

## **ORDINANCE 16-24 – COUNTYWIDE AMENDMENTS**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF MANATEE COUNTY; PROVIDING FINDINGS; PROVIDING FOR PURPOSE AND INTENT; AMENDING CHAPTER 1, GENERAL PROVISIONS; SECTION 106.1, PURPOSE AND INTENT; SECTION 106.4, PENALTIES; SECTION 107.5, NON-CONFORMING USES; SECTION 107.6, NON-CONFORMING STRUCTURES; SECTION 107.7, NON-CONFORMING DENSITIES IN RESIDENTIAL PROJECTS; AMENDING CHAPTER 2, DEFINITIONS; SECTION 200, DEFINITIONS, TO ADD, DELETE, AND AMEND DEFINITIONS; AMENDING CHAPTER 3, REVIEW AUTHORITY AND PROCEDURES; SECTION 302.3, HEARING OFFICERS - APPOINTMENT, QUALIFICATIONS, TERM, REMOVAL AND COMPENSATION; SECTION 304.2, DEVELOPMENT REVIEW COMMITTEE (DRC); SECTION 310.3, BUILDING PERMIT REQUIRED; SECTION 310.4, CERTIFICATE OF OCCUPANCY REQUIRED; SECTION 310.5, CERTIFICATE OF COMPLETION; SECTION 312, PROCEDURES OF GENERAL APPLICABILITY; SECTION 312.1, LEVEL OF REVIEW REQUIRED; TABLE 3-1, DEVELOPMENT ORDER REVIEW AUTHORITIES; SECTION 312.2, PRE-APPLICATION MEETINGS; SECTION 312.5.A., SUFFICIENCY REVIEW OF APPLICATION; SECTION 312.7.B. NOTICE OF PUBLIC HEARINGS; SECTION 320, SITE PLAN REVIEW-GENERALLY; SECTION 320.2, APPLICABILITY; SECTION 321, GENERAL DEVELOPMENT PLAN; SECTION 321.2, GENERAL DEVELOPMENT PLAN REVIEW PROCESS; SECTION 322.3, PRELIMINARY SITE PLAN REVIEW PROCESS; SECTION 331, VACATION OF STREETS AND PLATS; SECTION 331.2, REVIEW PROCESS; SECTION 333, PRELIMINARY PLAT REVIEW PROCEDURES; SECTION 333.2, REVIEW PROCESS; SECTION 335, FINAL PLAT REVIEW PROCEDURES; SECTION 335.13, SURVEY DATA REQUIRED; SECTION 337, INSTALLATION OF REQUIRED IMPROVEMENTS; SECTION 337.8, MONUMENTS; SECTION 340, COMPREHENSIVE PLAN AMENDMENTS; SECTION 340.2, REVIEW PROCEDURES; SECTION 341, LAND DEVELOPMENT CODE AMENDMENT; SECTION 341.2 REVIEW PROCEDURES; SECTION 342, AMENDMENTS TO OFFICIAL ZONING ATLAS; SECTION 342.2, REVIEW PROCEDURES; SECTION 345, SPECIAL APPROVAL PROCESS; TABLE 3-4, SPECIAL APPROVALS AS REQUIRED BY THE MANATEE COUNTY COMPREHENSIVE PLAN; SECTION 347, CERTIFICATE OF APPROPRIATENESS, SECTION 347.3, REVIEW PROCEDURES; SECTION 360, CERTIFICATES OF LEVEL OF SERVICE COMPLIANCE; SECTION 360.3, OPTIONAL CERTIFICATION; SECTION 360.4, SPECIAL PERMITS, REZONINGS, AND SITE PLAN APPROVALS; ADDING A NEW SECTION 360.8, ROADWAY LEVEL OF SERVICE REVIEW PROCESS, SECTION 365, VARIANCES AND MODIFICATIONS; SECTION 365.1, APPLICABILITY; SECTION 366, ADMINISTRATIVE ADJUSTMENTS; SECTION 366.1, TYPES OF ADMINISTRATIVE AMENDMENTS; AMENDING CHAPTER 4, ZONING; SECTION 400.6, RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES; SECTION 401, STANDARD ZONING DISTRICTS ESTABLISHED; SECTION 401.1, PURPOSE OF DISTRICTS; SECTION 401.2, SCHEDULE OF USES;**

TABLE 4-1, USES IN AGRICULTURE AND RESIDENTIAL DISTRICTS; TABLE 4-2, USES IN NON-RESIDENTIAL DISTRICTS; ADDING A NEW SECTION 401.3, SUBPARAGRAPH B MAXIMUM DENSITY AND INTENSITY FOR MIXED USE; SECTION 401.4, SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS; TABLE 4-5, APPLICABLE TO MOBILE HOME DISTRICTS; TABLE 4-6, APPLICABLE TO OFFICE, COMMERCIAL, INDUSTRIAL AND EXTRACTION DISTRICTS; TABLE 4-7, SCHEDULE OF USES FOR PLANNED DEVELOPMENT (PD) DISTRICTS; SECTION 402.6, GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS; SECTION 402.7, PDR-PLANNED DEVELOPMENT RESIDENTIAL; SECTION 402.8 PDMH PLANNED DEVELOPMENT MOBILE HOME; SECTION 402.9, PDRV PLANNED DEVELOPMENT MOBLE HOME; SECTION 401.10 PDO PLANNED DEVELOPMENT OFFICE; SECTION 402.11, PLANNED DEVELOPMENT COMMERCIAL; SECTION 402.12 PDRP PLANNED DEVELOPMENT RESEARCH PARK; SECTION 402.13 PDI PLANNED DEVELOPMENT INDUSTRIAL; SECTION 402.14 PDW PLANNED DEVELOPMENT WATERFRONT; SECTION 402.15 PDPI PLANNED DEVELOPMENT PUBLIC INTEREST; SECTION 402.16 PDMU PLANNED DEVELOPMENT MIXED USE; SECTION 402.18 PDPM PLANNED DEVELOPMENT PORT MANATEE; SECTION 402.20, PDA-PLANNED DEVELOPMENT AGRICULTURE; SECTION 402.21 PDEZ PLANNED DEVELOPMENT ENCOURAGEMENT ZONE; SECTION 403.2 AIRPORT IMPACT OVERLAY DISTRICT; SECTION 403.4, PARRISH COMMERCIAL VILLAGE OVERLAY DISTRICT; SECTION 403.12 NORTH CENTRAL OVERLAY DISTRICT; AMENDING CHAPTER 5, STANDARDS FOR ACCESSORY AND SPECIFIC USES AND STRUCTURES; SECTION 531, STANDARDS FOR SPECIFIC USES; SECTION 531.1, AGRICULTURAL USES; SECTION 531.4, ALCOHOLIC BEVERAGE ESTABLISHMENTS; SECTION 531.49, RETAIL USES; TABLE 5-2, MAXIMUM COMMERCIAL SQUARE FOOTAGE ALLOWED PER FUTURE LAND USE (FLU) CATEGORY; SECTION 531.57, VEHICLE SALES, RENTAL, AND LEASING; SECTION 542.7, HAZARDOUS MATERIALS AND TOXIC SUBSTANCES; AMENDING CHAPTER 6, SIGNS; TABLE 6-1, SIGN DIMENSIONAL STANDARDS; AMENDING CHAPTER 7, ENVIRONMENTAL AND CULTURAL RESOURCE PROTECTION; SECTION 701.3, MINIMUM REQUIRED LANDSCAPING; FIGURE 7-2, ROADWAY BUFFER OPTIONS PER 100 FEET; AMENDING CHAPTER 9, DESIGN GUIDELINES AND STANDARDS, SECTION 900.3, DESIGNATED ENTRANCEWAYS, AND SECTION 900.5 PD APPLICATION REQUIRED; SECTION 901.5, CHARACTER DEFINING FEATURES OF THE VILLAGE OF CORTEZ; AMENDING SECTION 901.14, CERTIFICATE OF APPROPRIATENESS FOR HISTORIC PROPERTIES; ADDING A NEW SECTION 903, COMMUNITY DESIGN COMPATIBILITY; AMENDING CHAPTER 10, TRANSPORTATION MANAGEMENT; SECTION 1000, RIGHT-OF-WAY STANDARDS; SECTION 1000.1, RIGHT-OF-WAY RESERVATION, DEDICATION; SECTION 1005.3, NUMBER OF VEHICULAR PARKING SPACES REQUIRED; TABLE 10-2, PARKING RATIOS; ADDING A NEW TABLE 10-3, BICYCLE PARKING SPACE REQUIREMENTS; SECTION 1005.5, COOPERATIVE PARKING FACILITIES; ADDING A NEW TABLE 10-4, COOPERATIVE PARKING USAGE

**PERCENTAGES; ADDING A NEW TABLE 10-5, COOPERATIVE PARKING MATRIX EXAMPLE; SECTION 1005.7, PARKING LOT DESIGN; SECTION 1006.4, NUMBER OF LOADING SPACES REQUIRED; CREATING A NEW TABLE 10-7, LOADING SPACES USES; PROVIDING FOR OTHER AMENDMENTS AS MAY BE NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Community Planning Act (the “Act”) is codified in the applicable portions of Chapter 163, Part II, Florida Statutes (2016) as amended, empowers and requires the County (a) to plan for the County’s future development and growth, and (b) to adopt and amend comprehensive plans or elements or portions thereof, to guide the future growth and development of the County; and.

**WHEREAS**, Application LDCT16-05 has been initiated by the County as an amendment to the Land Development Code to provide, among other matters, the updating of development standards and procedures applicable to development within Manatee County (a/k/a Countywide Text Amendments”); and,

**WHEREAS**, Ordinance 16-23 was adopted by the Board of County Commissioners on September 1, 2016, to amend and update the Comprehensive Plan regarding text and map amendments; and,

**WHEREAS**, the purpose of the amendments to the Land Development Code as contained in LDCT Application 16-05 is to implement the amendments to the Comprehensive Plan previously adopted by Ordinance 16-23; and,

**WHEREAS**, the Planning Commission acting in its capacity as Local Planning Agency, held a duly advertised public hearing on October 13, 2016, in accordance with Section 341.2.E of the Land Development Code to receive public comments on the Countywide Text Amendments; and,

**WHEREAS**, the Board held two adoption public hearings on November 3, 2016 and November 15, 2016 to receive public comments and receive the recommendation of the Planning Commission.

**BE IT ORDAINED**, by the Board of County Commissioners of Manatee County, Florida:

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, as codified in the applicable portions of Chapter 163, Part II, Florida Statutes (2016) as amended, and Chapter 125, Florida Statutes, as amended. Specifically, Section 163.3202 (2), Florida Statutes (2016) requires local land development regulations to contain specific and detailed provisions necessary or desirable to implement the adopted Comprehensive Plan and to ensure the compatibility to adjacent land uses.

Section 2. Findings. The Board hereby finds and determines that:

- (a) The findings set forth in the recitals to this Ordinance are true and correct.
- (b) The Planning Commission, acting in its capacity as the Local Planning Agency for the County held a public hearing on October 13, 2016, to consider the Countywide Text Amendments contained within Application LDCT 16-05 and found them to be consistent with the Comprehensive Plan, and recommended that the Board adopt the Countywide Text Amendments.
- (c) The adoption of the Countywide Land Development Code Text Amendments as described herein will foster and preserve the public health, safety and welfare, and aid in the harmonious, orderly and progressive development of the County, and thus serve a valid public purpose.

Section 3. Adoption of the Countywide Land Development Code Text Amendments. The Countywide Land Development Code Text Amendments attached to this Ordinance and incorporated herein by reference as Exhibits “A1-A9” are hereby adopted as amendments to the Land Development Code of the County. The Countywide Text Amendments shall consist of the following chapters and sections of the Land Development Code as set forth in the following nine exhibits with new text indicated by underline and deleted text indicated by ~~strikethrough~~:

- (a) CHAPTER 1, GENERAL PROVISIONS (Exhibit “A-1”)
- (b) CHAPTER 2, DEFINITIONS (Exhibit “A-2”)
- (c) CHAPTER 3, REVIEW AUTHORITY AND PROCEDURES (Exhibit “A-3”)
- (d) CHAPTER 4, ZONING (Exhibit "A-4");
- (e) CHAPTER 5, STANDARDS FOR ACCESORY AND SPECIFIC USES OR STRUCTURES (Exhibit "A-5");
- (f) CHAPTER 6, SIGNS (Exhibit "A-6");
- (g) CHAPTER 7, ENVIRONMENTAL AND CULTURAL RESOURCE PROTECTION (Exhibit “A-7”);
- (h) CHAPTER 9, DESIGN GUIDELINES AND STANDARDS (Exhibit “A-8”);
- (i) CHAPTER 10, TRANSPORTATION MANAGEMENT (Exhibit “A-9”);

Section 4. Codification. The publisher of the County's Land Development Code, the Municipal Code Corporation, is directed to incorporate the amendments in Sections 3 of this Ordinance into the Land Development Code.

Section 5. Applicability. The amendments set forth in this Ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter.

Section 6. Severability. If any section, sentence, clause, or other provision of

this Ordinance, or any provision of the Countywide Text Amendments, shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance or the Countywide Text Amendments, as the case may be.

Section 7. Effective Date. This Ordinance shall become effective as provided by law.

**PASSED AND DULY ADOPTED**, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida this 15<sup>th</sup> day of November, 2016.



**BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA**

By:   
Vanessa Baugh, Chairman

**ATTEST: ANGELINA COLONNESO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By:   
Deputy Clerk

**EXHIBIT A-1**

**LAND DEVELOPMENT CODE  
COUNTYWIDE AMENDMENTS**

**CHAPTER 1 - GENERAL PROVISIONS**

**1. Amendment to Section 106.1, Purpose and Intent:**

This Section is intended to establish enforcement responsibilities, define Code violations and provide penalties for violations.

- A. Authority.** In conducting investigations of suspected or known violations, the Department Director or designee shall have the authority, where otherwise lawful, to inspect property, obtain the signed statements of prospective witnesses, photograph violations, and do such other gathering of evidence as is necessary for the complete investigation of a violation.
- B. Responsibility.** The provisions of this Code, any local Codes or Ordinances, or other Codes, Statutes, Regulations as allowed by law may be enforced by the Department Director or designee.
- C. Initiation.** Investigations of violations under this Section shall be initiated by the Department Director or designee upon a complaint provided by any person, County official or employee, or upon direction of the Board of County Commissioners.

**2. Amendment to Section 106.4, Penalties:**

- A. General Penalty.** Except as otherwise provided by law or ordinance, violations of any provision of specific sections of this code may be enforced as provided in Chapter 162, Florida Statutes, and the Manatee County Code of Ordinances. Each day that any violation of this code continues shall constitute a separate offense. a person convicted of a violation of this Code shall be punished by a fine not to exceed five hundred dollars (\$500.00) or by imprisonment in the county jail for a term not exceeding sixty (60) days, or by both such fine and imprisonment. With respect to violations of this Code that are continuous with respect to time, each day the violation continues is a separate offense.

\*\*\*

- ~~**C. Civil Penalties.** A violation of any provision of this Code is a civil infraction. The civil penalties to be assessed for violation of any provision of specific sections of this Code shall be as follows:~~

**Schedule of Violations and Penalties**

SECTION NUMBER	TITLE	CIVIL PENALTY (DOLLAR) FIRST VIOLATION	REPEAT VIOLATIONS
316	Special Permit	150	400
315	Administrative Permit	400	250
354	Temporary Use Permits	400	250
Ch. 3, Part IV	Site Plans	150	400
347	Certificate of Appropriateness	150	400
401.3	Bulk and Dimensional Regulations	100	250
Ch. 5, Part II	Standards for Accessory Uses and Structures	400	250
Ch. 5, Part IV	Standards for Specific Uses	400	250
Ch. 5, Part III	Standards for Temporary Uses	400	250
1004.2	Access and Drainage Regulations	150	400

531.52	Sexually Oriented Businesses	150	400
531.4	Alcoholic Beverage Establishments	150	400
806	Outdoor Lighting	400	250
1005	Off-Street Parking	400	250
1006	Off-Street Loading	400	250
1004	Driveway Access Regulations	400	250
1001.1	Required Access to Lots	400	250
1002	Visibility Triangle	400	250
700	Tree Protection	150	400
701	Landscape and Screening Standards	150	400
511.4	Emergency Storm Shelters	150	400
801	Stormwater Management	150	400
802	Floodplain Management	150	400
706	Wetland Protection	150	400
705	Habitat, Wildlife and Endangered Species Protection	150	400
337	Installation of Required Improvements	150	400
Ch. 5, Part V	Adverse Impact Performance Standards	150	400
Ch. 6	Signs	400	250
403.2.K	Airport Zones and Airspace	150	400
531.5	Animal Services (Wild and Exotic Animals)	400	250
803.3	Solid Waste Regulations	150	400
1005.9	Fire Access Requirements	150	400
531.33	Moored Water Craft	400	250
702	Earthmoving	150	400
1001.7	Traffic Control Standards	400	250
511.17	Waterfront Structures	150	400
900	Entranceways	400	250
704	Groundwater/Wellhead Protection	150	400
1001.8	Street and Structure Numbering Standards	400	250
106.4.B	Stop Work Order	150	400
347.4.E	Penalties and Remedies	150	400

3. Amendment to **Section 107.5, Nonconforming Uses:**

\*\*\*

**B. Changed to Conforming Use.** If any nonconforming use is changed to a conforming use, it shall not thereafter be put into any nonconforming use.

**BC. Discontinuation of Nonconforming Use.**

\*\*\*

4. Amendment to **Section 107.6, Nonconforming Structures:**

\*\*\*

**D. Changed to Conforming Use.** If any nonconforming use is changed to a conforming use, it shall not thereafter be put into any nonconforming use.

**ED. Nonconforming Structures in the Cortez Fishing Village HA Overlay District.**

\*\*\*

**FE. Unsafe Structure.**

\*\*\*

5. Amendment to **Section 107.7, Nonconforming Densities in Residential Projects:**

\*\*\*

---

B. The following residential developments which were existing as of May 15, 1989, and were conforming as to density prior to adoption of this the Comprehensive Plan and have now been rendered nonconforming with regard to density, may be rebuilt if destroyed or substantially damaged by an act God. Any reconstruction shall be at the same density that existed at the time of said adoption. The number of units which may be rebuilt for an individual development are as follows:

<u>DEVELOPMENT</u>	<u>ADDRESS</u>	<u>NUMBER OF UNITS</u>
<u>Casco Dorado</u>	<u>9800 Cortez Road</u>	<u>57</u>
<u>The Waterways</u>	<u>9604 Cortez Road</u>	<u>78</u>



---

EXHIBIT A-2

**LAND DEVELOPMENT CODE  
COUNTYWIDE AMENDMENTS**

**CHAPTER 2 - DEFINITIONS**

1. Amendment to **Section 200, Definitions:**

\*\*\*

*Agricultural Uses, Short Term* shall mean agricultural uses projected to transition to urban or suburban development. ~~New short term agricultural uses which are subject to development order approval shall be reviewed and conditioned, when appropriate, to ensure that such uses do not have adverse impacts on adjacent existing or future residential uses.~~

\*\*\*

*Arterial* shall mean a route providing service which is relatively continuous and of relatively high traffic volume, long average trip length, high operating speed, and high mobility importance. The primary purpose of arterials is to provide service to major traffic movements; access to abutting property is a subordinate purpose. An arterial street (or road) is also typically characterized by restricted parking, access control, signals at important intersections and stop signs on the side streets, and typically distributes traffic to and from collector streets or roadways. Existing roads classified as Arterial are indicated on the adopted Roadway Functional Classification Map. Roads which are built or proposed subsequent to the adoption of the Comprehensive Plan shall be initially classified as Arterial only by action of the Manatee County Department of ~~Planning~~Building and Development Services, following a recommendation from the Manatee County Department of Public Works.

\*\*\*

*Boarding House* shall mean any building or establishment which provides two (2) or more lodging units for non-transient occupancy, which may provide dining room service; and which is subject to licensing by the Division of Hotels and Restaurants of the Florida Department of Business Regulations as a rooming or boarding house. A rooming or boarding house shall not be deemed to include a Hotel, Motel, ~~Group Care Home~~Assisted Living Facility, Recovery Home, Residential Treatment Facility, or any similar establishment. For the purpose of this Code, this use is classified as *Group Housing*.

\*\*\*

*Breeding Facility—Non-Wild and Non-Exotic Animals* shall mean any facility or a portion of any facility used primarily for the breeding of animals other than Exotic and Wild Animals. This definition does not to include the breeding of common household animals (see ~~Kennels~~Pet Service Establishments).

\*\*\*

*Bus or Train Terminal* shall mean any area or building where buses or trains stop to load and unload passengers, cargo, or luggage on a regular basis. The sale of tickets may occur in conjunction with this use.

\*\*\*

*Collector, road* shall mean a route ~~A route~~ providing service which is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. Traffic movement is a priority but there is a higher degree of land access than with an arterial road, allowing such a route to collect and distribute traffic between local roads or arterial roads and serve as a linkage between land access and mobility needs. A collector street (or road) is also one which typically collects traffic from local streets and which generally connects with Arterials, as defined herein.

\*\*\*

Commercial Use - An activity carried out for pecuniary gain, excluding the rental, lease of any residential, or equivalent residential, dwelling unit. This terms shall also specifically include certain uses providing residential accommodation for individuals if providing nursing services as described in Ch. 464, F.S. Includes retail, wholesale, office uses, and recreational vehicle parks.

Commercial Use, Intensive shall mean a commercial use which is either: Carrying out the sale of large or bulky items (e.g., building supplies or heavy equipment), or

- A. Providing services other than those usually associated with the normally recurrent needs of a residential area (e.g., automobile body repair shops), or
- B. Engaging in a commercial activity normally associated with significant outdoor storage, adverse noise or other adverse sensory impact, or large amounts of heavy vehicular traffic.

Intensive commercial uses are typically community or region-serving in nature. However, many community or regional commercial uses are not intensive commercial uses.

\*\*\*

Compatibility shall mean a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

\*\*\*

Density:

Residential Density, Net shall mean the total number of residential dwelling units or equivalent residential units within a residential project, or within a residential parcel contained within a project, divided by net residential acreage (as defined herein).

Residential Density, Gross shall mean the total number of residential dwelling units or equivalent residential units within a residential project, or within a residential parcel contained within a project, divided by gross residential acreage (as defined herein).

\*\*\*

Floor Area, Gross (gross non-residential building floor area) shall mean the sum of the horizontal areas of the several floors of all non-residential buildings or portions of buildings on a lot, measured from the exterior faces of exterior walls, and from the center line of walls separating two (2) or more buildings. The term gross floor area shall be deemed to include but shall not be limited to: basements, wall-less structures where business is transacted (including but not limited to: garden centers and outdoor eating areas and shall not include seasonal display/sales areas), elevator shafts and stairwells at each story, floor space used for mechanical equipment with structural headroom of six (6) feet six (6) inches or more, penthouses, attic space, whether or not a floor has actually been laid, providing structural headroom of six (6) feet six (6) inches or more, interior balconies, and mezzanines with structural headroom of six (6) feet six (6) inches or more. Gross floor area shall not include wall-less structures where business is not transacted, awnings, canopies, porte-cocheres, architectural buttresses, gazebos, roof overhangs, and interior parking garages and loading areas, all of which where business is not transacted. Parking garages/parking structures shall not be included in the calculation of gross floor area.

\*\*\*

Floor Area Ratio shall mean gross non-residential building floor area divided by gross land area related to such building area. Floor Area Ratio (F-A-R) is a measure of intensity for nonresidential development, and is calculated by determining the ratio of gross floor area of the sum of gross horizontal areas of all floors of an enclosed building measured from the exterior face of exterior walls, but not including interior parking, loading, or heights of less than six feet (in square feet), to the product of the total number of Gross Non-residential Acres (as defined herein) contained in that lot or parcel times 43,560. Height of any floor within an existing or proposed building shall not be considered in determining F-A-R of an existing building, nor considered in determining

---

maximum allowable gross floor area by use of a maximum F-A-R. Where projects are proposed to contain more than one lot, Floor Area FAR shall be calculated on a project-wide basis ~~(see also definition of "Intensity")~~.

\*\*\*

Gross Residential Density. (See "Density")

\*\*\*

Industrial, light shall mean an establishment whose principal purpose is the manufacturing, assembling, compounding, processing, packing, baling, repairing, storing or distribution of products made from previously prepared basic materials, such as bond, cloth, cork, fiber, leather, paper, plastics, metals (not involving punch presses over fifty (50) tons rated capacity), stones, tobacco, wax, yarns, or wood (except where sawmills or planing mills are employed). Also included in this definition are micro-breweries. See Equipment Sales, Rental, Leasing Service and Repair, Light for repair of household appliances and office equipment.

\*\*\*

Industrial Uses shall mean activities within land areas predominantly connected with manufacturing, assembly, processing, distribution, or storage of products. Office uses are not precluded from classification under the term "industrial" when utilized in a broader sense.

\*\*\*

Infill Development shall mean the process of developing vacant or under-used parcels within existing urbanized areas that are mostly built-out and what is being built is in effect "filling in" the gaps.

\*\*\*

Lodging Places shall mean the use of land, structure or buildings for the provision of lodging, including, but not limited to, boarding, camps, dormitories and hotels/motels.

\*\*\*

Neo-Traditional Development shall mean a mixed use development allowing residential and commercial uses, having a minimum density of 3 du/ga, and exhibiting many of the following characteristics:

- A discernible center which is often a plaza, square or green, and sometimes a busy/memorable intersection.
- A transit stop within the center.
- Buildings at the center placed close to the sidewalk and to each other, creating an urban sense of spatial definition. Buildings towards the edge of the neighborhood are placed further away and further apart from each other.
- Most of the dwellings are within a five-minute walk from the center - approximately one-quarter of a mile.
- Contains a variety of dwelling types so that younger and older, singles and families and the lower income and upper income can find places to live.
- Contains places to work in the form of office buildings and live-work units.
- Shops are sufficiently varied to supply the ordinary needs of a household - such as a convenience/corner store, a post office and an ATM machine.
- A small ancillary building in the backyard of each house used as a rental apartment or a place to work.
- Elementary school generally within one mile, so that most children can walk from their dwelling.
- Small playgrounds distributed evenly throughout the neighborhood, approximately within one-eighth (1/8th) of a mile of every dwelling.
- Thoroughfares/streets within the neighborhood form a continuous network and provide connection to as many locations as feasible to adjacent developments and thoroughfares.

- Thoroughfares/streets are relatively narrow and shaded by rows of trees that slow traffic and create an appropriate environment for pedestrian and bicyclist.
- Parking lots and garage doors rarely front on the thoroughfares. Garages and parking lots are relegated to the rear of buildings and are accessed through alleys.
- Commercial buildings front directly on the sidewalk.
- Public buildings locate in prominent sites.
- Transportation connectivity - cul-de-sacs are avoided.
- Each neighborhood is a ten minute walk (one-half mile) from edge to edge.
- Higher density housing is located toward the center and often located above the retail space.
- Buildings are placed relatively close to the street, such that they are generally setback the equivalent of one-quarter the width of the lot

Net Residential Acreage shall mean the total acreage within a project proposed for residential lots or parcels, including off-street parking areas, and also meeting the following limitations:

- not subject to the jurisdiction of any local, state or federal environmental review agency.
- not part of any recreational facility within the project or part of any public facility within the project.
- not part of any natural water body below mean high water, or ordinary high water, as estimated at time of project review.
- not part of any conservation easement dedicated to Manatee County.
- not within any utility easement shown as P/SP (1) on the Future Land Use Map.

Net Residential Density. (See “Density”)

\*\*\*

Open Space, Landscaped shall mean that open space that is designed and landscaped to enhance the privacy and/or the amenity of the development by providing landscaping features; provide screening for the benefit of the occupants or those in neighboring areas, or achieve a general appearance of openness, or provide relief from large expanses of impervious area.

\*\*\*

Restaurant shall mean any establishment which provides, for compensation, food or drinks for consumption by patrons on the premises. The term shall not be deemed to include a drive-through eating establishment or drinking alcoholic beverage establishment.

Restaurant, Drive-Through shall mean any establishment which provides, for compensation, food or drinks for consumption by patrons. A drive-through restaurant shall include a pick-up or drive-through window or area and may accommodate individuals dining on the premises. The term shall not be deemed to include an eating establishment or an alcoholic beverage drinking establishment.

\*\*\*

Retail Sales, Community shall mean establishments, or groupings thereof, that in addition to serving day-to-day commercial needs of a neighborhood, also supply the more durable and permanent needs of a community (e.g., office supplies, home improvement centers, furniture stores, junior department stores, automobile sales).

Retail Sales, Neighborhood Convenience shall mean any commercial establishment, or groupings thereof which generally serve the day-to-day commercial-retail needs of a residential neighborhood which shall include but shall not be limited to food stores, convenience stores, drug stores, liquor stores, newsstands, bakeries, delicatessens, dairy product stores, meat and seafood shops, video rental and sales stores, and produce markets.

Retail Sales, Neighborhood General shall mean a commercial establishment or groupings thereof which generally serves more than the day-to-day commercial needs of a residential neighborhood, and which includes all uses

---

~~listed under "Retail Sales, General" but which shall be limited to three thousand (3,000) square feet.~~

*Retail Sales, Regional* shall mean ~~commercial~~ establishments, or groupings thereof, which serve any or all ~~commercial-retail~~ needs of a broadly distributed population and work force (e.g., regional malls) in addition to including community-serving and other ~~commercial-retail~~ uses. However, region serving retail uses shall not include bulk warehousing or uses for which distribution of goods to other than a residential end-user is a primary or major use.

\*\*\*

*Strip Commercial* shall mean a form of non-residential development organized in a linear pattern along the street and designed primarily for vehicular access. Strip commercial is characterized by the following:

- A. Sites are shallow in depth;
- B. Each site has its own driveway and parking facility; and
- C. Poor accessibility and circulation for pedestrians and bicycles.

\*\*\*

*Subdivision* shall mean the division of a parcel of land or lot of record that results in the creation of two (2) or more parcels of land ~~under five (5) acres in size~~ for the purpose, whether immediate or future, of transfer of ownership, or, if the establishment of a new street is involved, ~~any division of such parcel~~. The term subdivision shall also include any replat.

The term Subdivision shall not be deemed to include, ~~if the division of land results in parcels:~~

- A. The division of a site into parcels that are ~~Each greater than~~ five (5) acres or greater in area except in conjunction with the creation of a new street, or
- B. Any change in right-of-way lines or easements-; or
- C. The combining or reconfiguration of platted lots or portions thereof, ~~does not constitute a subdivision~~ when the lot area, required access and width of the resulting lots is not less than the original lots or than allowed by this Code, whichever is less provided the number of lots is not increased-; or
- D. The division of property for the conveyance of land to a federal, state, county or municipal governmental agency, entity, political subdivision, or public utility ~~does not constitute a subdivision~~, if such property is accepted by the governmental body (See Chapter 3, Part V).

\*\*\*

*Surface Water* shall mean water upon the surface of the earth, whether contained in bounds created naturally or artificially or diffused. Water from natural springs shall be classified as surface water when it exits from the spring onto the earth's surface.

\*\*\*

*Towing Service* and *Storage Establishment* shall mean any establishment where the principal use is the towing of disabled or otherwise non-operative motor vehicles and the subsequent storage of such vehicles. This definition shall not be deemed to include a junkyard or ~~motor~~ vehicle repair. For the purpose of this code, this use is classified as *Intensive Services*.

\*\*\*

*Urban Infill Redevelopment Area (UIRA)* shall mean an area that has been designated by the County and the City of Palmetto for the promotion of a "Florida Urban Village" design concept; strengthening neighborhood identity; encouraging mixed use commercial areas, along with compatible industrial development. This area coincides with the Palmetto – North Manatee County Enterprise Zone. See Comprehensive Plan Map G.

\*\*\*

*Vehicle, Domestic* shall mean any vehicle used in operation on streets or waterways and shall include but shall not be limited to automobiles, private pickup trucks, and vans, and private pleasure crafts. (See "~~Motor~~ Vehicle Repair")

---

definition).

\*\*\*

*Motor Vehicle Repair* shall include neighborhood serving, community serving or major repair establishments, as follows:

- A. Neighborhood Serving, which may include any of the following:
  - 1. Sale and service of spark plugs and batteries.
  - 2. Replacement of fan belts, brake fluids, light bulbs, fuses, floor mats, windshield wipers and blades, and mirrors.
  - 3. Fluid replacement.
  - 4. Greasing and lubrication.
  - 5. Emergency repair of wiring.
  - 6. Minor adjustment not involving removal of the head of crankcase and grinding valves.
  - 7. Battery recharging.
  - 8. Safety inspections.
- B. *Community Serving*, which may include all neighborhood serving ~~motor~~-vehicle repair and may include any of the following:
  - 9. Sale or service of distributor and ignition system parts.
  - 10. Sale, service or repair of tires, but shall not include recapping or regrooving.
  - 11. Replacement of mufflers, tail pipes, water hoses, seat covers, grease retainers, wheel bearings, and the like.
  - 12. Radiator cleaning and flushing.
  - 13. Providing and repairing fuel pumps, oil pumps, and the like.
  - 14. Minor adjustment and repair of carburetors.
  - 15. Adjusting brakes and installing exchange brake shoes.
  - 16. Wheel balancing.
  - 17. Warranty maintenance.
  - 18. Other minor servicing of a similar intensity to those listed above.
- C. *Major*. Activities of greater intensity than those listed in (A) or (B). Major ~~motor~~-vehicle repair shall also include the repair of boats and boat motors. (See Section 704531.56, ~~Motor Vehicle Repair~~).

D. \*\*\*

*Water-Enhanced Uses* shall mean uses which are not water-dependent but whose value is increased due to location along the water. Any such increase in value is unrelated to generally increased property values of waterfront property.

\*\*\*

*Water-Related Uses* shall mean activities which are not directly dependent upon access to water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.

\*\*\*

*Wetland, Non-Viable* shall mean an isolated wetland less than 0.5 acres in size, with a UMAM score of 0.4 or less that does not support listed plant or animal species and is not connected by standing or flowing surface water at seasonal high water level to one (1) or more wetlands where the combined wetland acreage is greater than 0.5

---

acres.

---

**EXHIBIT A-3**

**LAND DEVELOPMENT CODE**

**COUNTYWIDE AMENDMENTS**

**CHAPTER 3 - REVIEW AUTHORITY AND PROCEDURES**

1. Amendment to **Section 302.3.B (Appointment, Qualifications, Term, Removal and Compensation):**

\*\*\*

**B. Limitations on Hearing Officer Activities While Appointed.** A Hearing Officer shall not hold other appointive or elective office or position in the County government. Further, a Hearing Officer shall not present nor assist in the preparation of any land use matter or application before another Hearing Officer or the Board during his or her term nor shall the Hearing Officer present or assist in preparation of any land use matter or application requiring Administrative Approval by the Planning Department Director. The firm with which a Hearing Officer is or was associated with shall not present or assist in the preparation of any land use matter before that Hearing Officer. All Hearing Officers shall be subject to Chapter 112, Part III, Florida Statutes.

2. Amendment to **Section 304.2 (Duties and Powers):**

**304.2. Duties and Powers**

The DRC, in addition to such other powers, duties, and authority as may be set forth elsewhere in this Code, shall have the following powers and duties:

A. To review the following applications and prepare comments addressing the application of all relevant codes:

1. Site Plans;
2. Subdivisions ~~and Vacation of Streets;~~
3. Amendments to the Comprehensive Plan and Future Land Use Map;
4. Amendments to the Official Zoning Atlas;
5. Special Permits;
6. Land Development Code Amendments;
7. Developments of Regional Impact; and
8. Other applications referred to the Committee by the Department Director.

\*\*\*

3. Amendment to **Section 310.3, Building Permit Required:**

**310.3 Building Permit Required.**

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code, this code or other applicable code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit. All approvals, permits and certificates required by this Land Development Code must be applied for and obtained before an application for a building permit can be approved by the County. ~~Where the Florida Building Code, this Code or other applicable Code requires a Building~~



~~Permit, n~~No start of construction or development shall occur until ~~and unless the Building Department has issued a Building Permit~~ is issuedfor that development in accordance with the terms of this Code and the Florida Building Code.

4. Amendment to **Section 310.4, Certificate of Occupancy Required:**

**310.4 Certificate of Occupancy Required.**

~~No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the Building Official has issued a Certificate of Occupancy therefor as provided in Chapter 1 Scope and Administration, Section 111.2 Certificate Issued, of the Florida Building Code, as amended. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the County.~~

~~A Certificate of Occupancy is required prior to:~~

- ~~A. Occupying a new building or structure, building addition, or structure alteration;~~
- ~~B. Establishing a new non-residential use within an existing building or structure; or~~
- ~~C. Changing the occupancy classification of an existing non-residential building or structure~~

5. Amendment to **Section 310.5, Certificate of Completion:**

**310.5 Certificate of Completion.**

~~Upon the satisfactory completion of improvements for a site plan approval, when no Building Permit is required, the Building Official shall issue a Certificate of Completion. This A Certificate of Completion is proof that a structure or system is complete and, for certain types of building permits, is released for use and may be connected to a utility system. The Certificate of Completion-This certificate does not grant authority to occupy or connect electrical service to a building, such as a shell building, prior to the issuance of a Certificate of Occupancy. This Certificate is issued by the Building Official. Upon the satisfactory completion of improvements for site plan approval, a Certificate of Completion shall be issued by the Department Director or designee.~~

6. Amendment to **Section 312.1, Level of Review Required:**

**312.1 Level of Review Required**

Decisions made pursuant to this Land Development Code shall be classified as Legislative, Quasi-Judicial or Administrative. Based on the type of application, various levels of review are required prior to the issuance of a development order as shown in Table 3-1. The following sections contain the specific requirements for each level of review:

**Table 3 - 1: Development Order Review Authorities**

APPLICATION TYPE	SEE SECTION	APPROVAL TYPE	PRE-APPLICATION MEETING	DRC <sup>3</sup>	DEPARTMENT DIRECTOR	WORK-SHOP <sup>3</sup>	HEARING OFFICER	PLANNING COMMISSION	BOCC
<b>Site Plans:</b>									
General Development Plan	321	Q	<del>No</del> E	Yes	Yes	Yes	No	Yes	Yes

APPLICATION TYPE	SEE SECTION	APPROVAL TYPE	PRE-APPLICATION MEETING	DRC <sup>3</sup>	DEPARTMENT DIRECTOR	WORK-SHOP <sup>3</sup>	HEARING OFFICER	PLANNING COMMISSION	BOCC
Preliminary Site Plan <u>in conjunction with PD or Special Approval</u>	322	Q	<u>No</u> <u>E</u>	Yes	Yes	<u>Yes</u> <u>E</u>	No	Yes	Yes
<u>Preliminary Site Plan not in conjunction with PD or Special Approval</u>	<u>322</u>	<u>Q</u>	<u>E</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
Final Site Plan	323	Q	<u>No</u> <u>E</u>	<u>No</u> <u>Yes</u>	Yes	No	No	No	No
<b>Subdivisions:</b>									
Vacation of Streets/Plats	331	L	<u>Yes</u> <u>E</u>	No	Yes	No	No	No	Yes
Preliminary Plat	333	Q	<u>Yes</u> <u>E</u>	Yes	<b>Yes</b> <sup>1</sup>	No <sup>1</sup>	No	No <sup>1</sup>	No <sup>1</sup>
Construction Drawings	334	A	No	No	Yes	No	No	No	No
Final Plat	335	Q	No	No	Yes	No	No	No	Yes
<b>Comprehensive Plan/LDC/Zoning Map Amendments<sup>2</sup>:</b>									
Comprehensive Plan/Future Land Use Map amendments (area-wide)	340	L	<u>Yes</u> <u>E</u>	Yes	Yes	<u>Yes</u> <u>E</u>	No	Yes	Yes
Comprehensive Plan/Future Land Use Map amendments (site-specific)	340	L	<u>Yes</u> <u>E</u>	Yes	Yes	<u>Yes</u> <u>E</u>	No	Yes	Yes
LDC Amendments	341	L	<u>Yes</u> <u>E</u>	<u>No</u> <u>Yes</u>	Yes	<u>Yes</u> <u>E</u>	No	Yes	Yes
Zoning Atlas amendments (area-wide)	342	L	<u>Yes</u> <u>E</u>	Yes	Yes	<u>Yes</u> <u>E</u>	No	Yes	Yes
Zoning Atlas Amendments (site specific, PD)	342	Q	<u>Yes</u> <u>E</u>	Yes	Yes	<u>Yes</u> <u>E</u>	No	Yes	Yes
<b>Other Activities:</b>									
Administrative Permit	315	A	<u>No</u> <u>E</u>	<u>No</u> <u>Yes</u>	Yes	No	No	No	No
Certificate of Appropriateness	347	Q	<u>Yes</u> <u>E</u>	No	Yes	No	No	HPB	No
Certificate of Appropriateness (Administrative)	347	A	<u>Yes</u> <u>E</u>	No	Yes	No	No	No	No
Certificate of Level of Service (extension <u>1+ yrs.</u> )	360	Q	No	No	Yes	No	No	No	Yes
Certificate of Level of Service (new)	360	A	No	No	Yes	No	No	No	No
Code Interpretations	311	A	No	No	Yes	No	No	No	No
Special Permit	316	Q	<u>Yes</u> <u>E</u>	Yes	Yes	<u>Yes</u> <u>E</u>	Yes	No	No
Development Agreement	350	L <sup>4</sup>	<u>Yes</u> <u>E</u>	Yes	Yes	<u>Yes</u> <u>E</u>	Yes	Yes	Yes
DRI Development Order	348	Q	<u>Yes</u> <u>E</u>	Yes	Yes	<u>Yes</u> <u>E</u>	Yes	Yes	Yes
Environmental Preserve Management Plans	351	Q	<u>No</u> <u>E</u>	Yes	Yes	No	No	Yes	Yes
Floodplain Variances	802.8	Q	<u>Yes</u> <u>E</u>	No	Yes	No	No	HPB <sup>5</sup>	No
General Plan for Educational Facilities	353	Q	<u>No</u> <u>E</u>	No	Yes	No	No	No	Yes
Historic Designations	710	Q	<u>Yes</u> <u>E</u>	No	Yes	No	No	HPB	No
Modification of Standards	365	A	No	No	Yes	No	No	No	No
Public School Determination of Consistency	352	Q	No	No	Yes	No	No	No	Yes
Temporary Use Permits	354	Q	No	No	Yes	No	No	No	No
Variance	367	Q	<u>Yes</u> <u>E</u>	No	Yes	No	Yes	No	No
Zoning Compliance Permit	346	A	No	No	Yes	No	No	No	No

**Legend:** A = Administrative; L = Legislative; Q = Quasi-judicial; E = Encouraged, not required; HPB = Historic Preservation Board; **Bold** = Indicates approving authority.

<sup>1</sup> Required if the application also triggers the thresholds for General Development Plan review and the applications are processed concurrently.

<sup>2</sup> Amendments to the Official Zoning Map are deemed to be legislative if they are County initiated and include a

---

large number of properties which would be similarly affected by the proposed change. Otherwise, the application is deemed quasi-judicial.

<sup>3</sup> ~~Applicant's attendance to DRC meetings is~~ optional

<sup>4</sup> Development Agreements will generally be treated as Legislative except when required to be treated as quasi-judicial pursuant to applicable law.

<sup>5</sup> HPB review in lieu of Hearing Officer for floodplain variances within the Cortez Fishing Village HA Overlay.

7. Amendment to **Section 312.2, Pre-Application Meeting:**

Whenever a pre-application meeting is ~~required-recommended~~ per Table 3-1, the applicant ~~must~~ may request such meeting with the Department Director ~~or designee~~, prior to filing an application, to discuss the development review process requirements. The applicant is encouraged to bring preliminary plans and data to show existing conditions of the site and its vicinity and the proposed layout. It is intended that the meeting will assist the applicant in preparing plans which will meet the requirements of the code. Comments made by staff at a pre-application meeting are made solely for preliminary informational purposes and shall not be construed as an approval or denial or agreement to approve or deny any development order. Failure of staff to identify any required permits or procedures at a pre-application conference shall not relieve the applicant of any such requirements nor constitute waiver of the requirement by the decision-making body.

8. Amendment to **Section 312.5.A, Sufficiency Review of Application:**

**A. Review**

1. After an application is determined to be complete, the ~~Planning-Department~~ Director ~~or designee~~ shall forward copies of the application to the DRC for sufficiency review. Applications that do not require DRC review per Table 3-1 shall be reviewed by the ~~Planning-Department~~ Director ~~or designee~~ for sufficiency. For purposes of this Section, "sufficiency review" shall constitute an analysis of whether a proposed application:
  - a. Meets the stated objective requirements of the Comprehensive Plan, this Code and the County's rules and regulations; and
  - b. Includes the necessary analysis and information to enable the approving authority to make the necessary determinations under the Comprehensive Plan and this Code.

\*\*\*

9. Amendment to **Section 312.7.B, Notice of Public Hearings:**

**B. Mailed Notices.**

1. *To Whom Provided.* Public notices for public hearings shall be ~~prepared by the County and~~ mailed by the ~~County Applicant~~ to all individuals and property owners indicated below. In any instance where applicable law requires additional notice or a different publication time frame, the form or timeframe of the notice shall be adjusted accordingly to comply with such applicable law.
  - a. All property owners of the land subject to the application.
  - b. The Manatee County School Board if the application involves residential development.
  - c. All property owners within five hundred (500) feet of the boundaries of the development site. If any dwelling unit within the required notification area is part of a neighborhood association or property owner's association, and that information is a matter of record with the Department, the association shall receive written notice of public hearing and workshop.
2. *Mailing and Postmarking.* Notices shall be mailed a minimum of ten (10) days prior to the hearing ~~and fifteen~~

---

~~(15) days prior to the neighborhood workshop~~, with the exception of Board initiated changes to the Official Zoning Atlas for properties ten (10) acres or larger, which shall be mailed a minimum of thirty (30) days prior to the initial public hearing. Notice shall be deemed mailed by its deposit in the mail, properly addressed and with sufficient postage paid.

10. Amendment to **Section 320.2, Applicability (Site Plan Review):**

Pursuant to this Code, in certain circumstances a site plan may be required as part of a submitted application for development approval, or may ~~where authorized by this Code~~, be considered and approved as a separate step in the development process (where authorized by this Code). ~~An applicant has the option of proceeding directly to preliminary site plan approval without first obtaining approval of a General Development Plan.~~

**A. General Development Plan Review Required for Planned Development.** General development plans shall be required in connection with applications for Planned Development zoning, for all Planned Development projects on property which is zoned for Planned Development but which have no plan approval, ~~Large Projects~~, and Developments of Regional Impact. An applicant may be required to proceed directly to preliminary site plan approval where the Board determines a General Development Plan will not provide adequate detail to assure compliance with this Code and the Comprehensive Plan. If the applicant is allowed to submit a preliminary site plan without receiving General Development Plan approval, the preliminary site plan shall meet all ~~of the~~ requirements hereunder for a General Development Plan and shall be reviewed for all of the criteria in this Code for both a General Development Plan and a preliminary site plan.

**B. Preliminary Site Plan Review Required:** Preliminary site plans shall be required for the following:

1. *Office and Commercial Projects.* Prior to the submission of Final Site Plans for office and commercial projects greater than thirty thousand (30,000) square feet of gross floor area and for projects greater than three thousand (3,000) square feet of gross floor area in the Agricultural/Rural category of the Comprehensive Plan.
2. *Multi-Family.* Prior to the submission of Final Site Plans for multi-family projects with ten (10) or more dwellings.
3. *Industrial.* Prior to the submission of Final Site Plan for industrial projects of greater than fifty thousand (50,000) square feet of gross floor area except in platted industrial subdivisions.

An applicant may choose to combine the Preliminary Site Plan review and submit a Final Site Plan instead, provided that all requirements for both Preliminary and Final Site Plans are met. Developments below the thresholds noted above only require Final Site Plan approval, unless also exempt under subsection C, below.

\*\*\*

11. Amendment to **Section 321.2, General Development Plan (GDP) Review Process:**

**A. Pre-Application Meeting.** The applicant ~~shall~~ is strongly encouraged to schedule and attend a first-step meeting consistent with the requirements of this Chapter.

\*\*\*

12. Amendment to **Section 322.3, Preliminary Site Plan Review Process:**

**A. Pre-Application Meeting.** The applicant ~~shall~~ is strongly encouraged to schedule and attend a first-step meeting consistent with the requirements of this Chapter.

\*\*\*

**C. Development Review Committee Review.** The DRC must review the PSP in accordance with the provisions of this Chapter. The Department Director shall be the final approving authority of Preliminary Site Plans for developments that do not require Planned Development or Special Approval.

---

**D. Planning Commission Review.** Preliminary Site Plans submitted in conjunction with a Planned Development or Special Approval application shall be reviewed by the Planning Commission. Upon issuance of the written comments of the DRC and the staff report, the Preliminary Site Plan shall be scheduled for a quasi-judicial hearing before the Planning Commission. The Planning Commission shall submit a recommendation to the Board to approve, approve with modifications or deny the application.

**E. Board of County Commissioner Review.** Preliminary Site Plans submitted in conjunction with a Planned Development or Special Approval application shall be reviewed by the Board. The Board shall conduct a quasi-judicial hearing on the application and approve, approve with modifications or deny the application~~plan per the requirements of this Chapter.~~

13. Amendment to **Section 331.2, Review Process (Vacation of Streets and Plats):**

**A. Pre-Application Meeting.** The applicant ~~shall~~ is strongly encouraged, but not required, to attend a pre-application meeting as provided for in Section 312.2.

\*\*\*

14. Amendment to **Section 333.2, Preliminary Plat Review Process:**

**A. Pre-Application Meeting.** The applicant ~~shall~~ is strongly encouraged, but not required, to attend a pre-application meeting as provided for in Section 312.2.

15. Amendment to **Section 335.13, Survey Data Required for Final Subdivision Plats:**

Plats made for recording shall meet the requirements of Section 177.091, F. S., and the following Manatee County specific requirements:

\*\*\*

C. The basis of bearing and metes and bounds description for new subdivisions not already part of a phased development as of ~~June~~ December 2015 shall be grid.

\*\*\*

F. The plat shall have a minimum text height of 3/32" for all plat data and text. Generally the text for the index or key map may be exempt provided the graphics are clear. If multiple sheets are used for the plat, a larger Index Map of the overall plat is required giving a basic representation of the Lots, Tracts, and Roads. Match lines are to be included in the Index Map with the layout of all the sheets. The Key Map is a smaller/ simpler version of the index map that must be ~~is~~ included on each subsequent sheet. ~~Use~~ Subtle hatching or shading must be used for the area the particular sheet covers.

\*\*\*

16. Amendment to **Section 337.8.C and D, Monuments:**

\*\*\*

**C. FAC Requirements.** Monuments set at lot corners shall satisfy the requirements of 5J-17, Florida Administrative Code.

**D. Certification.** For plats where the Permanent Control Points and/or Lot Corners are not installed at the time of the recording of the plat, the following certification of the platting surveyor shall be modified and utilized as appropriate: "Permanent Control Points and/or Lot Corner monuments shall be installed and certified by an official affidavit recorded with the Clerk of the Circuit Court within one (1) year of recording of the plat or prior to the release of the improvement bond for the PCPs and/or Lot Corner monuments.

---

17. Amendment to **Section 340.2, Review procedures (Comprehensive Plan):**

**340.2. Review pProcedures.**

Comprehensive plan amendments may be initiated by a property owner or the County. The following procedures shall apply to all applications for comprehensive plan amendment.

A. Pre-Application Meeting. The applicant is strongly encouraged, but not required, to attend a pre-application meeting as provided for in Section 312.2. A pre-application meeting is required. See Section 312.2 for specific requirements.

18. Amendment to **Section 341.2, Review Procedures (LDC Amendments):**

Land Development Code amendments may be initiated by a property owner or the County. The following procedures shall apply to all applications for amendment.

A. Pre-Application Meeting. The applicant is strongly encouraged, but not required, to attend a pre-application meeting as provided for in Section 312.2. A pre-application meeting is required. See Section 312.2 for specific requirements.

19. Amendment to **Section 342.2, Review Procedures (Amendments to Official Zoning Atlas):**

\*\*\*

**B. Pre-Application Meeting.** The applicant is strongly encouraged, but not required, to attend a pre-application meeting A pre-application meeting is required. as provided in Section 312.2.

**C. Application Submittal.** All applications for amendments to the Official Zoning Atlas shall be prepared and submitted pursuant to Section 312.3. The Department Director shall prepare and file the applications initiated by the Board unless another County department is so directed.

In addition to the information required in Section 312.3, the following shall be submitted with each application:

\*\*\*

2. Applications for rezoning to Planned Development shall be accompanied by:

a. ~~a~~ General Development Plan; or

b. A preliminary Site Plan (as required by the Department Director).

c. If no site plan is submitted, review shall be per Section 342.4.A below.

\*\*\*

20. Amendment to **Section 345. Special Approval Process as Required by the Manatee County Comprehensive Plan:**

\*\*\*

**Table 3 - 4: Special Approval as Required by the Manatee County Comprehensive Plan\***

		REZONE AND GD PLAN	SPECIAL PERMIT	PREL. PLAN	PREL. PLAT	FINAL SITE	ADM. PERMIT	FINAL PLAT	BLDG. PERMIT	EARTH/ MOVING	CO
A.	Mixed and multi-use projects in residential, agricultural, urban fringe, low intensity office, and retail/office residential <u>future land use</u> categories.	X	X	X		X					
B.	Residential developments at or above a specified density in the Comprehensive Plan which require Special Approval (5)	X									
C.	Non-residential projects which exceed 30,000 square feet of gross building area and are located in the RES-1, RES-3, UF-3, RES-6, RES-9, RES-12, or RES-16 <u>future land use</u> categories	<del>(9)</del> See Note (9) Below									
D.	All projects in the mixed use future land use categories (5)	X							X		
E.	Any project which requires Preliminary Site Plan/ <del>plat</del> <u>Preliminary Plat</u> approval which is at least partially located in the Manatee <u>or the Evers</u> Watershed Reservoir Overlay category: (5)(7)	X									
F.	<del>Any project which requires Preliminary Site Plan/Plat Approval which is at least partially located in the Evers Watershed Reservoir Overlay category. (5)(7)</del>	<del>X</del>									
<u>GF.</u>	Any project at least partially located in the Coastal High Hazard category which requires Preliminary Site Plan/ <u>Preliminary</u> Plat Approval except a project located on land owned, leased or operated by the Manatee County Port Authority; (1)(5)(6)(7)	X	X								
<u>HG.</u>	Any project involving noise-sensitive uses within the Sarasota-Bradenton Airport's Airport Impact Overlay category: See Section 403.2 of this										

		REZONE AND GD PLAN	SPECIAL PERMIT	PREL. PLAN	PREL. PLAT	FINAL SITE	ADM. PERMIT	FINAL PLAT	BLDG. PERMIT	EARTH/ MOVING	CO
	Code										
<u>H.</u>	Any project in which density is transferred from part of a wetland site to another part of the same project site (1)(2).	X	X	X	X	X	X	X			
<u>J.</u>	Any project involving the siting of marina-type uses	X									
<u>K.</u>	All new recreational vehicle parks. Must rezone to CRV.			X		X					
<u>L.</u>	Development in ROR (Retail/Office/Residential), IL (light industrial) and OL (Office Light) Future Land Use categories at special approval floor area ratios <u>or maximum commercial project square footage</u> specified in the Plan plus any development exceeding 6 du/ac in the R/O/R <u>F.L.U.</u> designation (5) Note: In IL categories retail commercial uses over 3,000 square feet require planned development.	X									
<u>M.</u>	Newly proposed non-residential non-agricultural development in the Manatee and Evers Watershed Overlay categories which require a construction or operating permit for industrial waste treatment as referred to in F.A.C., Chapter 17-4.	X									
<u>N.</u>	Modifications to Special Exception projects, see note (3).										
<u>O.</u>	Any projects involving continued agricultural uses where clustering option farm working housing has been utilized in the AG/R or implementing the cluster option for farmworker housing until approved development is started on the project.						X				
<u>P.</u>	Any project adjacent to <u>all interstate connectors designated as an</u>	See Section 900									



		REZONE AND GD PLAN	SPECIAL PERMIT	PREL. PLAN	PREL. PLAT	FINAL SITE	ADM. PERMIT	FINAL PLAT	BLDG. PERMIT	EARTH/ MOVING	CO
	entranceways <u>and not meeting the entranceway standards of Section 900.5.</u>										
<u>QP.</u>	When alternative scenarios for project access yield substantially different impacts on the number and magnitude of impediments to traffic on any functionally classified roadway or on any roadways shown on the Future Traffic or Circulation Map.						X				
<u>RQ.</u>	Any support uses located within a planned office or industrial park in the light industry and heavy industry land use categories seeking exemption from commercial location criteria	X	X	X		X	X		X		X
<u>SR.</u>	Mineral resource extraction activities which are regulated by the Manatee County Mining and Reclamation Ordinance and which are within the Manatee or Evers Watershed Overlay categories: (6)	X									
<u>TS.</u>	Mineral resource extraction activities which are exempted by the Manatee County Mining and Reclamation Ordinance but which are defined as major earthmoving under the Land Development Code and which are within the Manatee or Evers Watershed Overlay categories:		X							X	
<u>UT.</u>	Mineral resource extraction activities which are exempted by the Manatee County Mining and Reclamation Ordinance but which are defined as minor earth moving under the Land Development Code and which are within the Manatee or Evers Watershed Overlay categories:									X	
<u>VU.</u>	Any project adjacent to perennial lake or stream	X	X	X	X	X	X	X			

		REZONE AND GD PLAN	SPECIAL PERMIT	PREL. PLAN	PREL. PLAT	FINAL SITE	ADM. PERMIT	FINAL PLAT	BLDG. PERMIT	EARTH/ MOVING	CO
<u>WV.</u>	Any project in the <u>Aviation-Airport Impact</u> Overlay District: See Section 403.2										
<u>XW.</u>	Additions under 50,000 square feet to existing (prior to approval of the LDC) non-residential projects which already exceed 50,000 square feet in size, located within the R/O/R and MU future land use categories. (5)	X	X	X		X	X		X		
<u>YX.</u>	Additions over 50,000 square feet to existing non-residential projects located within the R/O/R and MU future land use categories. (5)	X									
<u>ZY.</u>	New non-residential projects located within the R/O/R and MU future land use categories having more than 50,000 square feet. (5)	X									
<u>AAZ.</u>	Legally established light industrial uses located within the R/O/R who wish to change light industrial uses or increase their square footage. (See Note 3 below)										
<u>BBA</u> <u>A.</u>	Permit consideration of densities in excess of the maximum densities in a residential zoning category for projects which qualify as affordable housing, pursuant to the criteria approved by the Board of County Commissioners. (See note 8).										
<u>CCB</u> <u>B.</u>	Additions of less than 50,000 sq. ft. to existing (prior to approval of the Code) nonresidential projects located within the IL and IH Future Land Use Categories. (5)	X	X	X		X	X		X		
<u>DDC</u> <u>C.</u>	Additions over 50,000 sq. ft. to existing nonresidential projects located within the IL and IH future land use categories. (5)	X									
<u>EEED</u>	Projects where nuisance, exotic	X	X	X	X	X	X	X	X	X	X

		REZONE AND GD PLAN	SPECIAL PERMIT	PREL. PLAN	PREL. PLAT	FINAL SITE	ADM. PERMIT	FINAL PLAT	BLDG. PERMIT	EARTH/ MOVING	CO
<u>D.</u>	vegetation will not be removed, pursuant to Section 701.4.E.										
<del>FFE</del> <u>E.</u>	When a project in the Wastewater Service Area proposes use of a septic tank in conjunction with development. (10)										

\* This table is not intended to be all inclusive. The comprehensive plan may list other instances where Special Approval is required.

NOTES:

- (1) All development proposed in the Coastal Wetland Habitat requires BOCC approval.
- (2) Any proposed mitigation ratios below 2:1 for herbaceous wetlands and 4:1 for forested wetlands require approval by the BOCC (excluding single family homes on a lot of record).
- (3) All modifications, except those which are listed under Section 324.2.A of this Code require BOCC approval. Those items listed as minor modifications may be approved administratively.
- (4) In ~~Ag~~G/R, and OL Category non-residential development over 3,000 s.f. requires Planned Development.
- (5) Parcels which already have a Planned Development category do not need to be rezoned.
- (6) Mineral Resource extraction requires a rezone to EX. The Master Mining Plan may serve as the General Development Plan.
- (7) Commercial RV Parks may be established on property zone CRV.
- (8) A Land Use and Deed Restriction Agreement must be approved.
- (9) Special approval for non-residential projects which exceed 30,000 square feet and are located in a residential (FLU) category shall be heard and decided by the Board of County Commissioners. Notwithstanding the Board review of special approval, such projects shall comply with all other development review procedures and applicable provisions of this Code. Special approval may be granted by the Board as part of any other development order or through a separate process. Where special approval is granted by the Board through a separate review process, the granting of any other development order for such a project shall occur only subsequent to the Board's adoption of a resolution granting special approval for that project, and the granting of any other development order must be consistent with the Board's special approval resolution.
- (10) Approval shall be determined as provided in the Manatee County Public Works Standards Manual (Utilities).

---

21. Amendment to **Section 347.3, Review Procedures (Certificate of Appropriateness):**

- A. Pre-Application Meeting. The applicant is strongly encouraged, but not required, to attend a pre-application meeting as provided for in Section 312.2. The applicant shall schedule a pre-application meeting in accordance with this Chapter. The pre-application meeting shall be optional for Certificates of Appropriateness requiring administrative approval.

22. Amendment to **Section 360.3.C, Optional Certification:**

\*\*\*

**C. Review Deferral.** All applicants for a development order, or authorized representatives thereof, who are not applying for simultaneous review for issuance of a Certificate of Level of Service Compliance shall fill out, sign and submit a form to be provided by the County indicating that the applicant (or representative) recognizes and acknowledges that any approval of the development order application would not exempt a party seeking development order approvals on the subject parcel from review for, and receipt of a Certificate of Level of Service Compliance.

23. Amendment to **Section 360.4, Special Permits, Rezonings and Site Plan Approvals:**

**A. Certificate Not Required,**

1. A certificate shall not be required in connection with a Special Permit, rezoning or approval of a General Development Plan or Preliminary Site Plan. However, the County may consider the availability of public services and facilities when evaluating the appropriateness of any such approval, and may deny a request for any such approval if public facilities and services are not expected to be available as required pursuant to the Comprehensive Plan.
2. The issuance of a development order for the construction of one single family dwelling unit on a legal lot of record existing prior to adoption of this Comprehensive Plan is exempt from review for compliance with adopted level of service standards. Nothing in this provision shall exempt any such proposed development from other applicable regulations.

\*\*\*

24. Addition of **Section 360.8, Roadway Level of Service Review Process:**

**360.8. Roadway Level of Service Review Process**

- A. Each project shall submit to Manatee County a transportation analysis (for each phase at time of detailed approval of that phase, if applicable) describing and analyzing total project traffic and the impact of that traffic on at least those roadways shown on the current Roadway Functional Classification Map. For DRI or FQD projects, the analysis required by Manatee County for purposes of review for Level of Service Compliance to the transportation impact area agreed on for preparing the Application for Development approval required by 380.06(10), F.S., otherwise the required transportation analysis must address all such roadways on which project traffic is projected to be equal to or greater than 5% of the adopted p.m. peak hour two-way Level of Service "Standard" capacity of the roadway ("Study Area"). The Level of Service Standard for a roadway shall be that level of service set forth in Table 5-1 of the Comprehensive Plan. The most recent version of the Link Sheets on file at the Manatee County Public Works Department shall be utilized in the Traffic Study to determine operational levels.
- B. For DRI or FQD projects entirely within or having equal to or greater than 75% of their total area within a Regional Activity Center, the required transportation analysis must address all such roadways once project traffic is projected to be equal to or greater than 10% of the peak hour Level of Service "D" capacity of the roadway.

- 
- C. Where a project's transportation impact is such that all roadways within the Study Area are impacted at less than the 5% p.m. peak hour two-way level of service, then the impact of the project traffic on the first Major Roadway of Access and both end node intersections as identified in the most recent version of the Link Sheets on file at the Manatee County Public Works Department shall be evaluated for ensuring the maintenance of the adopted Level of Service Standard on that roadway.
- D. Level of Service Standard capacity shall be determined using professionally accepted methodology. The professionally accepted methodology shall be specified in the County's adopted concurrency methodology for performing traffic studies as detailed in amendments to the Land Development Code and Administrative Procedures. The peak hour two-way volume on the functionally classified roadways available from the most recent version of the Link Sheets on file at the Manatee County Public Works Department shall be utilized to conduct required transportation analyses, unless the project applicant conducts alternative traffic counts using accepted methodologies, and if such counts are accepted by the Manatee County Public Works Department in the Study Area.
- E. For purposes of the transportation analysis, project traffic may be distributed only on those roadways or improvements either:
1. shown on the Existing Roadways Functional Classification Map.
  2. scheduled for construction completion in the current or following year of FDOT's five-year work program (subject to limitations contained in policy 10.1.4.2).
  3. scheduled for construction completion in the adopted capital improvement program for the current or following fiscal year (subject to limitations contained in policy 10.1.4.2).
  4. scheduled for construction completion prior to the initial date of project impact on the roadway, if such roadway or improvement is to be completed pursuant to a local government development agreement recorded pursuant to § 163.3239, F.S. (e.g, see policy 5.2.3.2). Where an improvement based on a local government development agreement is relied on to achieve acceptable levels of service, default on any such agreement by any party shall be identified (within any development order issued) as a basis for reconsideration and, if necessary, invalidation of the development order.
- F. Upon satisfactory completion of the required transportation analysis the following actions will be taken:

WHERE:

1. Project traffic is projected to maintain adopted peak hour Level of Service Standards on all roadways shown on the Roadway Functional Classification Map and within the Study Area of the proposed project or project phase [as defined above], and
2. Project traffic is projected to maintain peak hour Level of Service Standard as defined by the most recent version of Link Sheets on file at the Manatee County Public Works Department on any other roadways utilized for distributing project traffic or to be constructed pursuant to a local government development agreement.

Manatee County may consider the issuance of Certificate of Level of Service Compliance, or issue a development order for the proposed project or project phase, if compliance with other goals, objectives, and policies in the Comprehensive Plan is achieved.

However, Where:

1. Project traffic is projected to cause violations of adopted peak hour levels of service on one or more roadways shown on the Roadway Functional Classification Map, or
2. Project traffic is projected to cause a violation of adopted peak hour Level of Service "D" Standard on any other roadway utilized for distributing project traffic or to be constructed pursuant to a local government development agreement.

Manatee County shall only consider the issuance of a Certificate of Level of Service Compliance if:

1. the Certificate of Level of Service Compliance is conditioned on construction of improvements necessary

---

to meet Level of Service, or

2. remedial actions to facilitate the issuance of a Certificate of Level of Service Compliance have been approved by the County through the appropriate process.

The Board may also consider such violation(s) of adopted peak hour level of service standards in determining whether or not to approve a development project.

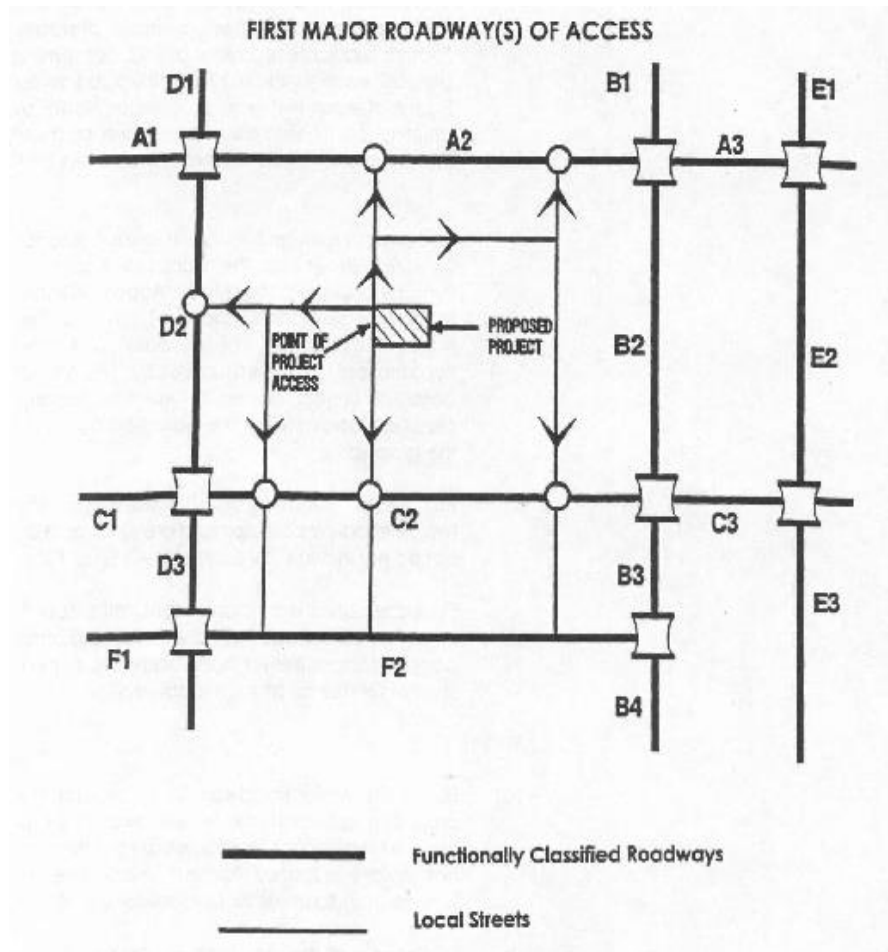
The conditions, pursuant to (1) above, set forth in the Certificate of Level of Service Compliance may be satisfied through one or more of the following:

- construction of the required improvement(s).
- approval of a local development agreement pursuant to the County's proportionate share provisions to construct one or more improvements to the transportation network.
- In those situations in which construction of a required improvement, not safety or operationally related, would result in its limited life due to a future improvement funded and scheduled for construction, and upon approval of Manatee County, payment to the County of the full construction costs of such improvement for the County's use to make appropriate transportation system improvements.

Such remedial actions pursuant to (2) above are subject to the Board's authority to schedule and fund improvements pursuant to applicable law and may include, but not necessarily be limited to, one or more of the following:

1. change in proposed project access and implementation of assurances to achieve preferred access.
2. change in permitted land uses, density/intensity, or magnitude of the proposed development.
3. approval of a local government development agreement to ensure the provision of additional roadways or roadway improvements by the applicant, the County, or both parties to alleviate any level of service exceedances.
4. phasing of the proposed project and implementing a phased development order approval process contingent on roadway improvements.
5. reduction in the adopted level of service standard for the roadway(s) on which an exceedance was projected, through the plan amendment process.

A generic example indicating "First Major Roadway(s) of Access" is shown below:



Roadways A, B, C, D, E, and F are all shown on the Functional Classification Map. Subscripts indicate segments, or links, comprising parts of each functionally-classified roadway. Extent of each link (e.g., B2) is determined by defining points of intersection of two or more functionally-classified roadways indicated by a square ( □ ).

Roadways not in bold are local roads (i.e., not shown on the adopted Roadway Functional Classification Map). Arrows on these roads indicate potential paths of travel to “First Major Roadway(s) of Access” for this hypothetical proposed project. Points of Potential project access to the functionally-classified road network are indicated by a circle ( O ) on the graphic.

**G. Special Consideration of Level of Service "F".** Where any functionally-classified First Major Roadway(s) of Access being considered during review of a proposed project is operating at a peak hour Level of Service "F" the following review process shall be utilized:

1. If the roadway which is operating at peak hour Level of Service "F" has an adopted "current year" Level of Service Standard of "E" or better, no issuance of any Certificate of Level of Service Compliance shall be considered.
2. If the roadway which is operating at peak hour Level of Service "F" has an adopted "current year" Level of Service Standard of "F", the following determinations shall be made in order to determine whether consideration of issuance of a Certificate of Level of Service Compliance can occur:
  - a. If Manatee County has not identified, pursuant to Policy 5.1.2.5, one or more parallel facilities suitable for traffic diversion from the roadway for which a Level of Service Standards of "F" has been adopted, no issuance of a Certificate of Level of Service Compliance shall be considered.
  - b. If one or more parallel facilities have been identified by Manatee County at time of adoption of Level of Service standard of "F" on the subject roadway (pursuant to Policy 5.1.2.5 above), and if all such

---

parallel facilities have existing capacity to maintain adopted Level(s) of Service, with 100% of traffic from the proposed project assumed to impact each such parallel facility, then issuance of a Certificate of Level of Service Compliance may be considered.

25. Amendment to Section **365.1, Applicability:**

In connection with any development approval, the final approving authority of the development application may modify any of the following requirements in accordance with this section:

\*\*\*

G. Open Space requirements per Table 4-3 to 4-~~68~~

\*\*\*

26. Amendment to Section **366.1, Types of Administrative Amendments:**

A. **Errors in Yard Measurements.** The Department Director is authorized to approve a deviation to a yard requirement if it is determined that there was an error in the location of an existing building or structure relative to the minimum yard requirements, provided that:

1. The requested adjustment shall not exceed ten (10) percent of the required yard or one (1) foot, whichever is ~~greater~~less; and

\*\*\*



## EXHIBIT A-4

### LAND DEVELOPMENT CODE COUNTYWIDE AMENDMENTS

#### CHAPTER 4 - ZONING

##### 1. Amendment to **Section 400.6 Rules for Interpretation of District Boundaries.**

Interpretations regarding boundaries of zoning districts shown on the Official Zoning Atlas, and future land use map designations shown on the official future land use map shall be made in accordance with the following:

- A. Center Lines as Boundaries.** Where zoning district or future land use designation boundaries appear to follow center lines of streets, alleys, easements, railroads and the like, they shall be construed as following such center lines.
- B. Property Lines and the Like as Boundaries.** Where zoning district or future land use designation boundaries appear to follow street, lot, property, or similar lines, they shall be construed as following such lines.
- C. Boundaries in or Adjacent to Bodies of Water.**
  - 1. Where zoning district or future land use designation boundaries appear to follow shorelines or center lines of bodies of water, they shall be construed as following such shore lines or center lines. In case of change in shore lines or course or extent of water, the boundaries shall be construed as moving with the change.
  - 2. Boundaries indicated as entering any body of water, but not continuing to intersection with other zoning boundaries or with the limits of jurisdiction of the County shall be construed as extending in the direction in which they enter the body of water to intersect with other zoning boundaries or with the limits of jurisdiction.
- D. Boundaries Indicated as Parallel to or Extensions of Features Listed.** Where zoning district or future land use designation boundaries are indicated as parallel to or extension of features listed above, they shall be so construed.
- E. Dimensions.** Where dimensions are not otherwise indicated on or by the Official Zoning Atlas or the Future Land Use Map, the scale of the map shall govern.
- F. Variation of Actual Location from Mapped Location.** Where physical or cultural feature existing on the ground are at variance with those shown on or by the Official Zoning Atlas or the Future Land Use Map, the actual location shall govern.
- G. Single Site with Multiple Zoning Categories** Where zoning district boundaries split property under common ownership as of the effective date of this ordinance, the County Administrator or designee is authorized to adjust the zoning district boundaries on the Official Zoning Map to apply the predominant zoning district to the entire site as long as the zoning district is consistent with the site's future land use designation.
- H. Single Site with Multiple Future Land Use Categories.** Development on a site with two or more future land use designations shall be developed in a way that each portion of the site complies with its underlying designation, unless the project is reviewed through the Special Approval process (see below).
- I. Special Approval Projects with Multiple Future Land Use Categories.** The maximum development allowed for a Special Approval project that is split into two or more future land use designations must be calculated by adding the gross density and intensity allowance for each portion of the site based on its underlying future land use designation. Development may occur on any portion of the site as long as the total gross density and intensity for the entire site does not exceed the maximum allowed for all the areas together. The net density and intensity, however, shall be calculated and met separately for each individual area. All other requirements of the future land designation, including but not limited to use, shall be met for each portion of the site.
- J. Distributing Commercial Nodes on a Project Site.** Where a special approval project contains one or more

categories permitting consideration of commercial uses, any such potential commercial uses may be located at any point within the project site, as long as compliance with all commercial locational criteria and commercial development standards is achieved. For example, for a project containing two commercial nodes, one permitting only medium commercial uses, and one permitting large commercial uses, the node designated under a future land use category permitting only medium commercial uses may be considered for locating the project's large commercial uses, as long as the applicable commercial criteria and standards are complied with. This provision shall not be interpreted so as to provide for any increase in total development potential on the project site over that determined during intensity compliance review.

**K. Corrections of Mapping Errors.** Where a designation on the Official Zoning Atlas or Future Land Use Map has been erroneously labeled or located, or erroneously printed, and Manatee County Records can be produced to verify that such a mapping, labeling, or printing error has been made, the Manatee County Board of County Commissioners shall correct the errors or omissions by resolution or ordinance. All corrections described above may take place at any time during the calendar year.

**L. Action in Case of Uncertainty.** Where the provisions above fail to clarify the status of a piece of property, the property owner may elect to file a written request with the Department Director for a final determination by the Board of County Commissioners.

## 2. Amendment to **Section 401.1 Purpose of Districts**

\*\*\*

**E. Residential Single Family Districts (RSF-1, RSF-2, RSF-3, RSF-4.5, and RSF-6).** The purpose of these districts is to provide for residences in a suburban environment at low to medium densities, to accommodate ~~support non-residential~~ support uses (as defined in Chapter 2) and other limited non-residential uses, and to protect these areas from the encroachment of incompatible uses.

\*\*\*

**G. Residential Duplex Districts (RDD-3, RDD-4.5, RDD-6).** The purpose of this district is to provide for medium density residential uses, including single-family and duplex development, and to accommodate ~~support non-residential~~ support uses and other limited non-residential uses. -

**H. Residential-Multi-Family Districts (RMF-6, RMF-9).** The purpose of these districts is to provide areas for multiple family dwelling units at medium to high densities at appropriate locations. In addition, the districts are intended to accommodate complementary residential support uses (as defined in Chapter 2) and limited non-residential uses.

\*\*\*

## 3. Amendment to **Section 401.2. Schedule of Uses.**

Except as specifically provided in this Code, regulations governing the use of land, water and structures within the various districts in the unincorporated portion of Manatee County shall be as shown in Tables 4-1 for agriculture and residential districts and Table 4-2 for non-residential districts.

\*\*\*

4. Amendment to **Table 4 - 1: Uses in Agriculture and Residential Districts**

Land Use	See Sec #	CON	A	A-1	RSF	RSMH	RDD	RMF	VIL
***									
Agricultural Uses	531.1	SP	P	P	AP	SP	SP	SP	P
Agricultural Products Processing Plants	531.1	X	AP	X	X	X	X	X	SP
Animal Products Processing Facility	531.1	X	SP	X	X	X	X	X	SP
Short Term Agricultural Uses	531.1	X	P	P	AP	AP	AP	AP	P
Stables or Equestrian Centers: Private	531. <u>41</u>	X	P	P	X	X	X	X	P
Stables or Equestrian Centers: Public	531. <u>41</u>	X	AP	AP	X	X	X	X	AP
***									
Personal Wireless Service Facilities	531.37	See Section 531. <del>34</del> <u>37</u>							
***									
Retail Sales, Neighborhood Convenience	531.49	X	X	X	X	X	X	X	AP
<del>Retail Sales, Neighborhood General</del>	<del>531.49</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>AP</del>
Retail Sales, General	531.49	X	X	X	X	X	X	X	<u>AP/S</u> P
***									
Veterinary Hospitals	531. <del>58</del> <u>6</u>	X	AP	SP	X	X	X	X	AP
Warehouses	531. <del>59</del> <u>7</u>	X	X	X	X	X	X	X	X
Water Dependent Uses	531. <del>60</del> <u>58</u>	X	X	X	X	X	X	X	X
***									

AP = Administrative Permit; SP = Special Permit; P = Permitted; X = Not Permitted  
 AP/SP = Administrative Permit required as specified in Chapter 5 or elsewhere in this Code.

**NOTES:**

- a. Uses may be further restricted or modified by the overlay district regulations and the Commercial Locational Criteria contained in the Future Land Use Element of the Comprehensive Plan.
- b. Notwithstanding the development review procedures set forth in this table or any other provision of this Code, the development review procedures required pursuant to Chapter 3 shall control when the project requires Special Approval pursuant to any provision of the Comprehensive Plan.
- c. Waterfront structures shall be allowed as described within Section 402.14, PDW—Planned Development Waterfront.

5. Amendment to **Table 4 - 2: Uses in Non-Residential Districts**

Land Use	See Sec. #	PR	NC	GC	HC	RVP	LM	HM	EX	MP-I
***										
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	X	X	P
<del>Retail Sales, Neighborhood General</del>	<del>531.49</del>	<del>X</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>P</del>
Retail Sales, General	531.49	X	<del>P</del>	P	P	X	X	X	X	P
Sexually Oriented Businesses	531.52	See Section 531.4952								
***										

AP = Administrative Permit; SP = Special Permit; P = Permitted; X = Not Permitted  
 AP/SP = Administrative Permit required as specified in Chapter 5 or elsewhere in this Code.

**NOTES:**

- Uses may be further restricted or modified by the overlay district regulations [and the Commercial Locational Criteria contained in the Comprehensive Plan](#).
- Notwithstanding the development review procedures set forth in this table or any other provision of this Code, the development review procedures required pursuant to Chapter 3 shall control when the project requires Special Approval pursuant to any provision of the Comprehensive Plan.

6. Amendment to **Section 401.3. Bulk and Dimensional Regulations.**

\*\*\*

A. Maximum Density.

In no instance shall the maximum density specified for a given zoning district be exceeded in the approval of any application for development approved, except where bonuses are permitted pursuant to the Housing Program (Chapter 5).

For residential zones, maximum density shall be expressed in number of dwelling units per gross residential acre. In the determination of the maximum number of units to be allowed on a lot, the permitted number shall be made proportional to any fraction of the acreage that is part of the lot.

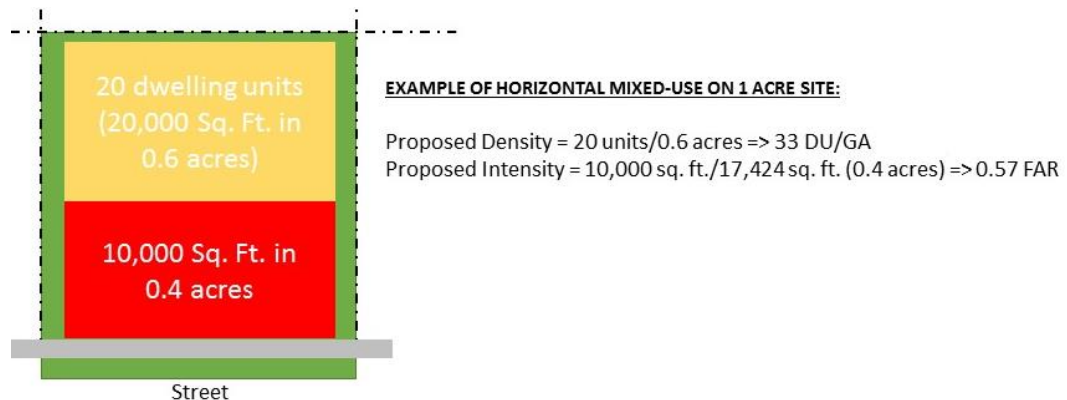
No more than one (1) single-family dwelling unit shall hereafter be erected on any one (1) single-family lot, nor shall a dwelling unit be located on the same lot with any principal building, unless such dwelling unit is permitted as an accessory use to such principal building.

B. Maximum Density/Intensity for Mixed-Use.

1. Horizontal Mixed-Use: The density and intensity of horizontal mixed-use developments shall be calculated as follows:

- a. Density. The number of residential dwelling units or equivalent residential units contained within the mixed-use project shall be divided by the gross or net (as applicable) residential acreage of the development site (not including the non-residential acreage). The resulting density shall not exceed the maximum permitted in the district.
- b. Intensity. The gross square footage of the non-residential buildings (all floors, but not including interior parking, loading, or heights of less than six feet) shall be divided by the total gross or net (as applicable) non-residential acreage of the development site. The resulting FAR shall not exceed the maximum permitted in the district.

The following graphic shows how to measure horizontal mixed-use gross density and intensity. It assumes a development site size of 1 acre, and a development program of 10,000 square feet of non-residential use and 20 dwelling units (1,000 sq. ft. each).



2. Vertical Mixed Use: The density and intensity of vertical mixed-use developments shall be calculated as follows:

- a. Density. The total number of residential dwelling units or equivalent residential units contained within the mixed-use project shall be divided by the gross or net (as applicable) acreage of the development site. The resulting density shall not exceed the maximum permitted in the district.
- b. Intensity. The combined square footage of residential and non-residential uses (not including interior parking, loading, or heights of less than six feet) shall be divided by the total gross or net (as applicable) acreage of the development site. The resulting FAR shall not exceed the maximum permitted in the district.



**EXAMPLE OF VERTICAL MIXED-USE ON 1 ACRE SITE:**

Proposed Density = 20 units/1 acre => 20 DU/GA  
 Proposed Intensity = (20,000+10,000)/43,560 sq. ft. => 0.69 FAR

**BC.** Lot Size Requirements.

\*\*\*

**CD.** Maximum Building Height.

\*\*\*

3. *Telecommunication Height Exclusions.* The district height limitations of this Code shall not apply to telecommunications towers, antennas, or facilities which are a principal use. Telecommunication towers and antennas shall comply with Section ~~531.36~~531.37.

\*\*\*

**DE.** Required Yards.

\*\*\*

**EF.** Yard Encroachments.

\*\*\*

**FG.** Open Space Requirements.

\*\*\*

**GH.** Minimum Floor Elevation.

\*\*\*

**7. Amendment to Section 401.4. Schedule of Area, Height, Bulk and Placement Regulations.**

Except as specifically provided in this Code, regulations governing the minimum lot area, width and area per dwelling unit, required front, side and rear yards, maximum permitted floor area ratio, maximum permitted height of structures, maximum permitted lot coverage, maximum permitted impervious surface and related matters for the standard districts shall be as shown in ~~this section~~Tables 4-3 through 4-6. More specific standards for certain uses are listed in Chapter 5.

The standards adopted for specific uses (Section 531), overlay districts (Section 403) and entranceways (Section 900) shall take precedence over the standards in this section, unless specifically noted otherwise in that particular section.

Permitted variations (see Chapter 3, Part IX of this Code) shall result from peculiar shapes of land, the necessity of extending streets, or other unusual circumstances, but shall not be permitted simply because the existing lots, mobile home spaces, streets, buffers, etc., do not meet these standards. Improvement of nonconforming conditions in existing developments may be required as a precedent to expansion of such developments when such improvement is feasible.

8. Amendment to **Table 4 – 5. Schedule of Bulk and Dimensional Standards for Mobile Home Districts:**

	Mobile Home <sup>19</sup>	
	RSMH-4.5	RSMH-6
<b>DENSITY/INTENSITY</b>		
Max Residential Density <sup>20</sup>	4.5	6.0
Max. FAR	0.15	0.15
Min. Project Area (acres)	20	20
<b>MIN. OPEN SPACE (%)</b>		
Residential	20	20
Non-Residential	15	15
<b>LOT STANDARDS</b>		
<b>Min. Lot Area (sq. ft.)</b>		
Single-wide M.H. Site	3,000	3,000
Double-wide M.H. Site	4,000	4,000
Triple-wide M.H. Site	4,750	4,750
Non-residential use	10,000	10,000
<b>Min. Lot Width (ft.)</b>		
Single-wide M.H. Site	40	40
Double-wide M.H. Site	50	50
Triple-wide M.H. Site	60	60
Non-residential use	75	75
<b>MINIMUM SETBACKS (ft.) <sup>21</sup></b>		
Front	5	5
Side (street & interior)	5	5
Rear	5	5
Waterfront	30	30
<b>MINIMUM BUFFERS (ft.)</b>		
Street/Residential District	50	50
Non-Residential District	15	15
<b>BUILDING HEIGHT (Max) (ft.)</b>		
Residential	15	15
Non-Residential	35	35

<sup>19</sup> A Recreation/Stormwater Shelter Building is required in conjunction with all RV and mobile home parks and subdivisions. See Section 511.4.

<sup>20</sup> Shall not exceed 3 units/acre if located within the velocity zone of the coastal high hazard area.

<sup>21</sup> All Special Exception status waterfront lots shall meet a twenty-five (25) foot waterfront setback. Mobile Homes and Recreational Vehicles are exempt from this waterfront setback requirement. For mobile home parks without recorded lots or lot lines refer to Section 107.7.E.

9. Amendment to **Table 4 – 6: Schedule of Bulk and Dimensional Standards for Office, Commercial, Industrial and Extraction Districts**

	Office		Commercial				Industrial		Extraction	Institutional	
	PR-S	PR-M	NC-S	NC-M	GC	HC	RVP	LM <sup>22</sup>	HM	EX	MP-I
<b>DENSITY/INTENSITY</b>											
Maximum Density per FLUM <sup>23</sup>							12 sites/acre				
Max. FAR	0.23 <sup>25</sup>	0.23 <sup>25</sup>	0.23 <sup>25</sup>	0.23 <sup>25</sup>	0.25/-0.35 <sup>24, 25</sup>	0.25/-0.35 <sup>25</sup>		0.35/ 0.75 <b>Error! Bookmark not defined.</b>	0.5	0.23	
Max Building Size (sq. ft.) Non-residential	3,000	30,000	3,000	30,000	50,000	50,000 <sup>26</sup>					
Min. Landscaped Open Space (%)	15	15	15	15	15	15	20 (RV Parks) 15 (Non-Resid)	15	15	N/A	25%
<b>LOT STANDARDS</b>											
Min. Lot Size (sq. ft.)	10,000 <sup>27</sup>	10,000 <b>Error! Bookmark not defined.</b>	7,500 <b>Error! Bookmark not defined</b>	7,500 <b>Error! Bookmark not defined</b>	7,500	7,500	1,600/-1,200/ 10,000 <sup>28</sup>	10,000	10,000	5 acres	40 acres
Minimum Width (ft.)	75	75	75	75	75	75	30/-20/-75 <sup>29</sup>	100	100	200	
<b>MINIMUM SETBACKS (ft.)</b>											
Front & street side <sup>30</sup>	25	25	25	25	25	25	50	25 <sup>31, 22</sup>	25 <sup>31</sup>	50	25/40 <sup>32, 31</sup>

<sup>22</sup> Single-family residential uses within the LM District shall have 20 foot front yard setbacks, 8 foot side yard setbacks and 20 foot rear yard setbacks.

<sup>23</sup> Shall not exceed 3 units/acre if located within the velocity zone of the coastal high hazard area.

<sup>24</sup> For mini-warehouse uses, the maximum FAR may be used without special approval.

<sup>25</sup> To receive the greater FAR shown, Special Approval is required, as determined by Section 345.

<sup>26</sup> Further restrictions affect property located in the IL (Industrial Light) future land use category. All relevant locational criteria shall be met as specified in the Manatee County Comprehensive Plan. Additional restrictions include the allowance of only small retail commercial uses as defined in the Manatee County Comprehensive Plan with a 30,000 square foot maximum and a 3,000 square foot maximum without Special Approval.

<sup>27</sup> For residential development see comparable residential district based on comprehensive plan category (In RES 6 see e.g., RSF-4.5 or FSMHRSMH-4.5.)

<sup>28</sup> RV without attachments/Site in Designated Camping Area/Non-residential or dwelling site

<sup>29</sup> RV site/Site in Designated Camping Area/Non-residential or dwelling Site



<sup>30</sup> Areas within the Whitfield Residential Overlay District are subject to the minimum yards and floor area requirements of Section 403.13.

~~<sup>24</sup> One (1) additional foot in height may be added for each additional foot that is added to all required yards.~~

~~<sup>2231</sup> Roadway buffer/setback from exterior roadways (structures)~~

	Office		Commercial					Industrial		Extraction	Institutional
	PR-S	PR-M	NC-S	NC-M	GC	HC	RVP	LM <sup>22</sup>	HM	EX	MP-I
Side	10 <sup>3332</sup>	10 <sup>3332</sup>	10 <sup>3332</sup>	10 <sup>3332</sup>	10 <sup>3332,34</sup>	10 <sup>3332</sup>	15	20/75/0 <sup>Error! Bookmark not defined., 35-,3634</sup>	20/75/0 <sup>35-,3634</sup>	10	20/30/40 <sup>3734</sup>
Rear	15 <sup>3332</sup>	15 <sup>3332</sup>	15 <sup>3332</sup>	15 <sup>3332</sup>	15 <sup>3332</sup>	15 <sup>3332</sup>	15	20/75/0 <sup>Error! Bookmark not defined., 35-,3634</sup>	20/75/0 <sup>35-,3634</sup>	25	
Waterfront	30	30	30	30	30	30	30	30	30	30	30
<b>BUILDING HEIGHT</b>											
Max. Height	35	35	35	35	35	35	35 (Non-Resid) 15 (Resid)	45 <sup>35</sup>	55 <sup>35</sup>	N/A	7 stories or 84 feet <sup>3836</sup>

<sup>3332</sup> 20 ft. yard required if adjacent to a residential district or future land use designation of Res or UF not meeting commercial locational criteria.

<sup>34</sup> ~~Side yard setbacks in the GC district shall be increased to 15 feet if the non-residential structure(s) on site exceed 50,000 square feet.~~

<sup>35</sup> ~~One additional foot in height may be added for each additional foot that is added to all required yards.~~

<sup>3533</sup> Seventy-five (75) feet required if adjacent to a residential district or future land use designation of Res or UF not meeting commercial locational criteria. No yard required if abutting a railroad track for that portion of the building to be used for the transportation of products and material to and from the site. There is no minimum waterfront yard required for water dependent use structures.

<sup>3634</sup> Perimeter buffer/setback from adjacent property 20 ft./30 ft. (non-residential) or 30 ft./40 ft. (residential)

<sup>35</sup> ~~One additional foot in height may be added for each additional foot that is added to all required yards.~~

<sup>3736</sup> Building in excess of 35 ft. must be located a minimum of 100 ft. from any property boundary or 500 ft. from any waterfront property boundary. The Board of County Commissioners may allow structures in excess of 35 ft. within closer proximity to property boundaries under the provisions of Section 402.7.

10. Amendment to **Table 4 – 7, Schedule of Uses for PD Districts**

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
***														
Personal Wireless Service Facilities	531.37	See Section 531.3437												
***														
<del>Retail Sales, Neighborhood General</del>	<del>531.49</del>	<del>X</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>X</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>X</del>	<del>P</del>	<del>X</del>
Retail Sales, General	531.49	X	<del>P</del> X	P	P	P	X	P	P	P	P	X	<del>P</del>	X
***														
Sexually Oriented Businesses	531.52	See Section 531.4952												
***														
Vehicle Repair: Major	531.565	X	X	P	X	P	X	X	P	X	X	X	X	P
***														
Vehicle Sales, Rental, Leasing	531.576	X	X	P	X	P	X	X	P	X	X	X		X
Veterinary Clinic	531.587	X	P	P	P	X	X	X	P	X	X	X	P	X
Veterinary Hospitals	531.587	X	X	P	X	P	P	X	P	X	X	X	X	X
Warehouses	531.598	X	X	X	P	P	P	X	P	X	X	X	P	X
***														

AP = Administrative Permit; SP = Special Permit, P = Permitted,  
 X = Not Permitted  
 AP/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

\*\*\*

11. Amendment to **Section 402.6, General Design Requirements for all Planned Development Site Plans.**

In addition to the specific requirements stated in the following sections for each PD district, planned developments shall meet the following standards. Compliance must be demonstrated at the Preliminary Site Plan approval stage.

\*\*\*

**S. Special Guidelines for Review of Projects with Mixed Use Plan Designations and Projects at Designated Entranceways.** The Comprehensive Plan establishes interstate interchanges as critical gateways to Manatee County. In these areas, additional scrutiny shall be given to the potential visual impacts of the proposed projects, pursuant to Section 900.

\*\*\*

12. Amendment to **Section 402.7. PDR—Planned Development Residential.**

\*\*\*

**B. Permitted Uses.** Permitted uses are identified in Table 4-79.

13. Amendment to **Section 402.8 PDMH—Planned Development Mobile Home.**

\*\*\*

**B. Permitted Uses and Density/Intensity.**

Permitted uses are identified in Table 4-97. A PDMH district may include units designated as recreational vehicles, subject to the limitations of the Comprehensive Plan regarding commercial uses, and subject to the requirements of Section 513.014, Florida Statutes, so long as at least percent (51%) of the units within the site are designated for mobile homes.

\*\*\*

14. Amendment to **Section 402.9. PDRV—Planned Development Recreational Vehicle.**

\*\*\*

**B. Permitted Uses and Density/Intensity.** Permitted uses are identified in Table 4-79. PDRV districts do not permit new attachments to recreational vehicles other than open canvas awnings having no walls, rollup screen enclosures, pop-out units and similar attachments which are integral to the unit as originally manufactured. Portions of individual PDRV districts which permit recreational vehicles shall be considered commercial and are limited to 12 sites per acre.

\*\*\*

15. Amendment to **Section 402.10. PDO—Planned Development Office.**

\*\*\*

**B. Permitted Uses.** The uses permitted in PDO are listed in Table 4-97.

\*\*\*

16. Amendment to **Section 402.11. PDC—Planned Development Commercial.**

**A. Intent.** PDC districts shall hereafter be established in accordance with the general procedures, requirements,

standards and criteria set forth in this section and Chapter 3. It is the intent of these regulations to provide for development of commercial centers in scale with surrounding market areas, at appropriate locations, in conformance with the goals, objectives, policies and locational criteria of the Comprehensive Plan and in compliance with standards set forth herein.

It is further the intent to permit the establishment of such districts only where planned development with carefully located buildings, parking and service areas, and landscaped open space will provide for internal convenience and ease of use and is compatible with adjacent and surrounding land uses. It is further intended that PDC districts shall provide a broad range of commercial facilities and services appropriate to the general need of the area served.

PDC districts shall be consistent with Comprehensive Plan requirements regarding permissible uses, maximum floor area ratio, maximum project size, intensity, locational requirements and other applicable standards. All RV Parks in the PDC District shall meet the standards and limitations of Section 531.3942, RV Parks and Subdivisions.

\*\*\*

**B. Permitted Uses.** The uses permitted in PDC are listed in Table 4-69. Outdoor Storage in PDC shall comply with the standards of Section 531.3536, Outdoor Storage.

\*\*\*

17. Amendment to **Section 402.12. PDRP—Planned Development Research Park.**

\*\*\*

**C. Permitted Uses.** The uses permitted in PDRP are listed in Table 4-97.

18. Amendment to **Section 402.13. PDI—Planned Development Industrial.**

\*\*\*

**C. Permitted Uses.** The permitted uses in PDI are listed in Table 4-97.

\*\*\*

19. Amendment to **Section 402.14. PDW—Planned Development Waterfront.**

**B. Permitted Uses.** The uses permitted in PDW are listed in Table 4-97.

\*\*\*

20. Amendment to **Section 402.15. PDPI—Planned Development Public Interest.**

\*\*\*

**B. Permitted Uses.** Permitted uses in PDPI are listed in Table 4-97. Uses and structures which are customarily accessory and clearly incidental to permitted principal uses and structures shall be permitted.

21. Amendment to **Section 402.16. PDMU—Planned Development Mixed Use.**

\*\*\*

C. **Permitted Uses.** The uses permitted in Table 4-97 for the PDMU District shall be permitted subject to the criteria applicable to the PDR (Planned Development Residential) District and the following.

\*\*\*

22. Amendment to **Section 402.18. PDPM—Planned Development Port Manatee.**

\*\*\*

C. **Permitted Uses.** The following uses are permitted in the district:

\*\*\*

- 9. ~~Motor v~~Vehicle repair.

\*\*\*

23. Amendment to **Section 402.20. PDA—Planned Development Agriculture.**

\*\*\*

C. Permitted Uses.

- 1. Permitted uses are identified in Table 4-97.

\*\*\*

- 3. All Retail Sales, ~~Neighborhood General and Retail Sales,~~ General Uses located within the Rural Village must comply with the commercial locational criteria of the Comprehensive Plan.

\*\*\*

24. Amendment to **Section 402.21. PDEZ—Planned Development Encouragement Zone.**

\*\*\*

C. **Permitted Uses.** The uses permitted in the PDEZ zoning district are as allowed by Table 4-97 of the Code, subject to the limitations of the Comprehensive Plan.

\*\*\*

25. Amendment to **Section 403.2. Airport Impact (AI) Overlay District.**

\*\*\*

C. **Exemptions and Waivers.** Notwithstanding any other provisions of this Code, the following activities shall be exempt from the noise requirements of this section:

\*\*\*

- 3. A use not prohibited by Table 4-810 may be exempt from the maximum allowable interior noise levels if the Department Director determines that:

\*\*\*

D. Noise Regulations.

- 1. *Land Use.* Table 4-810 specifies the level of review required for each proposed land use based on its location within the contours.
- 2. *Review Required.* All new development within the Airport Impact Overlay District requiring special consideration according to Table 4-810, shall require Planned Development. Non-residential land uses and new single family dwellings constructed on a lot of record are exempt from this requirement.

26. Renumbering **Table 4 - 9: AI Overlay Land Use Compatibility Guidelines.**

**Table 4 - 910: AI Overlay Land Use Compatibility Guidelines**

27. Amending **Section 403.3. Florida International Gateway Overlay District (FIG).**

\*\*\*

C. Standards.

\*\*\*

- 2. *Buffering and Screening Standards:*

\*\*\*

- b. Land proposed for industrial, warehousing, wholesale trade, utilities, building materials, industrial services, construction services, ~~motor~~-vehicle repair, fuel pumps, and transportation uses shall not have a requirement to provide buffers, except along the boundary of the project where adjacent to developed residential uses.

\*\*\*

28. Amending **Section 403.4. Parrish Commercial Village Overlay District (PCV).**

\*\*\*

D. **Development Standards.** The following standards shall be met if the applicant wishes to take advantage of the expedited review incentive. It is recognized that there may be circumstances where property configuration prohibits complete compliance with these requirements. Additionally, it is recognized that dedications to the public may place constraints upon projects in the planning process. These factors may be found to be adequate justification for the Board of County Commissioners to approve deviations from these standards.

- 1. *Site Design.*

\*\*\*

- c. *Dimensional Requirements.* In addition to the standards contained in Table 4-~~37~~, commercial, multi-family, mini-warehouse, and mixed use projects containing a commercial component in the PCV Overlay shall meet the following dimensional standards:

\*\*\*

29. Amending **Section 403.12. North Central Overlay District (NC).**

\*\*\*

G. Nonresidential Site and Building Design.

\*\*\*

6. *Building Scale and Mass.*

- a. No retail building utilized principally by a single tenant shall exceed 75,000 square feet unless the site is located within the ROR Retail Office Residential or MU Mixed-Use Future Land Use categories of the Comprehensive Plan.
- b. Each building face shall incorporate scale and massing-related design elements based on the building's gross square footage that equal or exceed the number of points found in Table 4-~~911~~. Projects shall be required to incorporate any combination of features as provided in Table 4-~~911~~.

30. Renumber **Table 4 - 10: Point System for Building Design**

**Table 4 - ~~1011~~: Point System for Building Design.**

\*\*\*

31. Renumber **Table 4 - 11: Point System Criteria. Architectural Style**

**Table 4 - ~~1112~~: Point System Criteria. Architectural Style.**

\*\*\*



---

**EXHIBIT A-5**

**LAND DEVELOPMENT CODE**

**COUNTYWIDE AMENDMENTS**

**CHAPTER 5 – STANDARDS FOR ACCESSORY AND SPECIFIC USES AND STRUCTURES**

1. Amendment to **Section 531.1. Agricultural Uses:**

\*\*\*

H. New short term agricultural uses which are subject to development order approval shall be reviewed and conditioned, when appropriate, to ensure that such uses do not have adverse impacts on adjacent existing or future residential uses.

2. Amendment to **Section 531.4. Alcoholic Beverage Establishments.**

A. An alcoholic beverage establishment (also known as drinking establishment) may be allowed by Administrative Permit in a mixed use project with two (2) or more uses provided such use is within a designated commercial area of the project. The Developer of such projects shall have provided notification to any residential unit owners, through a Declaration of Covenants, Conditions and Restrictions or other similar recorded instrument, that the nature and use of the commercial establishments may include such uses.

B. Except at country clubs and mixed use projects with a residential component, outdoor sales or consumption on premises of alcoholic beverages within two hundred (200) feet of residentially zoned or used property require Special Permit approval.

\*\*\*

3. Amendment to **Section 531.49. Retail Uses:**

A. **Retail in the CRVP Zoning District.** ~~Retail Sales, Neighborhood Convenience Retail Sales~~ Uses within the CRVP District shall meet the standards for such uses set forth in Section 402.9 (PDRV—Planned Development Recreational Vehicle).

**B. Retail in the VIL Districts:**

1. Size Limitations.

~~a. All Retail Sales, Neighborhood General are limited to 3,000 square feet in size.~~

~~ba.~~ All ~~Retail Sales, Neighborhood Convenience~~ Retail Sales uses are limited as specified by the Comprehensive Plan.

~~eb.~~ All ~~Retail Sales, General~~ Retail Sales uses are limited to 3,000 square feet with an Administrative Permit. A Special Permit is required for any ~~Retail Sales, General~~ Retail Sales use greater than 3,000 square feet in size.

2. Location. All ~~Retail Sales, Neighborhood General and Retail Sales, General~~ Retail Sales Uses located within the VIL districts shall be located on a street designated as collector or higher by the Functional Classification Map. No access may be allowed from a local street to these retail uses. All retail sales uses must comply with the commercial locational criteria of the Comprehensive Plan and any exemptions allowed by the Plan.

3. Screening. All ~~Retail Sales, Neighborhood General, Retail Sales, Neighborhood Convenience~~ Retail Sales and ~~Retail Sales, General~~ Retail Sales uses within the VIL district shall provide a minimum ten (10) foot wide perimeter screening buffer for those property boundaries that are adjacent to residential uses. This buffer shall

contain a decorative, opaque fence a minimum of six (6) feet in height, and landscaping meeting the requirements of Section 701.5.2.1(A) of the Code.

**C. Retail in the NC-S, PDO and PDA Districts:**

General Retail Sales uses shall be limited to 3,000 square feet.

**CD. Retail in HC zoning with IL (Industrial Light) future land use category.**

\*\*\*

**DE. Retail in PD Districts.**

\*\*\*

**EF. Retail restrictions per future land use category:** The Manatee County Comprehensive Plan restricts the size of commercial developments based on the type of retail and the location within the various future land use categories as follows:

**Table 5 - 1.5 Maximum Commercial Square Footage Allowed per Future Land Use (FLU) Category:**

FLU	Maximum FAR	Maximum Square Footage of Retail per Type		
		Neighborhood	Community	Regional
Ag/R	0.23	Small	-	-
ER	0.23 <sup>(1)</sup> (2)	Small	-	-
RES-1	0.23 <sup>(1)</sup>	Medium	-	-
RES-3	0.23 <sup>(1)</sup> (2)	Medium	-	-
RES-6	0.23 <sup>(1)</sup> (2)	Medium	-	-
RES-9	0.23 <sup>(1)</sup> (2)	Medium	-	-
RES-12	0.23 <sup>(1)</sup> (2)	Medium	-	-
RES-16	0.25 <sup>(1)</sup> (2)	Medium	-	-
UF-3	0.23 <sup>(1)</sup>	Medium Large with Limitations (See Policy 2.2.1.11.5)	-	-
OL	0.23 <sup>(2)</sup>	Small (office only)	-	-
R/O/R	0.35 <sup>(2)</sup> 1.0 for Hotels	Large	Large	Large
IL	0.75 <sup>(2)</sup> 1.0 for Hotels	Small	-	-
IH	0.5 <sup>(2)</sup>	Small	-	-
IU	1.25	Small	-	-
MU	1.0 2.0 inside the CRA's and UIRA	Large	Large	Large
OM	0.30 Outside Urban Core 0.50 Inside Urban Core 1.0 Inside CRA's and UIRA	5,000 sf For Office Uses: Medium Exempt from 2.10.4.1 & 2 1,000 sf of retail per 30,000 sf of office, with a max. 5,000 sf for the entire site will be established for all projects <b>outside</b> the urban core area. 2,000 sf of retail per 30,000 sf of office, with a max. 10,000 sf for the entire site will be established for all projects <b>within</b> the urban core area.	-	-
MU-C	---	---	-	-
MU-C/AC-1	---	---Large	Large	Large
MU-C/AC-2	0.35	Large	Large	Large
MU-C/AC-3	0.23	Medium	-	-

FLU	Maximum FAR	Maximum Square Footage of Retail per Type		
		Neighborhood	Community	Regional
MU-C/R	0.23	Medium 150,000 sf for DRI's and Large Projects (as permitted by Policy 2.10.4.2)	-	-
MU-C/RU		Medium	-	-

**Footnotes:**

<sup>(1)</sup>; 0.35 for mini-warehouse uses only

<sup>(2)</sup> 1.00 inside the CRA's and UIRA

**Table 5 - 2. TABLE 2-2, Maximum Commercial Project Square Footages**

\*\*\*

4. Amendment to **Section 531.57, Vehicle Sales, Rental, Leasing:**

A. This use shall require Special Permit approval in the GC district if the proposed location is adjacent to property that is either developed residentially or has a residential zoning or Future Land Use Category. If the site is not adjacent to such residential development, zoning or category, then it shall be allowed by Administrative Permit.

B. Vehicles sales shall only be conducted on a lot approved for the specific use and within the designated zones stipulated in Chapter 43, except that the display for sale of not more than three (3) vehicles owned by the property owner in any twelve (12) month period is allowed in all zoning districts. No vehicle sales shall encroach upon any rights-of-way or public lands.

B. No outdoor speakers shall be used in conjunction with this business when such business is located adjacent to property zoned A-1, RSF, RDD, RMF, RSMH, PDR, PDMU or PDW.

C. All outdoor sales areas shall be located at least no less than twenty (20) feet from any adjacent ~~to~~ property zoned A-1, RDF, RDD, RMF, RSMH, PDR, PDMU or PDW.

D. All outdoor vehicle display areas shall be screened from adjacent side and rear property lines per the requirements of Section 701.3.

E. Commercial Vehicle Sales within the PDI District shall be located on a collector or higher and oriented towards the exterior of the project.

5. Amendment to **Section 542.7, Hazardous Materials and Toxic Substances:**

\*\*\*

1. **Fire and Explosive Hazards.** The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted, provided that said materials or products shall be stored, utilized or manufactured within completely enclosed buildings having incombustible exterior walls, protected with an automatic fire alarm and appropriate extinguishing systems in accordance with all NFPA standards, and Manatee County Building and Fire Codes.

1a. In all industrial districts, the storage, utilization or manufacture of solid materials or products ranging from incombustible to moderate burning is permitted.

2b. The storage, utilization or manufacture of flammable or combustible liquids or gases shall be permitted if the storage, utilization or manufacture is in compliance with the National Fire Protection Association Flammable and Combustible Liquids Code #30 and Flammable Gases Code #58, latest edition. Flammable liquid and gas storage tanks and drums shall not be less than twenty-five (25) feet from all lot lines. Tanks and drums of one hundred twenty-five (125) gallons or less associated with single family and duplex dwellings are exempted from this twenty-five (25) foot requirement. However, such tanks and drums shall not be located within an easement or front yard.

2. **Radioactive Substances.** The storage, utilization, manufacture or handling of any radioactive substances contained in one or more containers within lot lines shall be governed by the Florida Department of Health as set

---

for under Chapter 404, Florida State Statutes and the Florida Administrative Code, Chapter 64E-5. All persons handling, storing, manufacturing, or transporting radioactive substances shall comply with these requirements.

\*\*\*

**EXHIBIT A-6**

**LAND DEVELOPMENT CODE  
COUNTYWIDE AMENDMENTS  
CHAPTER 6 - SIGNS**

1. Amendment to **Section 605.1. Sign Standards Matrix:**

\*\*\*

**Table 6 - 1: Sign Dimensional Standards**

PROJECT TYPE	SETBACKS (FROM PROPERTY LINE)				MAX HEIGHT	MAX SIZE	LOCATION RESTRICTIONS	ILLUMINATION ALLOWED?	TIME LIMIT?	MISC.
	Front	Side	Rear	Other						
<b>FREE STANDING SIGNS</b>										
<b>RESIDENTIAL &amp; NON RESIDENTIAL PROJECT IDENTIFICATION SIGNS</b>										
Residential Subdivision/Multi-family Identification	12'	10'	10'		128'	4832 sf	Intersection entrances only, one on each side of entrance	Yes	No	LED not permitted
***										

---

**EXHIBIT A-7**

**LAND DEVELOPMENT CODE**

**COUNTYWIDE AMENDMENTS**

**CHAPTER 7 – ENVIRONMENTAL AND CULTURAL RESOURCE PROTECTION**

1. Amendment to **Section 701.3. Minimum Required Landscaping:**

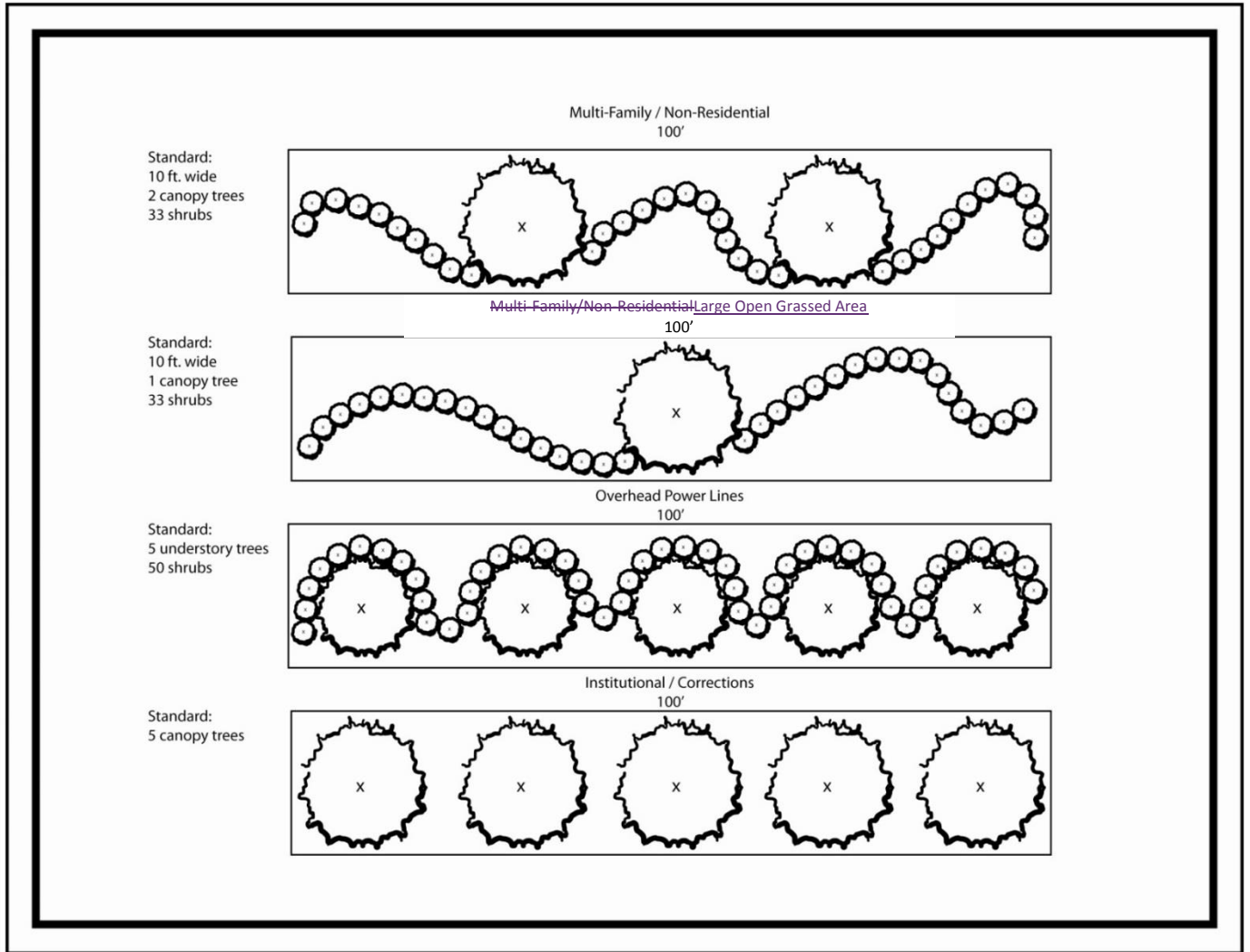
\*\*\*

**D. Residential Street Trees.**

4. ~~Responsibility for i~~Installation and initial maintenance ~~is the developer's of landscaping~~ on all common areas within the project is the developer's responsibility. A notice of responsibility for the property owner's installation and maintenance of the trees shall be drafted in a notice recorded in the public records governing the development.

\*\*\*

2. Amendment of **Figure 7-2, Roadway Buffer Options per 100 Feet:**



---

**EXHIBIT A-8**

**LAND DEVELOPMENT CODE  
COUNTYWIDE AMENDMENTS**

**CHAPTER 9 – DESIGN GUIDELINES**

1. Amendment to **Section 900.3. Designated Entranceways:**

In order to meet the intent of this Section, entranceways shall be defined as follows and as depicted on Maps 8-1 through 8-9.

\*\*\*

- E. One-quarter (¼) mile on either side of U.S. 41 for a distance of one (1) mile from ~~both the north Manatee-Hillsborough county boundary on the north, and south the Manatee-Sarasota county borders on the south.~~

2. Amendment to **Section 900.5. PD Application Required:**

**900.5. Criteria for Administrative Approval PD Application Required**

~~All development proposals, excluding accessory structures, within designated entranceways shall be processed as planned developments. Development proposals within designated Entranceways which meet meeting the following criteria may be approved administratively. Development proposals not meeting the criteria shall be subject to a rezone to planned development.~~

\*\*\*

3. Amendment to **Section 901.3. Goals:**

\*\*\*

- B. Clearly define the important features of the Cortez community and provide uniform expectations for those involved in new or re-construction including:

\*\*\*

5. County Planning ~~an~~ review staff who may be involved in future County projects in Cortez.

\*\*\*

4. Amendment to **Section 901.5. Character Defining Features of the Village of Cortez:**

\*\*\*

**C. Characteristics of the Cortez Setting.**

\*\*\*

4. Historical buildings in Cortez create the pedestrian scale of the street through the placement of building facade, porch or stoop, steps to grade and a small walkway to front door, opening directly to and facing the street. (Figures 9-4a & b).

\*\*\*

5. Amendment to footnotes 1 and 2 in **Section 901.14. Certificate of Appropriateness for Historic Properties:**

\*\*\*



---

The Village of Cortez is regulated by the Historic Preservation Board as part of the Cortez Fishing Village Historical and Archaeological Overlay District<sup>1</sup>. The Board reviews proposed projects for their impact on historic resources in the surrounding area as part of the building permitting process. If the project complies with the guidelines and with the general criteria defined in the Land Development Code<sup>2</sup>, the owner is issued a Certificate of Appropriateness.

<sup>1</sup>Section 347.12.C, Cortez Fishing Village Historical and Archaeological Overlay District, Land Development Code (LDC), County of Manatee

<sup>2</sup>Section 347.3.E2.B.1, LDC.

\*\*\*

## 6. Addition of **Section 903. Community Design and Compatibility:**

### **Section 903. Community Design and Compatibility Design Guidelines**

#### **A. Purpose and Applicability**

The design standards contained in this section implement the Community Character and Compatibility Study (see Future Land Use Element (FLUE) Technical Support Document (TSD)). The guidelines are intended to be applied on a voluntary basis. However, new development is strongly encouraged to incorporate the principles contained in this section.

#### **B. Components**

Implementing the guidelines requires the application and understanding of the following three components:

##### 1. Character Vision Graphic

The Character Vision Graphic is a “broad brush” map that depicts future types of communities (i.e. character areas). The graphic provides guidance for the application of the design guidelines based upon character type identified by location.

##### 2. Guiding Principles

A set of Guiding Principles have been established for each character area. As development/redevelopment is undertaken, the guiding principles will provide valuable guidance in addressing issues of form and compatibility.

##### 3. Design Review Process

When evaluating a specific development proposal, determine if the site is:

- a. Located in an urban or suburban area, or a hybrid of the two.
- b. Located on a corridor, industrial area or on the waterfront.
- c. Part of an area with a more detailed vision, such as a neighborhood or corridor plan.

#### **C. Guiding Principles**

##### 1. Urban Character Areas

The following principles should be used to guide the physical development of urban areas:

- a. Mixed Uses – A mixture of non-residential and residential uses of various densities, intensities, and types designed to promote walking between uses and a variety of transportation modes such as bicycles, transit, and automobiles.
- b. Functional Neighborhoods – Residential areas include neighborhood retail centers, a variety of housing types, public / civic space and a variety of open space amenities, schools, central water and sewer, and fire / safety accessibility.
- c. Walkable Streets – Integrated neighborhoods and compact Traditional Neighborhood Design (TND) development that designs a community based on reasonable walking distances, the location of parking, and design of streetlights, signs, and sidewalks.

- 
- d. Interconnected Circulation Network – An interconnected street system that prioritizes pedestrian and bicycle features and links neighborhoods to shopping areas, civic uses, parks and other recreational features.
  - e. Variety of Transportation Options – A variety of attractive, reliable, interconnected transportation options exist such as; bus, bike, van pools which reduce energy cost and discourage reliance on automobiles.
  - f. Respect for Natural Features – Development activity recognizes the natural and environmental features of the area and incorporates the protection, preservation and enhancement of these features as a resource amenity to the development.

## 2. Downtowns – Urban Centers

The following principles should guide the development of downtowns and urban centers:

- a. Housing – Provision of sufficient housing capacity, including affordable and workforce housing.
- b. Transportation – Optimization of transportation infrastructure that promotes multi-modal opportunities and recognizes the functional integration of the downtown / urban centers with adjacent neighborhoods.
- c. Sustainability – Promotion of sustainable development practices.
- d. Historic Preservation – Promotion of historic preservation, including the preservation of historically significant structures in the downtown areas. Encourage an urban scale, form and character that respects and integrates historically significant structures and districts.
- e. Aesthetics – Maintenance and promotion of aesthetics in design and urban form through height, bulk, and scale standards for new development which are consistent with the established cityscape and skyline.
- f. Waterfront - Promote appropriately scaled building transitions to the waterfront.
- g. Open Space – Provision of open space and urban recreational opportunities that encourage walkability throughout downtown and adjacent neighborhoods, including a pedestrian infrastructure and open space network that promotes ease of access to the waterfront.
- h. Employment – Provision of sufficient employment capacity.

## 3. Traditional Urban Neighborhoods.

Neighborhoods should be designed to establish an identity and value that motivates residents to protect them including:

- a. Neighborhood names and identities
- b. Lot and block designs that reinforce pedestrian use of the street
- c. Compatible (not identical) housing types
- d. Economic and social diversity
- e. Garage door locations should be designed to reinforce the urban development pattern and require:
  - i. Locating the garage door behind the front plane of the main house
  - ii. Side entry garages
  - iii. Rear access garages on alleyways
  - iv. Shared driveways with separate garages
  - v. Other options that restrict the domineering street presence of garages

## 4. Suburban Character Areas

The following principles should be used to guide the physical development of suburban areas:

- a. Activity Centers – Location of mixed-use activity centers in sufficient size and proximity to neighborhoods to serve the daily needs of residents.

- 
- b. Functional Neighborhoods – Residential areas are located and designed such that there are adequate facilities and services for residents including schools, central water and sewer, and fire / safety accessibility. Each neighborhood should provide a variety of open space / park amenities to serve their residents.
  - c. Attention to Aesthetics - Landscaping, lighting and signage are used to create community identity and pride, including the introduction of quality elements such as street trees, entry sign(s) and landscaping, the protection of open spaces and usable land for casual recreation, and the enhancement and protection of sensitive lands and natural features.
  - d. Adequate Circulation Network – A street system that is designed to accommodate the density, intensity and form of suburban development which provides functional connections that link neighborhoods to shopping areas, civic uses, parks and other recreational features. Pedestrian and bicycle connections are also provided as safe alternatives to auto travel.
  - e. Respect for Natural Features – Development activity recognizes the natural and environmental features of the area and incorporates the protection, preservation and enhancement of these features as a resource amenity to the development.
  - f. Suburban Neighborhoods. The following guiding principles should be used to guide the development of suburban neighborhoods:
    - i. Effective Organizations – Neighborhoods should have effective organizations including:
      - (a) Strong homeowners association
      - (b) Mandatory funding source for common area maintenance
      - (c) Neighborhood organization for communication and conflict resolution
    - ii. Neighborhood Identity – Neighborhoods should be designed to establish an identity and value that motivates residents to protect them including:
      - (a) Neighborhood names and identities
      - (b) Neighborhood entrances
      - (c) Compatible (not identical) residential housing types and densities
      - (d) Common open space for active/passive recreation
      - (e) Natural lands with wetland/upland habitat and environmental resources in combination with storm water and open space lands
    - iii. Connections – Streets should be designed as open spaces for pedestrians that connect to adjacent uses and neighborhood supporting businesses without encouraging cut-through traffic including:
      - (a) Traffic calmed streets
      - (b) Gentle curves to create variety of views, to break up long street views
      - (c) Street trees
      - (d) Sidewalks
      - (e) Standard street lighting
      - (f) Interconnected walkways, bikeways, trails and greenways to other uses that reduce the need to travel major roads to get to neighborhood serving businesses
      - (g) Connections to adjacent neighborhoods that do not promote cut-through traffic.
    - iv. Open Space – Common open areas should be part of every neighborhood with easily and safely accessible neighborhood parks including:
      - (a) Open Spaces and usable land for casual recreation

- (b) Arrangements for maintenance
- (c) Wetlands, retention areas and other unique site features designed as amenities
- (d) Entrance sign(s) and landscaped areas
- g. Suburban Centers – New Mixed Use Activity Centers – The following principles should be used to guide the development of suburban centers and new mixed use activity centers:
  - i. Universal Blocks – Mixed use centers should be designed with universal blocks, i.e. blocks with standard dimensions that accommodate several different types of uses, to enable re-use over time through infill, redevelopment and intensification.
  - ii. Integrated infrastructure – Mixed use centers should have integrated infrastructure, vertical and/or horizontal integration of different land uses and coordinated access.
  - iii. Plan for Change – Mixed use centers should promote development planning that encourage site plans to anticipate infill development with future building sites, structured parking and the flexibility to intensify the site later when the market grows.

## 5. Corridors.

The following guiding principles should be used for development along corridors:

- a. Public Open Space – Roadways are the single most influential determinant of a community’s appearance and are the community’s most prominent public open spaces. Streets should be designed to be significant public open spaces.
- b. Mix of Travel Modes – Streets should be designed to accommodate a mix of travel modes including vehicles, bikes, transit, and pedestrians.
- c. Attention to Aesthetics – Streets and highways are the primary features that establish the character of the community in the minds of residents and visitors. Streets should be designed as beautiful spaces with trees and well-designed signs, lighting, sidewalks, pedestrian crossings, and bikeways to improve the visual quality of the community.
- d. Coordination of Land Uses – Coordinate land use decisions with the physical design of the roadway to prevent visual pollution caused by unplanned and uncoordinated uses, buildings, and structures.

## 6. Industrial Areas.

The following principles should be used to guide development of industrial areas:

- a. Jobs / Housing Balance – Create a balanced land use pattern of employment activity and housing to serve the citizens of Manatee County.
- b. Multimodal Transportation – Create a land use pattern that recognizes the economic importance of multimodal transportation hubs as centers of economic activity.
- c. Plan for Change – Create industrial areas that anticipate infill development with future sites, such as the development of structured / shared parking and the flexibility to intensify the site later when the market grows.
- d. Attention to Aesthetics – Create an aesthetically pleasing environment through site design and building design with attention given to the view from a public road and /or adjacent neighborhoods.

## 7. Waterfront Areas.

The following guiding principles should be used for development in waterfront areas:

- a. Water and Waterfront Access – Increasing public access to the water and waterfront areas appropriately recognizes that water bodies are under the ownership of all the citizens of Florida and they are a shared public amenity.
- b. Environmental Quality – Development which protects and improves the environmental quality of the

---

adjacent water-body.

- c. Pedestrian Friendly Design – Development which promotes and encourages access for pedestrians and bicyclists.
- d. Public Waterfront Spaces – Development of quality waterfront public areas which provide for a range of recreational opportunities and encourage public interaction.
- e. Connecting Waterfront Spaces – Development of a connected pedestrian network of waterfront spaces.
- f. Waterfront Vistas – Panoramic water views of great beauty are preserved and created.
- g. Waterfront Transition – Development which creates appropriately scaled transitions of height and bulk to the waterfront.
- h. Safety – Development which fully recognizes the increased safety issues of locating in a hazardous area and responds by incorporating a broad range of mitigation measures to reduce the risk to people and property.
- i. Maritime Business/Industry – Places of maritime industry and commerce are appropriately maintained.

**LAND DEVELOPMENT CODE  
COUNTYWIDE AMENDMENTS**

**CHAPTER 10 – TRANSPORTATION MANAGEMENT**

1. Amendment to **Section 1000.1. Right-of-Way Reservation/Dedication:**

\*\*\*

**F. Facilities.** No structures or parking, landscaping, or retention ~~required~~ facilities required by this Code shall be located within the land needed to accommodate the full width of the right-of-way needed for such roadway as shown on the Future Traffic Circulation Map, including without limitation land reserved or dedicated pursuant to this section. The Department Director may allow certain facilities in such areas where it is determined that because of location, configuration, or other characteristics unique to that property, such prohibition of such facilities from said land would deprive the owner thereof any opportunity to continue an established use or to make some reasonable use of the property.

\*\*\*

2. Amendment to **Section 1005.3. Number of Vehicular Parking Spaces Required.**

\*\*\*

**Table 10 - 12: Parking Ratios**

Use	Spaces/Sq. Ft. or Unit of Measure	Notes
<b>Agricultural Uses:</b>		
Agricultural Products Processing Plants		15
Agricultural Research Facilities	1/ <del>250-300</del> Gross Office Area	2
Agriculture	No Requirement	
Animal Rehabilitation Center	1/250 Gross Office Area	2
Animal Shelter	1/400 Gross Office Area	
Breeding Facility (non-wild, non-exotic)	1/400 Gross Office Area	2
Stockyards and Feedlots	1/250 Gross Office Area + 1/1000 GFA Remaining Area	1+8
Farms	No Requirement	
Farm Equipment and Supply Establishments	1/ <del>250-500</del> Gross Retail Sales Area	2
Farm Worker Housing	1/Dwelling Unit	
Farming Service Establishments	1/400 GFA	11
Kennels	1/ <del>400-500</del> GFA	2
Mobile Home in Add. to Residence	2/Mobile Home	
Ranches	No Requirement	
Sawmills	1/ <del>250-300</del> Gross Office Area + 1/2000 GFA	11
Short Term Agricultural Uses	No Requirement	
Slaughterhouses		8
Stables or Equestrian Centers (public or private):	No Requirement	
Veterinary Hospitals	1/400 GFA	2
<b>Commercial Uses:</b>		
Retail:		
Auction House (Open, Enclosed, Auto)	1/2 seats, or 1/250 GFA, whichever is greater	
Building Material Establishment	1/ <del>450-500</del> GFA	11
Alcoholic <del>Drinking Beverage</del> Establishment	1/80 GFA or 1/2 seats, whichever is greater	
Restaurants:		
Drive-in/ <del>Drive-through</del> (No Seats)	1/150 GFA	<u>5</u>

Use	Spaces/Sq. Ft. or Unit of Measure	Notes
Sit Down/Walk In	1/80 GFA or 1/2 seats, whichever is greater	
Furniture and Carpet Store	1/500 GFA	
Gas Pumps	1/Two Pumps	4
Grocery Store and Convenience Store	1/200 GFA	10+16
MH/RV Sales/Rental/Leasing	1/600 Gross Sales Area	3
Motor Vehicle Sales/Rental/Leasing	1/500 Gross Sales Area + 1/4500 Open Sales Area	11+4
General Retail Sales Uses <a href="#">(including Community and Regional)</a>	1/250 GFA for uses 50,000 GFA or less 1/500 for uses with more than 50,000 GFA	2
<del>Retail Sales, Neighborhood General</del>	<del>1/250 GFA</del>	
Retail Sales, Neighborhood Convenience Uses (excluding grocery and convenience stores, see above)	1/ <del>250-300</del> GFA	16
Service Stations	3/Bay + 1/500 GFA	4
Shopping Center	1/ <del>200-250</del> GFA for first 400,000 Sq. Ft. and 1/300 GFA for second 400,000 Sq. Ft. and 1/400 GFA thereafter	6
Theatre (Free Standing)	1/3 Seats	
Theatre (Within Shopping Center)	1/3 Seats for Sq. Ft. that exceeds 20% of Shopping Center GFA	
Services:		
Banking:		
Automatic Teller		4
Bank	1/ <del>200-300</del> GFA	18
Bank/Drive-Through	1/ <del>200-300</del> GFA	5
Business Services		8
Health Services:		
Professional Office	1/ <del>200-400</del> GFA	18
Clinic	1/ <del>200-250</del> Gross Office Area	
Veterinary Clinic	1/400 Gross Office Area	
Hospitals	<del>21.5</del> /Patient Bed <a href="#">(No Maximum)</a>	18
Medical and Dental Laboratories	1/250 GFA	
<a href="#">Medical and Dental Office</a>	1/250 GFA	
Nursing Home	1/ <del>Each</del> Two Beds	
Lodging Places:		
Bed and Breakfast	1 <del>Each</del> / Lodging Unit	
Boarding House	1 <del>Each</del> / 1.5 Beds + 1/500 GFA	
Camps	1/2000 GFA	
Dormitories	1 <del>Each</del> /1.5 Beds	
Hospital Guest House	1 <del>Each</del> /1.5 Beds	
Hotels/Motels	1/Lodging Unit + 1/ <del>Each</del> Ten Lodging Units	6, 18
RV Parks	1 Parking Pad Per <a href="#">RV Site</a>	
Miscellaneous Services:		
Office	1/ <del>200-400</del> Gross Office Area	11+18
Car Wash:		
Self-Serve	4 Stacking Spaces/Wash Bay	2
Incidental	4 Stacking Spaces/Wash Bay	2
Full Service	10 Stacking Spaces/Wash Bay	2
Construction Service Establishments	1/ <del>250-300</del> GFA	11
Dry Cleaners (neighborhood, general and pick-up)	1/ <del>200-300</del> Gross Office Area	11
Exterminating and Pest Control	1/ <del>200-300</del> Gross Office Area	11
Food Catering	1/ <del>200-300</del> Gross Office Area	11
Funeral Chapel	1/ <del>Each</del> Three Seats in Main <a href="#">Assembly Area</a>	11 Chapel
Funeral Home	1/Each Three Seats in Each Parlor	11
Lawn Care/Landscaping	1/ <del>200-300</del> in Gross Office Area	11

Use	Spaces/Sq. Ft. or Unit of Measure	Notes
Personal Service Establishment	1/ <del>200-300</del> GFA	2
Rental Service Establishment	1/ <del>200-300</del> GFA	11
Repair Service Establishment:	1/ <del>200-300</del> GFA	11
Sign Painting Service	1/ <del>200-300</del> GFA	11
Taxi-Cab, Limousine Service	1/500 GFA	11
<del>Motorized</del> Vehicle Repair:		
Neighborhood Serving	3/Bay + 1/500 Gross Sales Area	11
Community Serving	4/Bay + 1/500 Gross Sales Area	11
Major	4/Bay + 1/250 Gross Sales Area	11
<b>Industrial:</b>		
Industrial Service Establishment		8+11
Manufacturing:		
Heavy		8+11
Light		8+11+1 8
Research and Development Activity		8+11
<del>Utility Use, Heavy</del>		
<b>Community Service Uses:</b>		
<del>Private Clubs/Community Uses</del> <del>Civic, Social and Fraternal Organizations/Clubs</del>	1/3 Seats of 1/250 GFA, whichever is greater	
Cultural Facilities	1/ <del>300-400</del> GFA, not less than 10 spaces	
Correctional Facilities (Community & Major)		9
Emergency Shelters		9
<del>Outpatient Treatment Facility</del> <del>Rehabilitation Center</del>	1/ <del>200-250</del> Gross Office Area	
Post Offices		8+11
Public Community Use	1/ <del>200-300</del> GFA	
Public Use Facilities		9
Residential Treatment Facilities	1/3 Residents + 1/Resident Staff Member + 1/Non-resident Staff Member	9
Resource Recovery Facilities	1/500 Gross Office Area	11
Utility Use ( <del>Heavy and Non-Heavy</del> )	1/ <del>400</del> Gross Office Area	11
<b>Miscellaneous Uses:</b>		
Flea Markets:		
Enclosed	2/Booth or 1/100 GFA	
Open	2/Booth or 1/100 Gross Sales Area	
Lumberyard	1/500 Open Sales/Display Area	11
Wholesale Trade Establishment	1/1,500 GFA	11
Waterfront Structures (Commercial)	1/ <del>Each</del> Two Boat Slips or Moorings	
Water Dependent Uses		13
<i>Open Uses of Land—Light:</i>		
Cemetery:		
Human	<del>1/200 Gross Office Area</del> 1/3 Seats in Assembly Area	
Pet	1/500 Gross Office Area	
Game Preserve and <del>Outdoor Firing Shooting Ranges</del>	1/200 Gross Office Area	
Land <del>PR</del> reserves, Public or Private	1/1000 Gross Office Area	
Tree Farm	1/ <del>200-300</del> Gross Office Area	
Minor Earthmoving	No Requirement	
<i>Open Uses of Land—Heavy:</i>		
Junkyards, landfills and mining	1/ <del>200-300</del> Gross Office Area	11
Major Earthmoving	No Requirement	
<b>Recreation Uses:</b>		
Passive Recreational Use		6+4+9



Use	Spaces/Sq. Ft. or Unit of Measure	Notes
Swimming Pools	1/200 Square Feet of Pool Area	4
Low Intensity Recreational Use	1/3 Seats or 150 GFA Whichever is Greater	6+4+9
Tennis Courts	2 Spaces/Court	6+4
Golf Course	5/Hole of Main Course	6
Golf Driving Range	1/Tee Plus Additional, As Necessary, For Other Uses On-site	
<del>High and</del> Medium Intensity Recreational Uses	1/3 Seats or 150 GFA Whichever is Greater	6
Bowling Alleys	4/Alley	6
Dancing Establishment	1/60 GFA or 1/2 Seats for Counter Bars, 24 Lineal Inches Shall Count As One (1) Seat	6
<del>High Intensity Recreational Use Theater, Stadium</del>	<del>1/3 Seats of 150 GFA Whichever is Greater</del> 1/3 Seats	<del>6</del>
Private Neighborhood Parks/Pool Facilities (Serving 100 Lots/Units or Less)	1 Space Minimum for Parks and 2 Space Minimum for Pools	
<b>Residential Uses:</b>		
Family Care Homes	1/3 Residents + 1/Resident Staff	
<del>Assisted Living Facility</del> Group Care Homes	1/3 Residents + 1/Resident Staff	
Group Housing	1/3 Residents + 1/Resident Staff	
Residential Care Facilities	1/3 Residents + 1/Resident Staff	
Mobile Home Parks and <del>s</del> Subdivisions	2/Mobile Home	17
Multiple Family Dwellings	2/Dwelling Unit, plus 1 Space Per 10 Units for Guest Parking	
Single Family Dwellings (attached and detached)	2/Dwelling Unit	
Recreational Vehicle Parks	1 Parking Pad per 2/Each R.V. Site	17
Temporary Living Facilities:		
<del>Temporary-M.H. Mobile Home</del> While Constructing	2/Dwelling Unit (Spaces Provided for Home Under Construction May Serve as the 2 Required Spaces)	
Duplex Dwellings	2/Dwelling Unit	
Individual Mobile Homes	2/Mobile Home	
<b>Residential Support Uses:</b>		
Church or Other Place of Worship	1/3 Seats in Principal Room of Worship	
College/University (PDP/SP)		9
Day Care Center, Large	1/Ten <del>Children</del> Persons	7+11
<del>Day Care Center, Medium</del>	<del>1/Ten Children</del>	<del>7+11</del>
Day Care Center, Small	1/Ten Persons	2,+11
<del>Family</del> Day Care Home	1/Five Children	9
Schools		9
<b>Transportation Facilities:</b>		
Aircraft Landing Field		13
Airport		13
Bus <del>and-or</del> Train <del>Passenger Station</del> Terminal		13
Bus, <del>RR</del> Truck or Train Maintenance Facility		13
Hazardous Waste Transfer Facility		13
Heliport & Helistop		13
Intermodal Terminal		13
Freight Terminals <del>Maintenance</del>		13
Motor Pool Facilities		13
Railroad Switching/Classification Yard		13
<b>Warehousing:</b>		
Warehouse	1/4000 1500 GFA	11
Warehouse, <del>—</del> Mini	1/40-50 Storage Units or 1/5000 GFA, whichever is greater + 2 Spaces at Manager's Office	

GFA = Gross Floor Area

**Table Notes:**

\*\*\*

- 5. Four (4) stacking spaces per each drive- through lane, measured from the speaker board, exclusive of any on-site travel lanes. Five (5) stacking spaces, measured from the drive-thru teller position,
- 6. Restaurants, assembly rooms, theaters, and other similar intensive uses shall be calculated separately for each use for which the floor area exceeds twenty (20) percent of the shopping center gross floor area.
- 7. An on-site service drive.
- 8. Or one (1) space per two hundred fifty (~~250~~400) square feet of gross office area, plus one (1) space per one thousand (1,000) square feet of the remaining gross floor area.
- 9. Based on a review by the Department Director of each proposal including such factors as the designed capacity of all assembly rooms and meeting areas. The availability of areas on-site that can be used for auxiliary parking in times of peak demand shall also be considered, but in no instance less than one (1) space per full-time employee, plus a sufficient number of spaces to accommodate the greatest anticipated number of people in attendance at the facility at any one time. An independent parking study ~~shall be prepared~~ may be required at the discretion of the Department Director to analyze the parking requirements. Said study shall be prepared by an engineer or architect, cost of which shall be borne by the applicant.

\*\*\*

- 11. Plus one (1) space for each company vehicle.

\*\*\*

- 13. One (1) space per employee, plus one (1) space for each vehicle used in connection with the facility, plus sufficient space to accommodate the largest number of vehicles that may be expected at any one time. An independent parking study ~~shall be prepared~~ may be required at the discretion of the Department Director to analyze the parking requirements. Said study shall be prepared by an engineer or architect, cost of which shall be borne by the applicant.

\*\*\*

**D. Bicycle Parking.**

- 1. All developments (except for single-family and duplex platted lots) requiring off-street parking shall provide parking for bicycles in accordance with the following standards :
  - a. Multifamily development shall provide the equivalent of ten (10) percent of the required vehicular parking spaces.
  - b. Nonresidential developments shall provide bicycle rack spaces as follows:

**Table 10 - 3: Bicycle Parking Space Requirements**

<u>Required Number of Automobile Parking Spaces</u>	<u>Minimum Number of Required Bicycle Rack Spaces</u>
<u>1-40</u>	<u>2</u>
<u>41-60</u>	<u>3</u>
<u>61-80</u>	<u>4</u>
<u>81-100</u>	<u>5</u>
<u>Over 100</u>	<u>5 plus 1 for each 20 automobile parking spaces over 100, provided that the maximum number of required bicycle spaces shall not exceed 20</u>

- 2. Bicycle rack facilities shall meet the following standards:
  - a. Shall be designed to allow each bicycle to be secured against theft.

- b. Shall be installed in a permanent manner to resist removal.
- c. Shall be installed to resist damage by rust, corrosion, or vandalism.
- d. Shall accommodate a range of bicycle shapes and sizes and allow easy locking without interfering with adjacent bicycles.
- e. Shall not interfere with pedestrian or vehicular movement.

\*\*\*

3. Amendment to **Section 1005.5. Cooperative Parking Facilities:**

\*\*\*

**B. Amount.** The minimum amount of parking spaces shall equal the sum of the amounts required for the separate uses per Table 10-3; however, a minimum of fifty (50) percent of the required spaces shall be provided on any one lot prior to allowing any cooperative parking arrangement. Provided, however, that the Board may reduce up to twenty five (25) percent of the total number of parking spaces required by strict application of said total requirements, when it can be determined the same spaces may adequately serve two (2) or more uses by reason of the different hours of operation of such uses, and so recorded as an easement, adjusted based on the percentages listed in Table 10-4. The minimum number of spaces required shall be the greater amount resulting from the weekday and weekend calculations. However, in no event shall the number of parking spaces provided be less than fifty percent (50%) of the required spaces according to Table 10-3. Table 10-5 contains an example of cooperative parking within a mixed use development. It shows a reduction of 65 spaces by using the Cooperative Parking matrix to calculate required parking.

**Table 10 - 4: Cooperative Parking Usage Percentages**

USE	WEEKDAY			WEEKEND			
	Time Frame	1 am – 7 am	7 am – 6 pm	6 pm – 1 am	1 am – 7 am	7 am – 6 pm	6 pm – 1 am
Residential/ Townhouse		100%	60%	100%	100%	75%	95%
Flex Space/ 24-7 reserved parking		100%	100%	100%	100%	100%	100%
Community / Cultural Center		0%	100%	10%	0%	100%	30%
Government use		0%	100%	10%	0%	10%	0%
Day Care Facilities		0%	100%	0%	0%	0%	0%
Theater/ Entertainment		0%	40%	100%	0%	80%	100%
Office		5%	100%	5%	0%	15%	0%
Hotel/Motel		100%	55%	90%	100%	55%	90%
Restaurant*		20%	70%	100%	30%	75%	100%
Commercial Retail		0%	100%	80%	0%	100%	60%

\*not 24 hour

**Table 10 – 5: Cooperative Parking Matrix Example**

USE	Units/SF (1,000)	Total Required per Use (Table 4-3)	Less Handicap*	Subtotal	WEEKDAY						WEEKEND					
					1am – 7am		7am – 6pm		6pm – 1am		1am – 7am		7am – 6pm		6pm – 1am	
					100%	Spaces	60%	Spaces	100%	Spaces	100%	Spaces	75%	Spaces	95%	Spaces
2 Bedroom Apt	52	104	5	99	100%	99	60%	59	100%	99	100%	99	75%	74	95%	94

Office	15	50	2	48	5%	2	100%	48	5%	2	0%	0	15%	7	0%	0
Retail	10	40	2	38	0%	0	100%	38	80%	30	0%	0	100%	38	60%	23
Restaurant	7	70	3	67	20%	13	70%	47	100%	67	30%	20	75%	50	100%	67
<b>Totals</b>		<b>264</b>	<b>12</b>	<b>252</b>	-	<b>115</b>	-	<b>192</b>	-	<b>199</b>	-	<b>119</b>	-	<b>170</b>	-	<b>184</b>

\* No reductions allowed for handicap parking spaces.

\*\*\*

4. Amendment to **Section 1005.7. Parking Lot Design:**

\*\*\*

**B. Compact Spaces.** Compact spaces may be provided having a minimum width of eight-and-one-half (8.5) feet and containing not less than one hundred fifty-three (153) square feet for compact cars. Each compact car space shall be so identified by signage. For each compact car space, eighteen (18) square feet shall be provided in landscaped area in addition to that area required by the provisions of Section 701, Landscaping, with a proportional equivalent amount of trees and shrubs. No more than ~~ten-twenty-five (4025)~~ percent of required spaces shall be compact car spaces.

\*\*\*

5. Amendment to **Section 1006.4. Number of Loading Spaces Required:**

Off-street loading spaces accessory to a use shall be provided in accordance with Table 10-4. If there is uncertainty with respect to the amount of loading spaces required by this Code, the maximum requirement for the general type of use allowed in that district shall govern and shall be determined ~~of-by~~ the Department Director. Where the required number of loading spaces is not set forth for a particular use in the following paragraphs, and where there is no similar general type of use listed, the Department Director shall determine the basis of the number of spaces to be provided.

~~A. Standard A: One (1) space for the first 5,000 square feet of gross floor area, plus one (1) space for each additional 30,000 square feet or major fraction thereof.~~

~~B. Standard B: One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 15,000 square feet or major fraction thereof.~~

~~C. Standard C: One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof.~~

**Table 10 - 27: Loading Space Uses**

<b>USE CATEGORY</b>	<b>FLOOR AREA IN SQUARE FEET</b>	<b>NUMBER OF SPACES REQUIRED</b>
Retail Sales and Service, Restaurants, or Similar Uses	1,000 – 20,000	1
	20,001 – 40,000	2
	Each additional 20,000 square feet or fraction	1
Offices, Hotels, Hospitals, Nursing Homes, Adult Congregate Living Facilities, or Similar Uses	30,000 – 100,000	1
	Each additional 100,000 square feet or fraction	1
Arenas, Auditoriums, Stadiums, Convention Centers, Exhibition Halls, Museums, or Similar Uses	10,000 – 50,000	1
	50,001 – 100,000	2
	Over 100,000	4
Agricultural Processing, Lumberyard, Any Industrial Use and any Wholesale, Retail, and Nonresidential Storage Facility or Similar Uses	15,000 – 40,000	1
	40,001 – 100,000	2
	100,000 – 150,000	3
	Each additional 80,000 square feet or fractions	1

<b>Uses</b>	<b>Standards</b>
Agricultural Products Processing Plants	A

Agricultural Research Facilities	B
Bowling Alley and Any Similar Commercial Recreational Establishment	C
Building Materials Establishment	A
Business Service and Supply Service Establishment	B
College or University	C
Construction Service Establishments	A
Correctional Facilities	C
Farm Equipment and Supply Establishments	B
Farming Service Establishments	C
Food Service Establishment	B
Funeral Chapel, Funeral Home	C
Hospital	C
Hotel, Motel	C
Industrial Service Establishment	A
Lumberyard	A
Manufacturing Establishment	A
Nursing Homes	C
Offices	B
Personal Service Establishments	B
Repair Service Establishment	B
Retail Sales Establishment	B
Sawmills	B
School	C
Scientific Research and Development Establishment	B
Slaughterhouses	A
Stockyards and Feed Lots	A
Vehicle Sale, Rental and Service Establishment	A
Warehousing Establishment	A
Wholesale Trade Establishment	A
Other unlisted uses, with a gross floor area over 10,000 square feet and which require the receipt or distribution by vehicle of materials or merchandise	B

\*\*\*



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

November 16, 2016

Honorable Angelina Coloneso  
Clerk of the Circuit Court  
Manatee County  
Post Office Box 25400  
Bradenton, Florida 34206

Attention: Quantana Acevedo, Deputy Clerk

Dear Ms. Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 16-24, which was filed in this office on November 16, 2016.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

**From:** [ords@municode.com](mailto:ords@municode.com)  
**To:** [candace.carver@mymanatee.org](mailto:candace.carver@mymanatee.org); [Quantana Acevedo](#)  
**Subject:** Manatee County, FL Land Development Code - 2016 (12202) Supplement 3  
**Date:** Thursday, November 17, 2016 9:28:00 AM  
**Attachments:** [ATT00001.bin](#)  
[ATT00002.bin](#)

---

\*\*\*\*THIS IS AN AUTOMATICALLY GENERATED EMAIL\*\*\*\*

Below, you will find the material that we have received/recorded to your account. This material is being considered for inclusion in your next/current update, Supplement 3

Document	Adopted Date	Recorded	Recorded Format
<a href="#">Ordinance No. 16-06</a>	11/15/2016	11/17/2016	Word
<a href="#">Ordinance No. 16-24</a>	11/15/2016	11/17/2016	Word



Update the internet version of your Code more often than a printed supplement. We can update the Internet quarterly, monthly, even weekly.



We can post newly enacted ordinances in the online Code after each meeting.

---

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.