Map.

Policy: 2.11.1.5 Prohibit the development of any industrial use within any residential designation.

Objective: 2.11.2 **Port:** Continued viability of Port Manatee.

Policy: 2.11.2.1 Promote and facilitate the growth and continued viability of Port Manatee in a manner consistent with the adopted Port Master Plan contained in the Coastal Management Element of this comprehensive Plan, as long as such growth is consistent with all other applicable goals, objectives and policies of this Comprehensive Plan.

Implementation Mechanism:

- a) Implementation of the Port Element as part of this Comprehensive Plan, and consistency between the Coastal Management Element and other Elements of the Comprehensive Plan.

Policy: 2.11.2.2 Establish the Port Manatee/Airport Manatee industrial area in northwestern Manatee County as one of the major future industrial areas by establishing an acreage of industrial designations on the Future Land Use Map suitable for significant expansion of existing uses where consistent with all other provisions of this Comprehensive Plan and for location of new uses.

Policy: 2.11.2.3 Implement, in the land development regulations required by Section 163.3202, F.S., a specialized district, or otherwise specialized development review and regulation mechanism. Such district or mechanism establishes a broad spectrum of seaport, waterborne commerce, industrial and transportation uses as permitted uses. Such district or mechanism also imposes only those requirements on land uses, buffers, screening and other land use parameters which are necessary to ensure compatibility between adjacent sites or uses. Development within any such specialized district, or development reviewed

pursuant to any alternative regulatory and review mechanism, may also be exempt from any required maximum Floor Area Ratio associated with the Industrial-Heavy or Industrial-Light future land use categories. The adoption of this policy hereby establishes an overriding public interest as the basis for any such specialized district, and for reduced requirements for the regulation of onsite uses or activities.

Implementation Mechanism:

- a) Land development regulations consistent with this policy, and required by § 163.3202, F.S.

GOAL:	2.12	Ensure that future development in the Florida International Gateway area is compatible and complementary to existing and proposed uses.
Objective:	2.12.1	Future development which is compatible and provides for efficient transportation mobility that includes adequate road, rail, water, and air facilities.
Policy:	2.12.1.1	Designate the Florida International Gateway Future Land Use Overlay with appropriate boundaries consistent with Objective 2.1.4.
Policy:	2.12.1.2	Protect freight mobility and facilitate the establishment of the Port Connector Road between Port Manatee and I-75 and extended rail service as necessary.
Policy:	2.12.1.3	Evaluate the existing future Land Use and Zoning designations within the Florida International Gateway, to promote compatible land uses that support the long term viability of Port Manatee and the economic diversification of Manatee County.
Policy:	2.12.1.4	Establish zoning district(s) which provide design parameters to ensure compatibility between residential and light industrial uses.
Policy:	2.12.1.5	Annually review the existing, approved, and pending development applications within the Florida International Gateway overlay and amend the

facility impact projections, population projections, and capital improvement schedules as appropriate.

Policy: 2.12.1.6 Review the effectiveness of the Port Manatee Encouragement Zone. At a minimum, this will be done with the state required Evaluation and Appraisal of the Comprehensive Plan.

GOAL: 2.13 **School Sites Consistent with Growth and Development Patterns and the Availability of Public Facilities.**

Objective: 2.13.1 **Compatibility Requirements:** Provide for Compatibility of Adjacent Uses With Existing and Proposed Schools.

Policy: 2.13.1.1 Prohibit the designation of new IH land adjacent to any existing or proposed school site unless such adjacency is interrupted by significant natural or manmade buffers such as waterbodies, wetland systems, or major arterial roadways.

Implementation Mechanism:

a) School Board participation during the development review process.

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 among the Planning Department, Parks and Recreation Department and School Board.

Policy: 2.13.1.3 New and proposed school sites shall be compatible with existing or anticipated uses on adjacent properties based upon the type of school, i.e., elementary, middle, or high school or school of special education, and the type of school facilities proposed for the site.

Implementation Mechanism:

- a) Ensure compatibility of the proposed school site with adjacent uses or anticipated uses through the development review process.

Policy: 2.13.1.4

Environmental concerns and traffic patterns shall be considered during school site selection to ensure compatibility with on site and adjacent natural features and the health and safety of students and local motorists.

Implementation Mechanism:

- a) Ensure compliance with this policy through the development review process.

Policy: 2.13.1.5

Proposed development within the area adjacent to any school site shall be compatible with existing or proposed schools.

Implementation Mechanism:

- a) Ensure compatibility of the proposed development with school sites through the development review process.

Objective: 2.13.2

School Locational Criteria: Locate schools concurrent with development and the provision of public facilities. (Refer to Objective 11.1.5 and associated policies.)

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 review of the School Board General Educational Facilities Report on a yearly basis to ensure policy compliance.

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- b) Participation in site development pre-application meetings prior to School Board property acquisition.

Policy: 2.13.2.2

New and proposed schools shall locate in areas where adequate public facilities, e.g., roads, potable water and sanitary sewer, exist or where adequate facilities are budgeted for in the appropriate Capital Improvements Program, except in cases of overriding public interest, as determined by the Board of County Commissioners or where any entity installs or constructs the necessary public facilities in conjunction with the construction of the school.

Implementation Mechanism:

- a) Ensure adequate public facilities for the proposed school site are in place at the time of use of the school through the development review process.

Policy: 2.13.2.3

Coordinate with the School Board on large residential project reviews to consider school site dedication to meet new and future educational demands.

Implementation Mechanism(s):

- a) Planning Department coordination through the development review process.
- b) Planning Department cooperation with the School Board in efforts to study and implement innovative methods to address the educational infrastructure needs.