

ORDINANCE NO. 16-23- COUNTYWIDE AMENDMENTS

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED, THE MANATEE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING THE INTRODUCTION CHAPTER OF THE COMPREHENSIVE PLAN TO DELETE SECTION D.2 SPECIAL EXCEPTIONS; DELETE SECTION D.3 NONCONFORMITIES; DELETE SECTION D.5 SPECIFIC PROPERTY DEVELOPMENT CONDITIONS; AND TO DELETE SECTION E.3.2.1 WORKSHOPS AND HEARINGS; AMENDING DEFINITIONS AS DESCRIBED HEREIN; PROVIDING FOR THE FOLLOWING TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT: THE RELOCATION OF SECTION D.5 SPECIFIC PROPERTY DEVELOPMENT CONDITIONS FROM THE INTRODUCTION CHAPTER OF THE COMPREHENSIVE PLAN TO THE FUTURE LAND USE ELEMENT; AMENDING OBJECTIVE 2.1.3 TO INCLUDE THE URBAN SERVICE AREA; AMENDING TABLE 2-1, SUMMARY OF FUTURE LAND USE CLASSIFICATION SYSTEM, PART I-FUTURE LAND USE DISTRICTS AND PART II-FUTURE LAND USE OVERLAY DISTRICTS; AMENDING GOALS, OBJECTIVES, AND POLICIES APPLICABLE TO THE FOLLOWING LAND USE CATEGORIES: CONSERVATION LANDS (CON), AGRICULTURAL/RURAL (AG/R), RESIDENTIAL-1 (RES-1), RESIDENTIAL-3 (RES-3), RESIDENTIAL-6 (RES-6), RESIDENTIAL-9 (RES-9), RESIDENTIAL-12 (RES-12), RESIDENTIAL-16 (RES-16), URBAN FRINGE-3 (UF-3), LOW INTENSITY OFFICE (OL), RETAIL/OFFICE/RESIDENTIAL (ROR), INDUSTRIAL LIGHT (IL), INDUSTRIAL HEAVY (IH), INDUSTRIAL URBAN (IU), MIXED USE (MU), RECREATION/OPEN SPACE (R/OS), MEDIUM INTENSITY OFFICE (OM), MIXED USE COMMUNITY (MU-C), FUTURE LAND USE OVERLAY DISTRICTS WATERSHED OVERLAY DISTRICTS; AMENDING CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE (ADDING LANGUAGE FROM THE LAND USE OPERATIVE PROVISIONS); AMENDING THE LAND USE OPERATIVE PROVISIONS TO DELETE TEXT REGARDING BOUNDARY INTERPRETATIONS, RELOCATING SECTION B. INDUSTRIAL USES PROHIBITED RESIDENTIAL CATEGORIES, RELOCATING SECTION C. RESIDENTIAL USES PERMITTED IN INDUSTRIAL CATEGORIES, DELETING SECTION D. DISTRIBUTING COMMERCIAL POTENTIAL ON A PROJECT SITE, DELETING SECTION F(2). LEVEL OF SERVICE REVIEW PROCESS; RELOCATING VARIOUS PROVISIONS FROM THE LAND USE OPERATIVE PROVISIONS TO THE FUTURE LAND USE ELEMENT, DELETING SECTION G. COMMUNITY DESIGN COMPATIBILITY; AMENDING THE TRAFFIC SUB-ELEMENT TO UPDATE REFERENCE TO SPECIFIC DATES AND TIME PERIODS FOR IMPLEMENTATION; AMENDING TABLE 5-1, MANATEE COUNTY PEAK HOUR LEVEL OF SERVICE STANDARDS REGARDING BUSINESS US 41; AMENDING PROVISIONS OF THE COMPREHENSIVE PLAN TO PRESERVE INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 16-23

WHEREAS, Chapter 125, Florida Statutes empowers the Board of County Commissioners of the County of Manatee to prepare and enforce comprehensive plans for the development of the county; and,

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, Manatee County Ordinance No. 89-01, as amended, was adopted pursuant to general law for the purpose of providing a framework for land use and development in the unincorporated area of Manatee County, and established the Manatee County Comprehensive Plan; and,

WHEREAS, Application PA-16-03 has been initiated by the County to amend the Comprehensive Plan, to amend text and maps within the Future Land Use Element and the definitions chapter of the Comprehensive Plan; and,

WHEREAS, Application LDCT 16-05 has been initiated by the County as an amendment to the Land Development Code to provide, among other matters, implementation of the amendments to the Comprehensive Plan described in Application PA-16-03 applicable to properties within Manatee County; and,

WHEREAS, at a duly noticed public hearing, the Manatee County Planning Commission, as the County’s Local Planning Agency for purposes of the Act, considered Application PA-16-03; and passed a motion to recommend transmittal of Plan Amendment 16-03 to the Board of County Commissioners; and,

WHEREAS, after due public notice, the Board of County Commissioners of Manatee County received and considered the recommendation of the Manatee County Planning Commission, and held a public hearing on June 21, 2016, to consider Plan Amendment 16-03 and the transmittal of the proposed amendment to the State Land Planning Agency in accordance with the Act; and,

WHEREAS, the State Land Planning Agency by letter dated July 29, 2016, identified no comments related to important State resources and facilities within the Department of Economic Opportunity’s (DEO) authorized scope of review that would be adversely impacted by Plan Amendment 16-03, if adopted; and,

WHEREAS, the Florida Department of Transportation by letter dated July 28, 2016 transmitted its review comments on Plan Amendment 16-03 as to transportation resources and facilities of State importance; and,

WHEREAS, the Southwest Florida Water Management District, by letter dated July 25, 2016, provided comments stating no adverse impact on regional water supply resources; and,

WHEREAS, the Florida Fish and Wildlife Commission (FFWC) by letter dated July 13,

2016, identified no comments related to fish and wildlife or listed species and their habitat with regard to Plan Amendment PA-16-03; and,

WHEREAS, the staff of the Tampa Bay Regional Planning Council prepared a report on Plan Amendment PA 16-03 and had their report affirmed by the Tampa Bay Regional Planning Council at the meeting of August 8, 2016; and,

WHEREAS, the report of the Tampa Bay Regional Planning Council (the TBRPC) identified no adverse effects on regional resources or facilities as identified in *Future of the Region: A Strategic Regional Policy Plan for the Tampa Bay Region 2005* and no extra- jurisdictional impacts were identified that would be inconsistent with the comprehensive plan of any affected local government; and,

WHEREAS, the Florida Department of Education by letter dated July 16, 2016, identified no potential for Plan Amendment PA-16-03 to significantly adversely impact public school facilities; and,

WHEREAS, the Florida Department of Environmental Protection, by correspondence dated July 22, 2016, transmitted its review comments for Plan Amendment PA-16-03 and determined no provision in the Plan Amendment, if adopted, would adversely impact important State resources, specifically air and water pollution, wetlands and other surface waters of the State, federal and State owned lands and interests in lands including state parks, greenways and trails, conservation easements, solid waste, and water and wastewater treatment; and,

WHEREAS, pursuant to Section 163.3184, Florida Statutes (2016), on September 1, 2016, the Board of County Commissioners held an adoption public hearing, with due public notice having been provided, to consider said proposed amendment to the Comprehensive Plan; and,

WHEREAS, the Board of County Commissioners further considered all oral and written comments received during said public hearings, the recommendations of the Planning Commission, and the comments of the State Land Planning Agency and all applicable State or local review agencies; and,

WHEREAS, in exercise of said authority, the Board of County Commissioners has determined that the adoption of Plan Amendment PA-16-03 would be in the public interest; and,

WHEREAS, the Board of County Commissioners, based upon the foregoing findings, has determined that the requirements for amending the Comprehensive Plan in Section C.2.3.3, Introduction of the Comprehensive Plan have been satisfied; and,

WHEREAS, all applicable requirements of general law and local law have been followed, and the proceedings have been conducted pursuant to Chapter 163, Part II, Florida Statutes (2016), and the Plan Format and Administration Section of the Manatee County Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Manatee County that:

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 Act, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings: The recitals set forth in the “Whereas” clauses above are true and correct and are hereby adopted as findings by the Board for the adoption of this Ordinance.

Section 3. Map Amendment: The Manatee County Comprehensive Plan, Chapter entitled “Future Land Use Maps and Future Land Use Maps Series” is hereby amended in the following respects: Revised the boundaries of the Urban Core, Map H, the map legend is amended to add a new Map “K” Urban Service Area, Map “L” Character Vision Graphics and to add a new Map L- Character Vision Graphic, and to update references to the Land Use Operative Provisions, previously Section D.5. Said Maps are described in Exhibit “A”, attached hereto and made a part hereof by reference.

Section 4. Introduction Chapter of Comprehensive Plan: The Manatee County Comprehensive Plan, Chapter entitled “Introduction” is hereby amended to delete various references to text some of which has been relocated to other areas of the Comprehensive Plan and the remainder deleted as described in Exhibit “B” attached hereto and made a part hereof by reference.

Section 5. Text Amendments to Definitions: The Manatee County Comprehensive Plan Chapter entitled “Definitions” is hereby amended to add new definitions and amend or delete definitions as described in Exhibit “C” attached hereto and made a part hereof by reference.

Section 6. Text Amendment to Future Land Use Element: The Manatee County Comprehensive Plan, Future Land Use Element is hereby amended to add new or amend goals, objectives, and policies as described in Exhibit “D” attached hereto and made a part hereof by reference.

Section 7. Text Amendment to Land Use Operative Provisions: The Manatee County Comprehensive Plan, Future Land Use Operative Provisions is hereby amended to add new or amend sections and delete outdated sections as described in Exhibit “E” attached hereto and made a part hereof by reference.

Section 8. Traffic Sub-Element: The Manatee County Comprehensive Plan Traffic Sub-Element is hereby amended to add various date references and to modify Table 5-1 regarding Business US 41 as described in Exhibit “F” attached hereto and made a part hereof by reference.

Section 9. Severability: If any section, sentence, clause or other provision of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed so as to render invalid or unconstitutional the remaining sections, sentences, clauses or provisions of this Ordinance.

Section 10. Codification: Pursuant to Section 125.68(1), Fla. Stat., this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 11. Effective Date: The effective date of this Plan Amendment PA-16-03, if the amendment

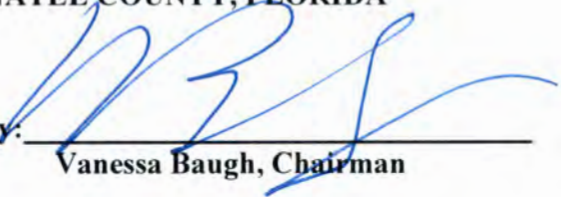
ORDINANCE NO. 16-23

is not timely challenged, shall be 31 days after the State Land Planning Agency notifies Manatee County that the adopted plan amendment package for Plan Amendment PA-16-03 is complete. If timely challenged, this amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted Amendment PA-16-03 to be in compliance. No development orders, development permits, or land uses dependent on this Plan Amendment PA-16-03 may be issued or commenced before it has become effective.

PASSED AND DULY ADOPTED with a quorum present and voting this 19th day of September, 2016.



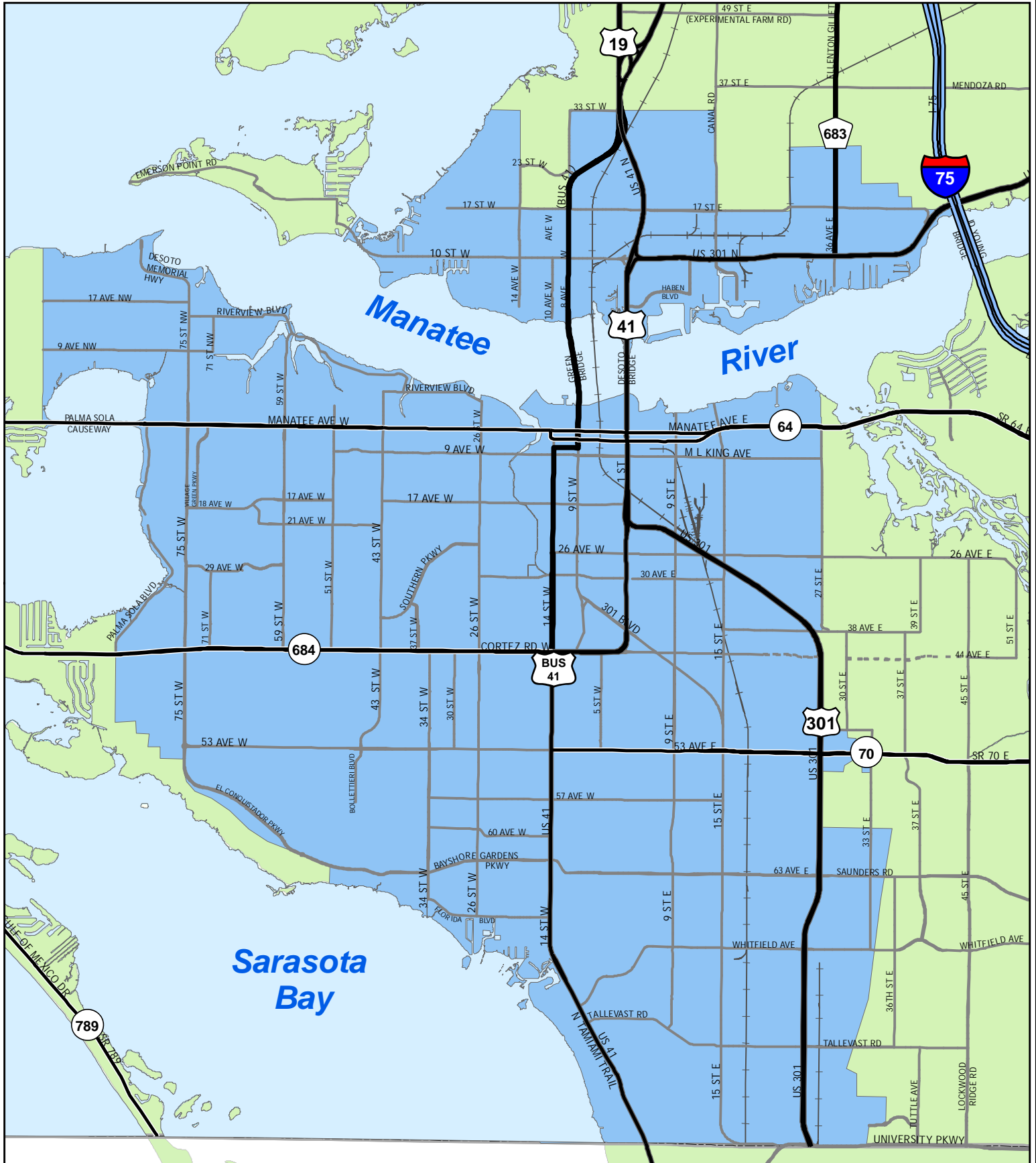
**BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA**

By: 
Vanessa Baugh, Chairman

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

By: 
Deputy Clerk

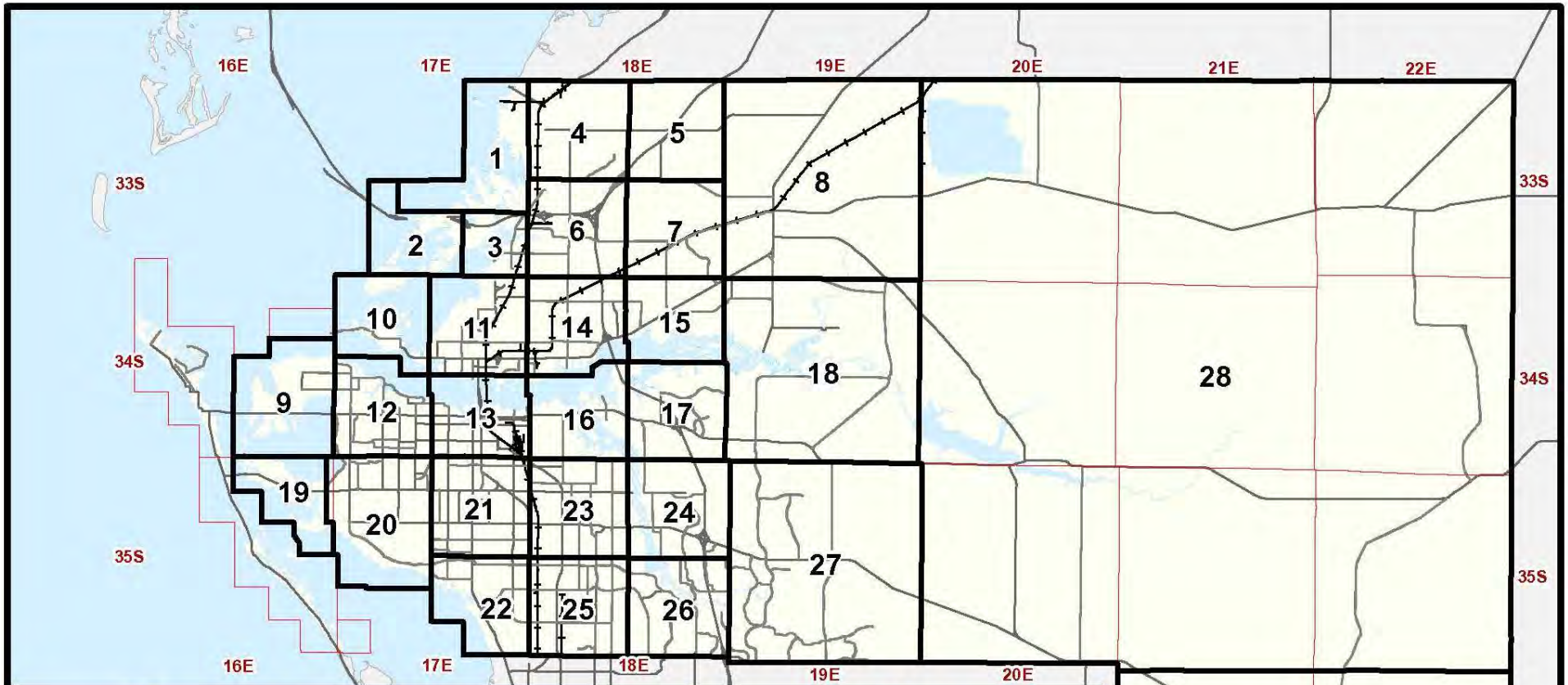
URBAN CORE



 Urban Core - Revised 2016

MAP H





Manatee County Comprehensive Plan Future Land Use Map Series

Pages
1-29 Future Land Use Maps

Additional Maps:

- A. Wetlands
- B. Soils
- C. Potable Wells
- D. Regional Spoil Disposal Site
- E. Coastal Storm Vulnerability Area Overlay
- F. Coastal Evacuation Area Overlay

G. Urban Infill and Redevelopment Area

- H. Urban Core
- I. Transportation Concurrency Exception Area
- J. Transportation Concurrency Exception Area

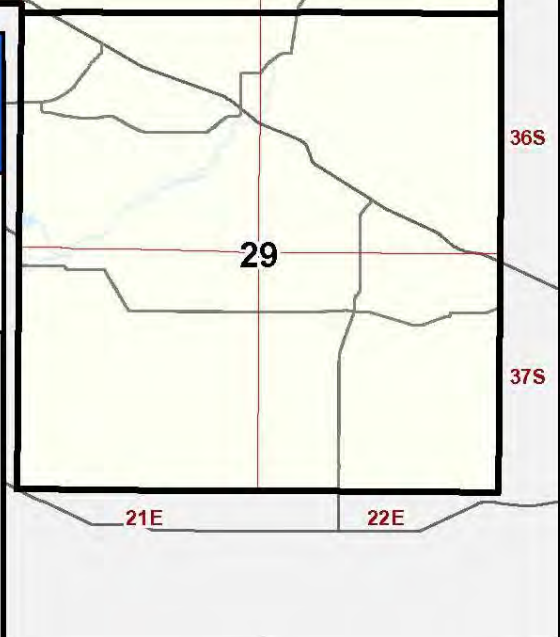
K. Urban Service Area

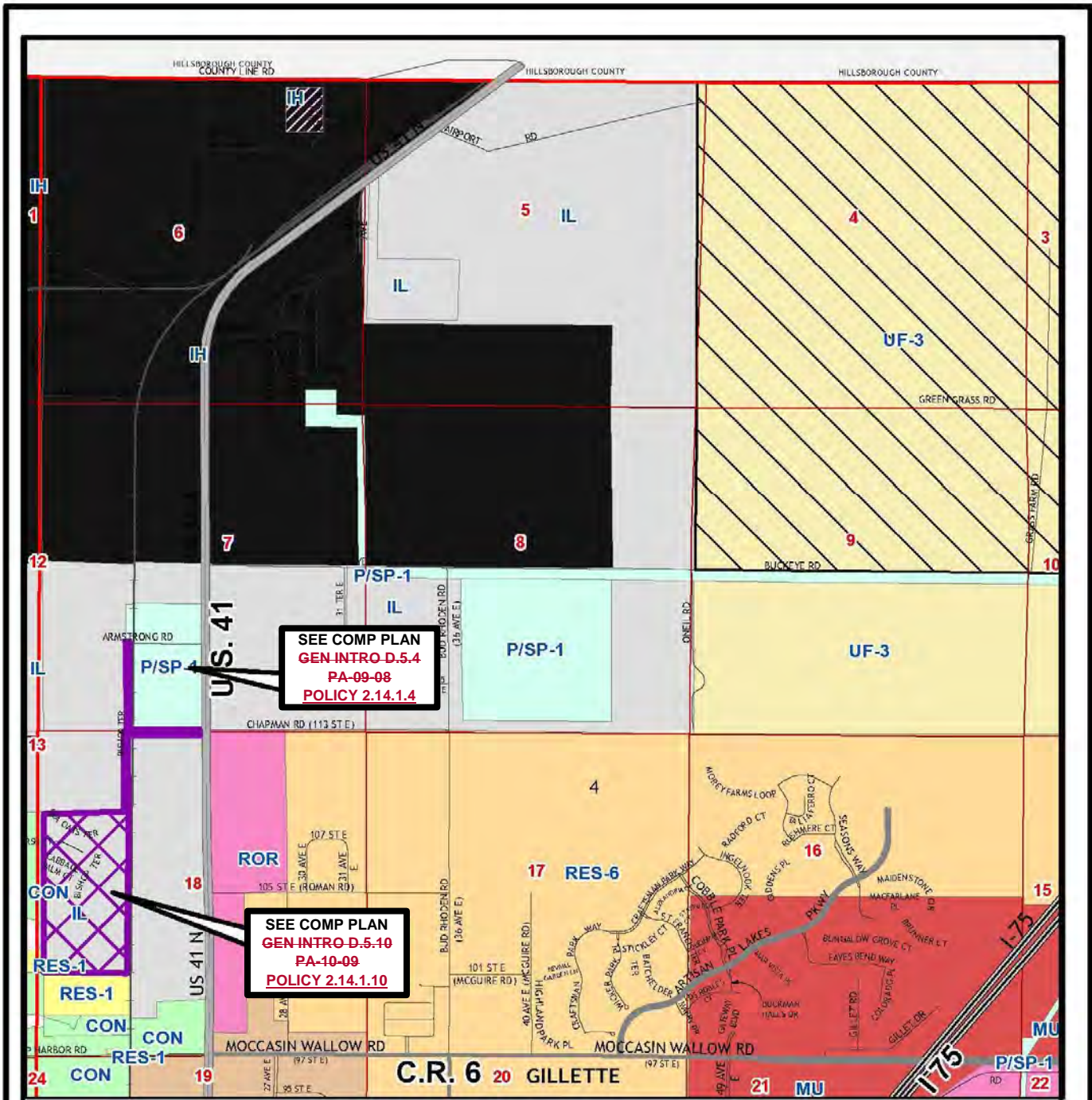
L. Character Vision Graphic

Comprehensive Plan
Manatee County, FL



This map was developed by the Manatee County Geographic Information Systems Division. It is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.





Manatee County Future Land Use Map Series

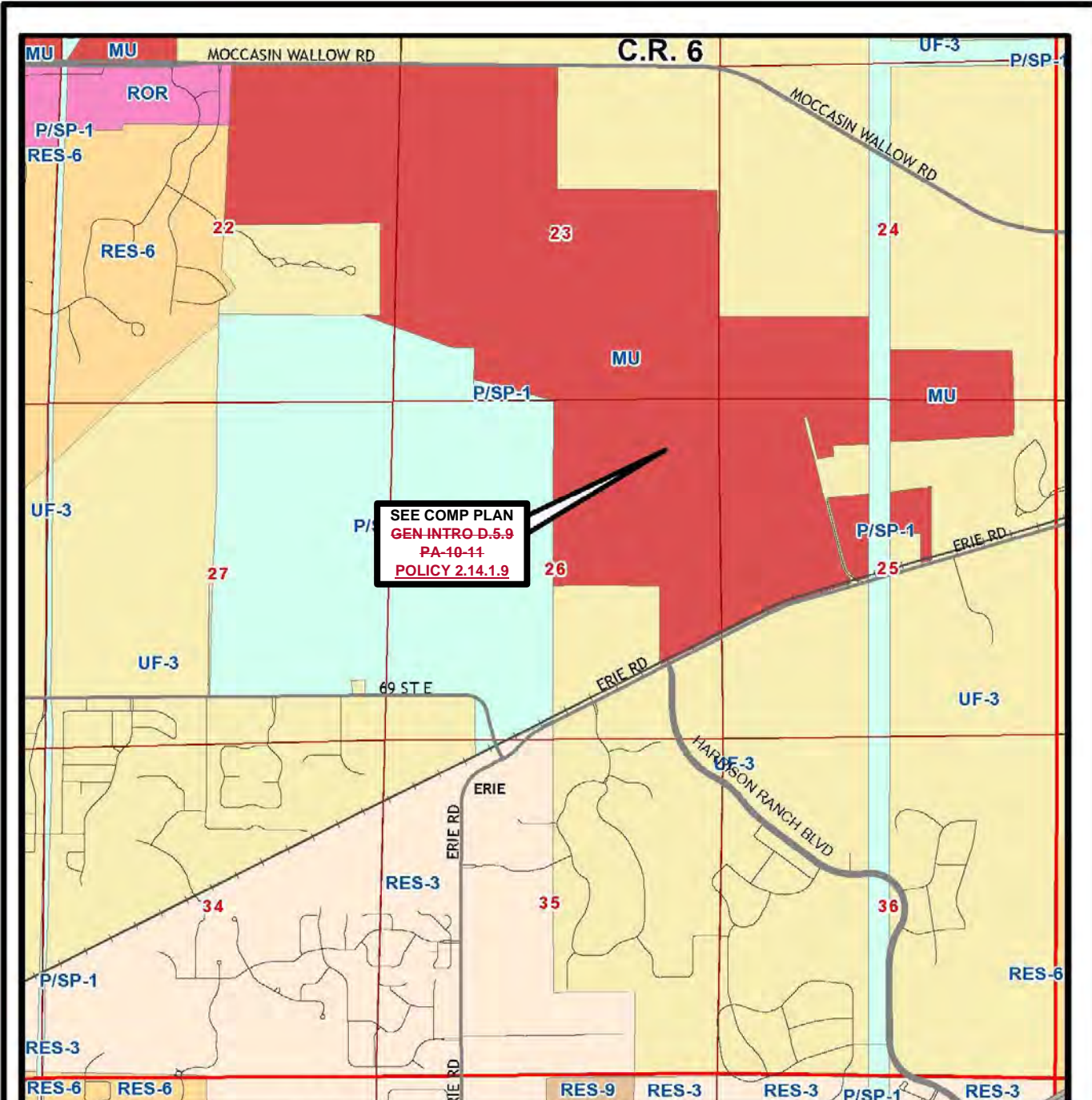
Supplement # 19
Map 4 of 29

AG-R	RES-6	MU-C	OM	CITY	36 Section
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Urban Service Area	Historical Overlay
RES-1	UF-3	IU	R-OS	Watershed Overlay	FIG Overlay
RES-3	MU	OL	ROR	TCEA BOUNDARIES (Transportation Concurrence Exception Area)	

Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.



This map was developed by the Planning Department with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change, and is not warranted in any way.



SEE COMP PLAN
 GEN-INTRO-D-5.9
 PA-10-11
 POLICY 2.14.1.9

Manatee County Future Land Use Map Series

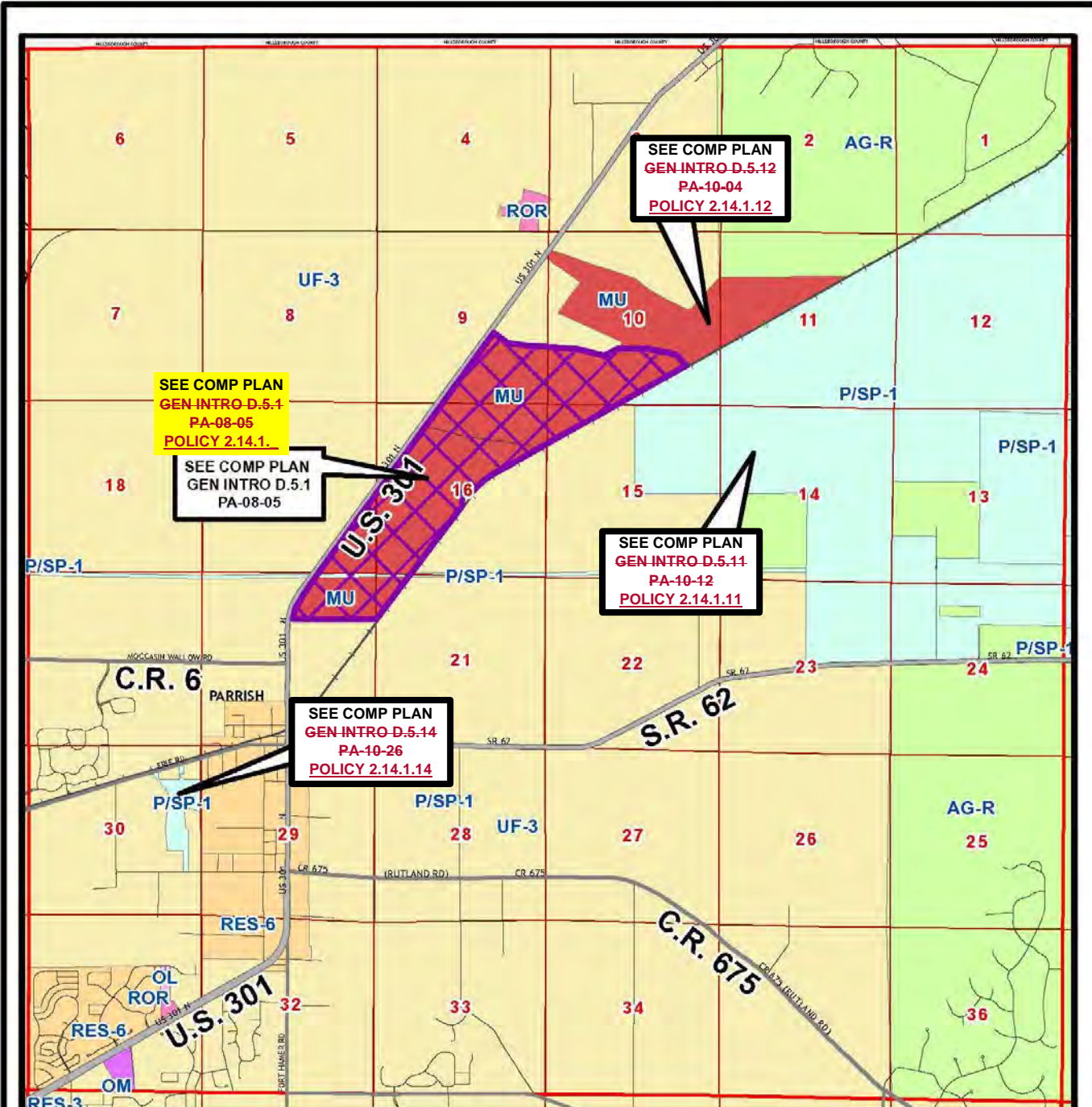
Supplement # 18
 Map 7 of 29

AG-R	RES-6	MU-C	OM	CITY	36 Section
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Urban Service Area	Historical Overlay
RES-1	UF-3	IU	R-OS	TCEA BOUNDARIES (Transportation Concurrence Exception Area)	Watershed Overlay
RES-3	MU	OL	ROR	FIG Overlay	



This map was developed by the Planning Department with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change, and is not warranted in any way.

Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.



Manatee County Future Land Use Map Series

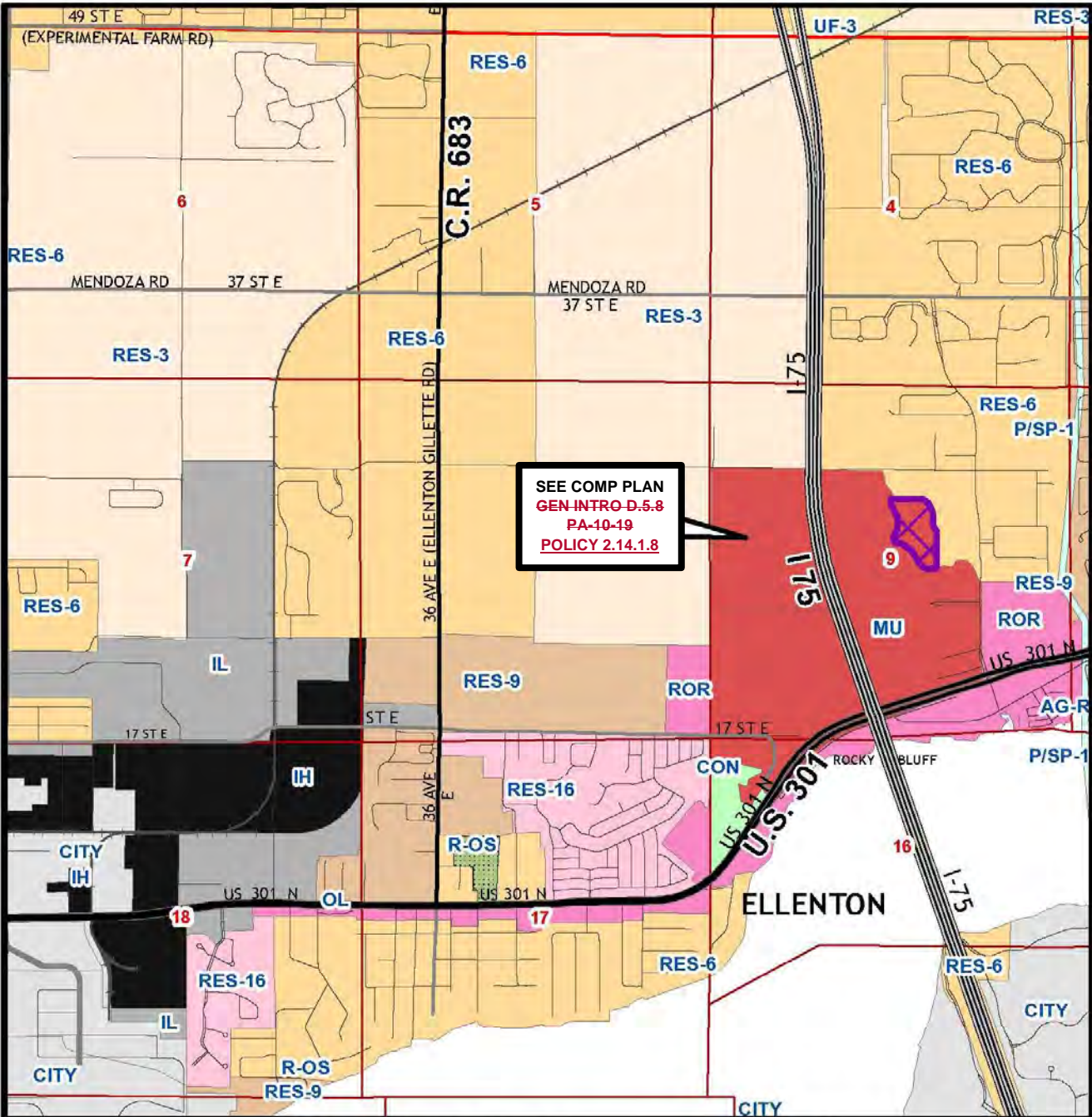
Supplement # 18
Map 8 of 29

	AG-R		RES-6		MU-C		OM		CITY		36 Section
	ER		RES-9		IH		P/SP-1		ICR		Township/Range 35 / 17 NW
	CON		RES-16		IL		P/SP-2		Historical Overlay		Watershed Overlay
	RES-1		UF-3		IU		R-OS		Urban Service Area		FIG Overlay
	RES-3		MU		OL		ROR		TCEA BOUNDARIES (Transportation Concurrency Exception Area)		

Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.



This map was developed by the Planning Department with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change, and is not warranted in any way.



SEE COMP PLAN
 GEN-INTRO-D.5.8
 PA-10-19
 POLICY 2.14.1.8

Manatee County Future Land Use Map Series

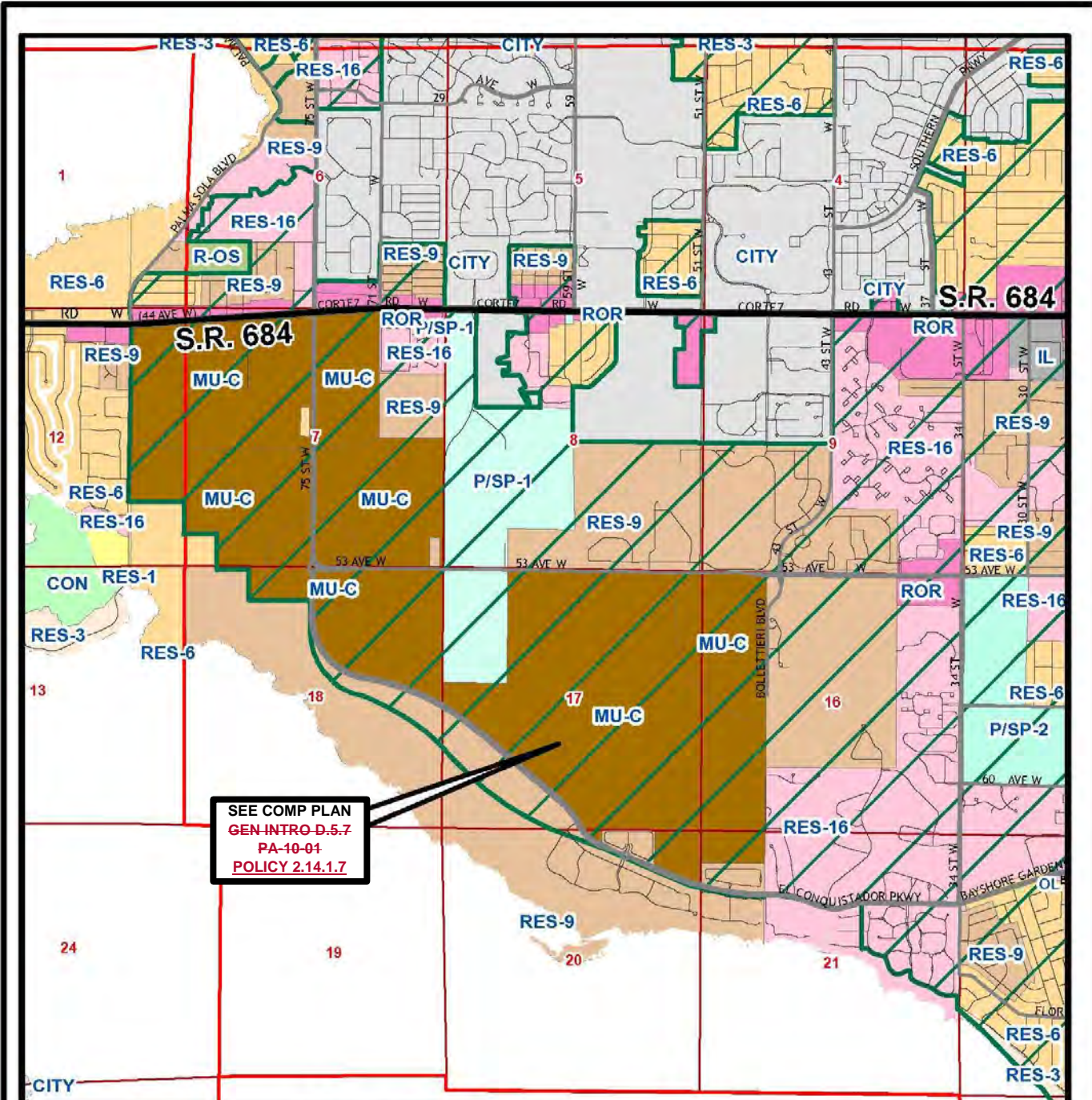
Supplement # 19
 Map 14 of 29

AG-R	RES-6	MU-C	OM	CITY	36 Section
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Historical Overlay	Watershed Overlay
RES-1	UF-3	IU	R-OS	Urban Service Area	FIG Overlay
RES-3	MU	OL	ROR	TCEA BOUNDARIES (Transportation Concurrence Exception Area)	

Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.



This map was developed by the Planning Department with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change, and is not warranted in any way.



SEE COMP PLAN
 GEN INTRO D-5.7
 PA-10-01
 POLICY 2.14.1.7

Manatee County Future Land Use Map Series

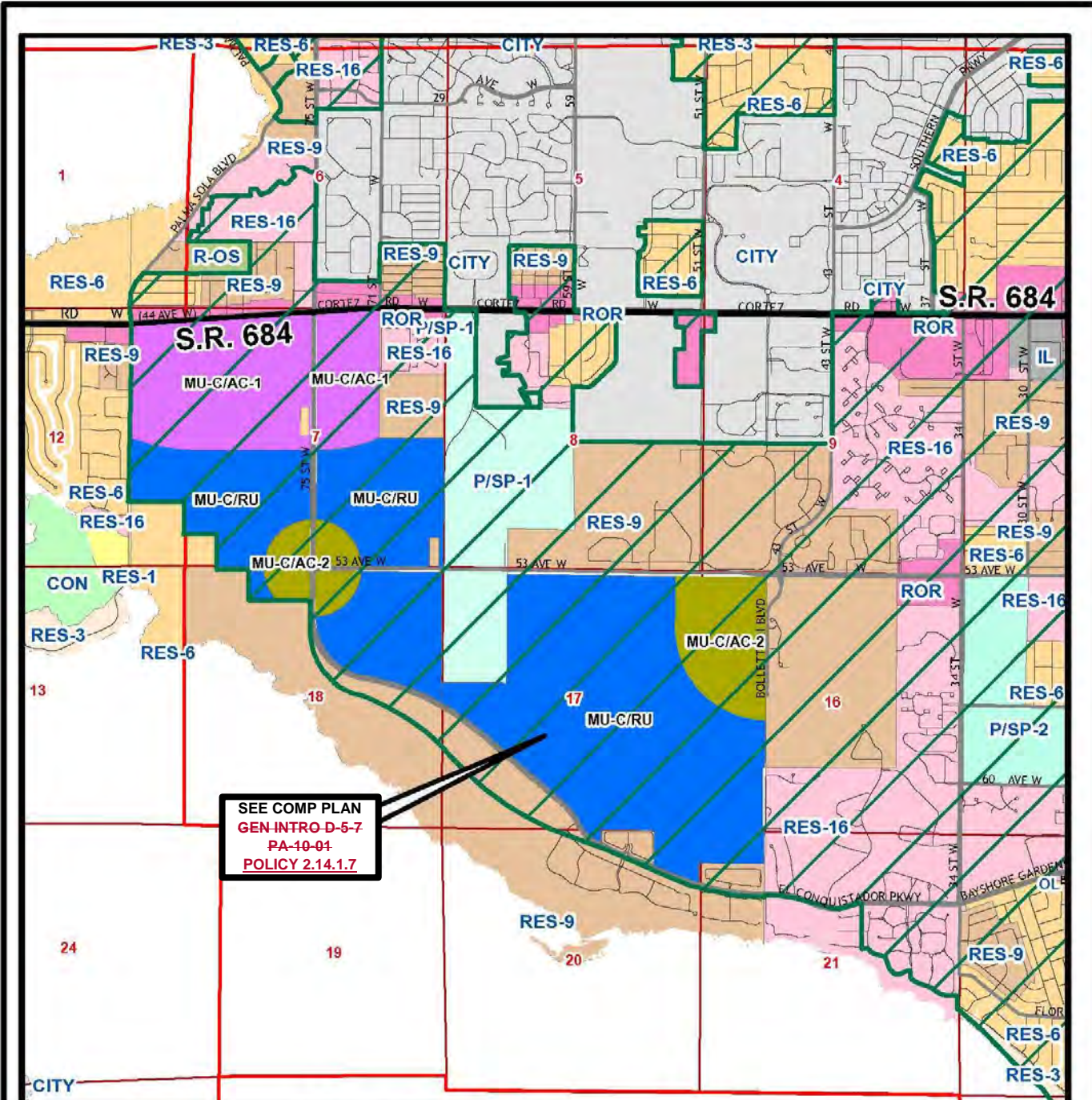
Supplement # 17
 Map 20 of 29

AG-R	RES-6	MU-C	OM	CITY	36 Section
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Urban Service Area	Historical Overlay
RES-1	UF-3	IU	R-OS	Watershed Overlay	FIG Overlay
RES-3	MU	OL	ROR	TCEA BOUNDARIES (Transportation Concurrence Exception Area)	



This map was developed by the Planning Department with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change, and is not warranted in any way.

Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.



SEE COMP PLAN
 GEN-INTRO-D-5-7
 PA-10-01
 POLICY 2.14.1.7

Manatee County Future Land Use Map Series

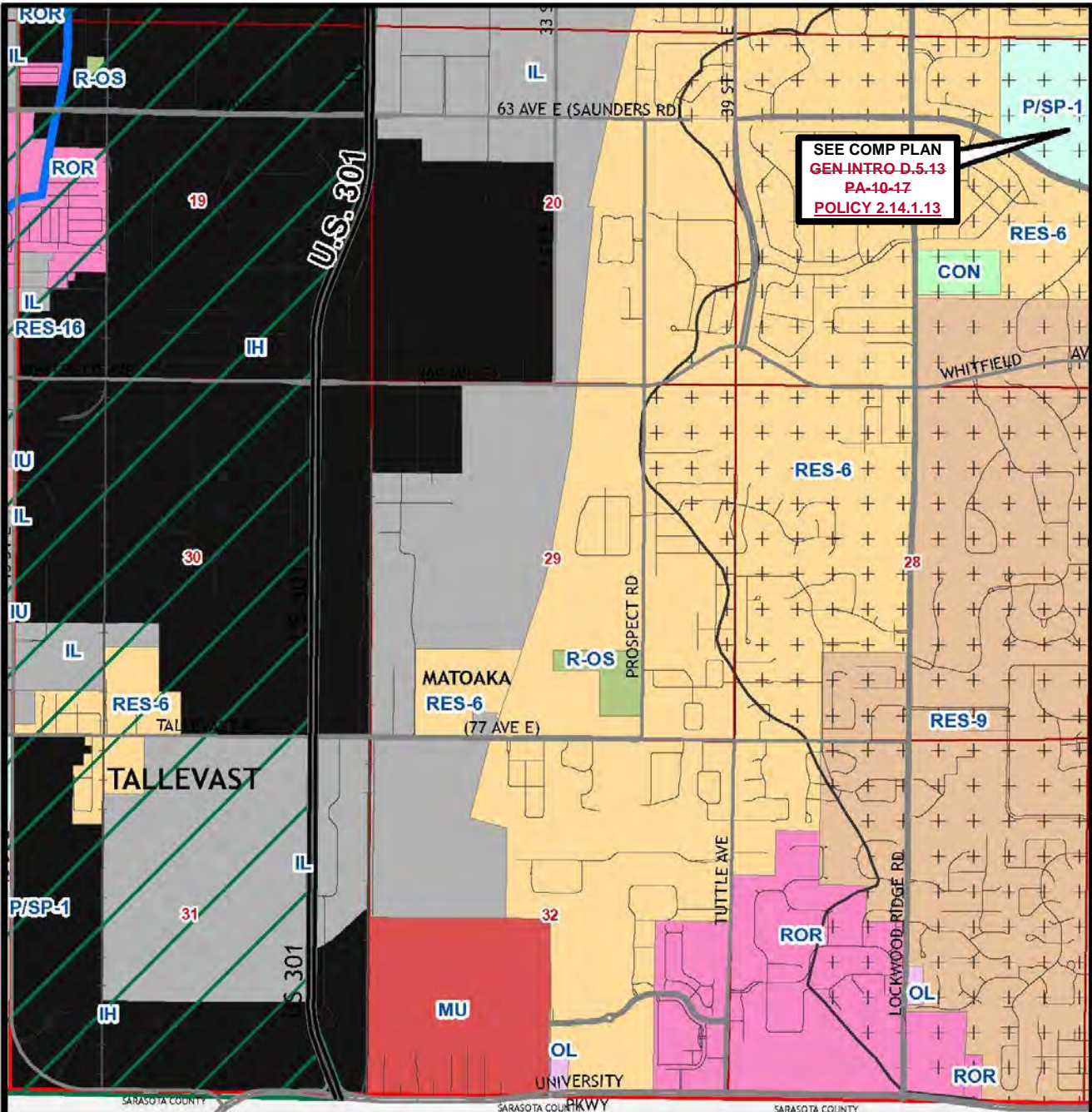
AG-R	RES-6	MU-C	OM	CITY	36 Section
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Urban Service Area	Historical Overlay
RES-1	UF-3	IU	R-OS	Watershed Overlay	FIG Overlay
RES-3	MU	OL	ROR	TCEA BOUNDARIES (Transportation Concurrence Exception Area)	

Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.

Supplement #17
 MU-C/AC-1 MU-C/RU
 MU-C/AC-2
Map 20a of 29



This map was developed by the Planning Department with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change, and is not warranted in any way.



SEE COMP PLAN
 GEN INTRO D.5.13
 PA-10-17
 POLICY 2.14.1.13

Manatee County Future Land Use Map Series

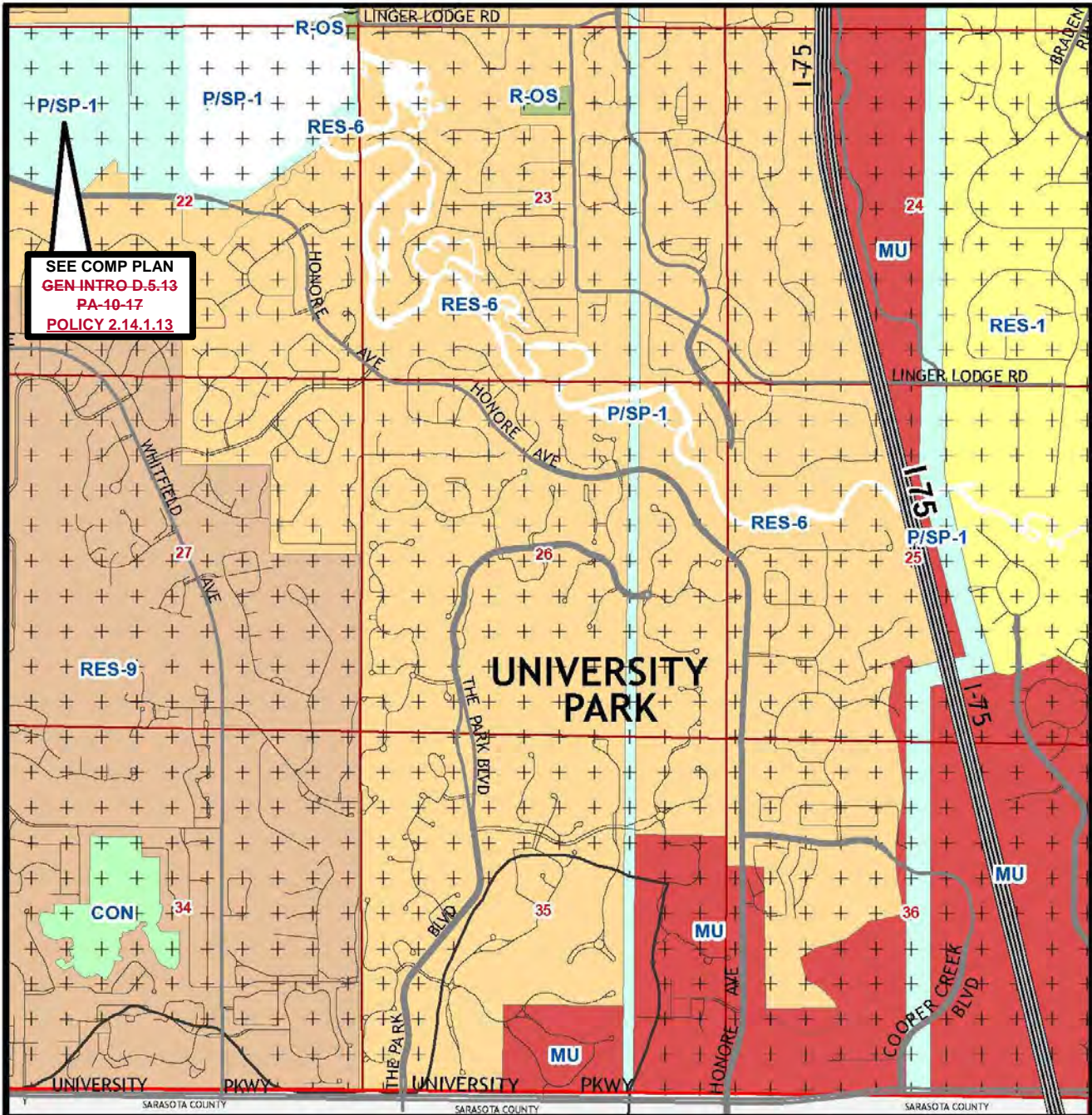
Supplement # 18
 Map 25 of 29

AG-R	RES-6	MU-C	OM	CITY	36 Section
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Historical Overlay	Watershed Overlay
RES-1	UF-3	IU	R-OS	Urban Service Area	FIG Overlay
RES-3	MU	OL	ROR	TCEA BOUNDARIES (Transportation Concurrency Exception Area)	



This map was developed by the Planning Department with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change, and is not warranted in any way.

Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.



SEE COMP PLAN
 GEN-INTRO-D.5.13
 PA-10-17
 POLICY 2.14.1.13

Manatee County Future Land Use Map Series

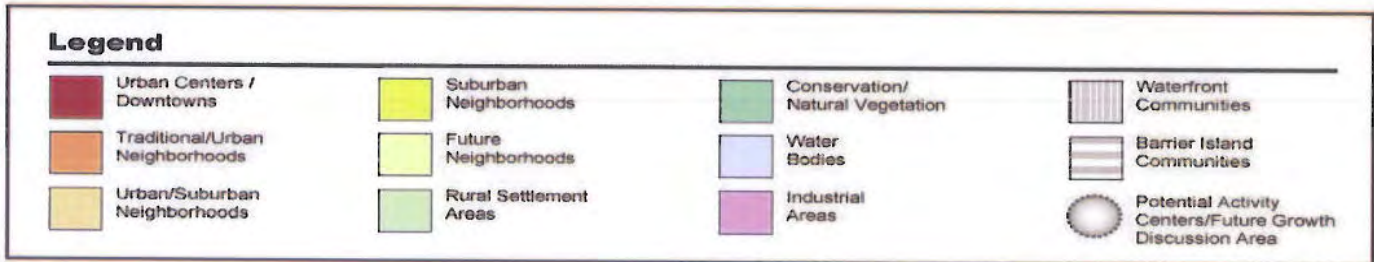
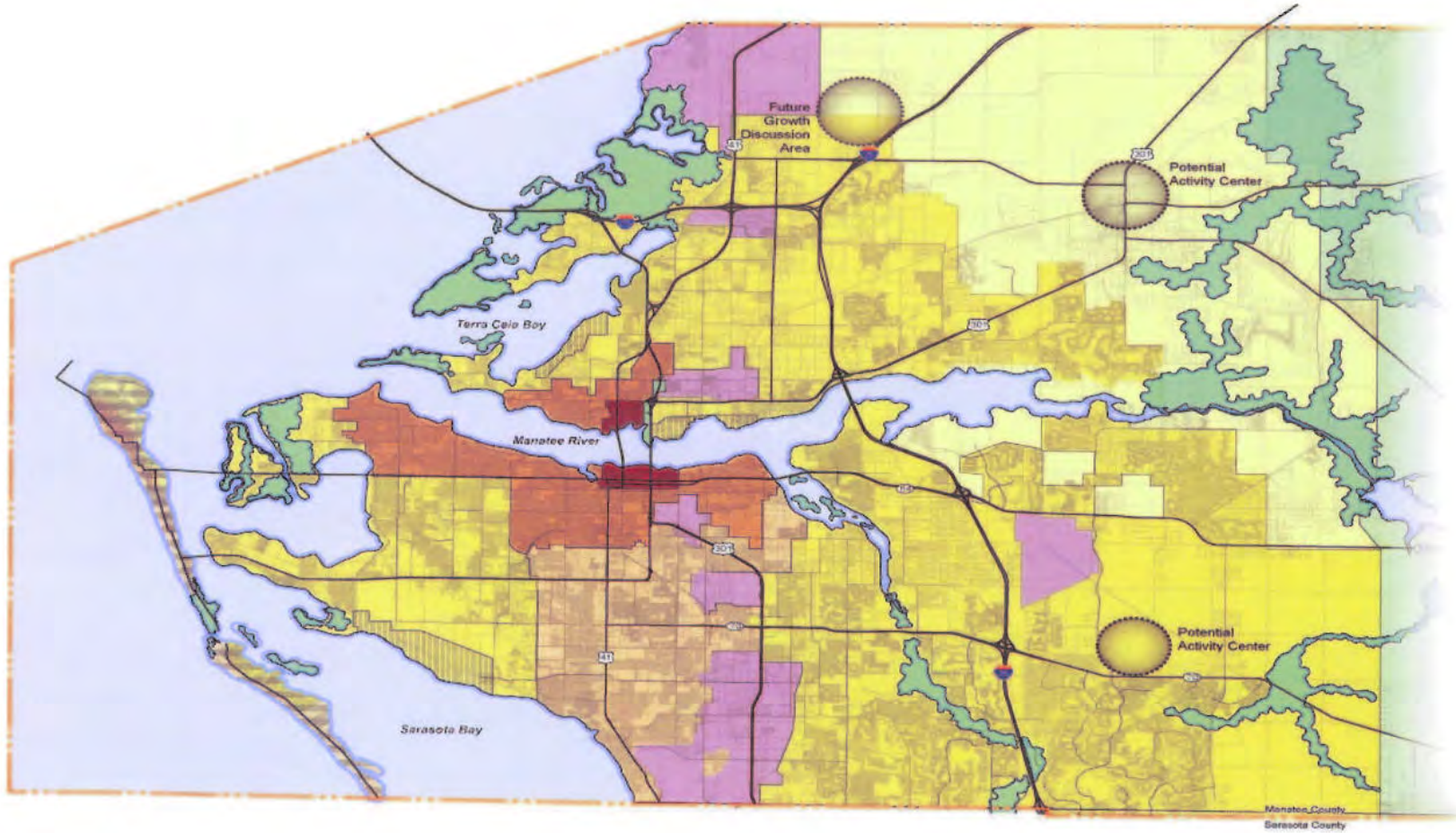
Supplement # 15
 Map 26 of 29

AG-R	RES-6	MU-C	OM	CITY	Section 36
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Historical Overlay	Watershed Overlay
RES-1	UF-3	IU	R-OS	Urban Service Area	FIG Overlay
RES-3	MU	OL	ROR	TCEA BOUNDARIES (Transportation Concurrence Exception Area)	

Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.



This map was developed by the Planning Department with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change, and is not warranted in any way.



**COMPREHENSIVE PLAN
COUNTYWIDE AMENDMENTS
INTRODUCTION**

1. Amendment to **Section A.2, Manatee County Board of County Commissioner’s Ordinances Amending this Comprehensive Plan.**

RESOLUTION/ ORD.	PA Number	NAME	ADOPTED DATE	EFFECTIVE DATE

Ord 05-63	PA-05-18	Definitions Element- Environmental Preserve	12/20/05	03/07/06

2. Amendment to **Section B, Purpose:**

This Comprehensive Plan is developed pursuant to the requirements of Chapter 163, Florida Statutes (F.S.), the ~~"Local Government Comprehensive Planning and Land Development Regulation Community Planning Act,"~~ and pursuant to the requirements of Rule/Chapter 9J-5, Florida Administrative Code (F.A.C.). The Comprehensive Plan for Unincorporated Manatee County, though developed in response to the state law, is based on and responds to the unique past, present, and preferred future characteristics of the unincorporated area of Manatee County, and of adjacent local governments.

Other than the purposes expressly defined in Chapter 163, F.S., ~~and rule 9J-5, F.A.C.~~ (see General Data Section in the Technical Support Document of this Plan), this Comprehensive Plan has other specific targeted functions, as enumerated in the goals of the various plan elements. These goals are developed to:

- * effect political cooperation and technical coordination by bringing professional and technical knowledge to bear on governmental decisions concerning the physical development of the community; and
- * ~~to~~ promote a healthy, stable, and vigorous local economy which can satisfy the goods and service needs of the local community, can provide opportunities for economic activity exporting goods and services outside Manatee County, and offer the community an ample range of employment opportunities.

3. Amendment to **Section C.1.2.2, Implementation Mechanisms:**

In order to ensure that the policies in this Comprehensive Plan are properly and consistently applied to the review of proposed development, and to the evaluation of proposed public sector actions, the majority of policies in this Comprehensive Plan are assigned one or more implementation mechanisms.

~~Implementation mechanisms established in this Comprehensive Plan are developed to meet the intent of Rule 9J-5.005(6) F.A.C. This section (see Technical Support Document – General Data Section) requires that the "...goals, objectives, and policies shall describe how the local government's programs, activities, and land development regulations will be initiated, modified or continued to implement the Comprehensive Plan in a consistent manner."~~ This Plan's implementation mechanisms are very specific as to the "whos," "hows," and "whens" of Plan implementation to ensure consistency and effectiveness of Plan implementation. However, ~~9J-5.005(6), F.A.C. also states that "It is not the intent of the County to include this Chapter to require the inclusion of implementing regulations in the Comprehensive Plan...". This intent statement is potentially conflicting with the previous statement requiring inclusion of descriptions of "programs, activities, and land development regulations." To resolve this potential conflict, i~~Implementation mechanisms shall be afforded a special status under this Comprehensive Plan, as follows:

- * Implementation mechanisms are provided by way of example, and are not all-inclusive.

4. Amendment to **Section C.2.1, Plan Interpretation:**

C.2.1.1 Administrative and Final Interpretation.

Where Manatee County staff administration of this Comprehensive Plan includes the interpretation of a specific policy or policies, and where such interpretation is reasonably debatable after considering the language contained in the associated objective and goal, and after considering other goals, objectives, and policies in this Comprehensive Plan, an "aggrieved or adversely affected party" (as defined in § 163.3215(2), F.S.—[see the General Data Section of the Technical Support Document](#)) may request a final interpretation of the appropriate policy or policies by the Board of County Commissioners, or other appropriate body assigned duties of final plan interpretation by the Board of County Commissioners. Any such final interpretation shall be limited to use of the applicable policy or policies as pertaining to the specific development order application or public sector activity. Any such final interpretation shall be rendered by the Board of County Commissioners (or other appropriate body) within thirty (30) days of the receipt of a written request for final interpretation by Manatee County. Any such final interpretation shall be subject to further action only as described in § 163.3215, F.S.

Other specific plan interpretation procedures, including procedures for interpretation of the Future Land Use Map, are contained in the Operative Provisions of the Future Land Use Element [and the Land Development Code](#).

C.2.1.2 Conflicting Policies.

Where one or more goals, objectives or policies in this Comprehensive Plan conflicts with a provision in the Master Plan for Port Manatee, the goal, objective or policy not part of the Port Master Plan shall prevail over the provision in the Port Master Plan.

C.2.1.3 Other Rules of Plan Interpretation.

Board; Commissions; Officials

The terms Board of County Commissioners, Planning Commission, County Administrator, and other similar offices shall mean the respective boards, commissions, and officers of the County of Manatee and their authorized agents. The use of the term County Commission or the abbreviation BOCC shall always mean the Board of County Commissioners; the use of the term "[Building and Development Services Planning](#)-Department" shall mean the Director of the [Building and Development Services Planning](#)-Department, and his authorized agents.

5. Amendment to **Section C.2.4, Corrections:**

Where a designation on the Future Land Use Map has been erroneously labeled or located, or the text has been erroneously printed, and records at the [Building and Development Services Planning](#)-Department, or Board 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.

6. Deletion of Section D.2, Special Exceptions to Required Consistency with this Comprehensive Plan:

~~D.2 SPECIAL EXCEPTIONS TO REQUIRED CONSISTENCY WITH THIS COMPREHENSIVE PLAN~~

~~D.2.1 Special Exceptions Based on Previous Approval of Development Orders~~

~~Notwithstanding any other provisions of this Comprehensive Plan, it shall be the policy of Manatee County to consider the approval of a proposed development order which may be considered inconsistent with the Future Land Use Map, or with a policy or operative provision in this Comprehensive Plan, if that project in its entirety or project phase is completely contained on a site for which a complete application for one or more of the following development orders has been submitted to the appropriate Manatee County department which has been approved or issued prior to the date of adoption of this Comprehensive Plan by Manatee County:~~

~~(a) Development orders relating to a Development Regional impact (DRI) Project or Florida Quality Development (FQD) pursuant to Chapter 380, F.S.~~

~~(b) Valid and Approved Final Local Development Order.~~

~~Additionally, it shall be the policy of Manatee County to consider the approval of a proposed development order which may be considered inconsistent with the Future Land Use Map or a policy or operative provision in this Comprehensive Plan if that project in its entirety or project phase is completely contained on a site which has one of the following:~~

~~A development order or rights determined to be "vested" pursuant to (a) any prior judicial determination or any judicial determination by an appropriate court overturning a Vested Rights Determination.~~

~~(b) A development order or right determined to be "vested" pursuant to a "Vested Rights Determination" of the Board of County Commissioners after the presentation to the Board of County Commissioners of evidence in a public hearing relating to that property. In order for the Board of County Commissioners to issue a "Vested Rights Determination", the property owner must establish that he acted in good faith and in reasonable reliance upon some act or omission of the County and has made such a substantial change in position or has incurred such extensive obligation and expenses that it would be highly inequitable and unjust to destroy the rights he has acquired. A land use designation in a prior Comprehensive Plan, or a zoning ordinance is not sufficient to constitute an act or omission of the County. The Board of County Commissioners shall examine, consider and apply the treatment of similar cases by Florida courts in making its Vested Rights Determination, which shall address the extent of the vested rights, if any. In making its decision, the Board of County Commissioners shall consider the recommendations of the County Attorney's Office. Such recommendations shall be required for all vested rights determinations, after considering input and recommendations that may be made by the Planning Department. Any person, who claims that he has vested rights must file an application for a Vested Rights Determination by June 30, 1990. Such applications not filed by June 30, 1990 shall not be accepted or reviewed and any such rights claimed after said date shall be irrevocably waived and abandoned. Vested Rights Determinations shall be deemed to be an action taken on a development order and shall be subject to challenge in the manner provided in § 163.3215, Florida Statutes.~~

~~(c) Any development which is the subject of a completed application pending prior to the date of adoption of an amendment to this Comprehensive Plan for a DRI Development Order, a FQD Development Order or a Final Local Development Order, shall be reviewed under and shall be consistent with the provisions of this Comprehensive Plan that were in effect at the time of filing of such application; provided however, such application must be diligently pursued by the developer. Any such development shall be considered to have Special Exception status to the extent of any inconsistencies with such amendments.~~

~~Any development which has received a DRI Development Order, a FQD Development Order, or a Final Local Development Order prior to the date of adoption of an amendment to this Comprehensive Plan shall be considered to have Special Exception status to the extent of any such inconsistencies with such amendments.~~

~~D.2.2 Policies Relating to Special Exception Projects~~

- ~~* Projects with Special Exception status under subparagraphs (a) and (b) of the paragraph above shall not be required to comply with the provisions of this Plan to the extent that they are inconsistent with this Plan.~~
- ~~* Development orders determined to have "vested rights" under subparagraphs (c) and (d) of paragraph 1 above, shall not be required to comply with the provisions of this Plan to the extent provided in the Vested Rights Determination or judicial order.~~
- ~~* Subsequent development orders for projects with Special Exception status shall be reviewed in accordance with the Comprehensive Plan provisions in effect at the time the project received Special Exception status.~~
- ~~* No development order for any single family residential unit shall be withheld due to inconsistency with the density provisions of this Plan, nor be required to obtain a Certificate of Level of Service Compliance, if such residential unit will be constructed upon a legal lot of record existing prior to the adoption of this Comprehensive Plan.~~
- ~~* It is not the intent of this section to preclude the consideration of appropriate extensions of development orders or phasing deadlines. Special Exception status shall, however, terminate upon expiration, repeal or rescission of any approved development order that created the Special Exception status on the project or project phase or extension thereof. Any project, or all phases thereof, that are made a Special Exception under this policy, shall be considered non-conforming and shall lose such Special Exception status upon the expiration of any preliminary or final plan or plat, or the missing of any phasing deadline for such project.~~
- ~~* A project may retain special exception status if it continues in good faith toward completion of development as demonstrated by any of the following:
 - ~~* Progress through approval stages so long as such approvals do not expire as provided in the Manatee County Land Development Code. Approval stages may include preliminary plat, preliminary plan, construction drawing, final plat, final plan, building permit, or nonconforming project revision (Section D.3.1 herein); or,~~
 - ~~* Substantial completion of construction, i.e., at least 50% of the horizontal or vertical improvements as required by the approved plan or plat for that particular project or phase.~~~~
- ~~* Any proposed development order considered under the Special Exception provisions of this section must be consistent with the development orders previously approved and issued prior to the Plan adoption for the proposed project or project phase. A developer may elect to be processed under this Comprehensive Plan, in its entirety, as it exists at the time of the request for development order approval. Unless a developer indicates that the Special Exception provisions, as set forth above, apply to a request for development order approval at the time of application for such development order, then such project shall be processed under the terms of the Comprehensive Plan in existence at the time of such application.~~
- ~~* Nothing in this section precludes review of a proposed project or project phase that has been determined to have Special Exception status under this section for compliance with other applicable development regulations not contained in this Comprehensive Plan.~~

7. Deletion of Section D.3, Nonconformities with Respect to this Comprehensive Plan:

~~D.3 NONCONFORMITIES WITH RESPECT TO THIS COMPREHENSIVE PLAN~~

~~D.3.1 General Provisions~~

~~No nonconforming project plan or plat, project phase plan or plat, use or structure shall be amended, modified, enlarged, extended or intensified unless approved by the Board of County Commissioners as a special approval. (See also policy 2.9.3.2 regarding residential plats in the Ag/R future land use category.) Prior to granting a special approval for an amendment, modification, enlargement, extension, or intensification of nonconforming project, project phase, use or structure, the Board of County Commissioners shall ensure that:~~

~~* No nonconforming project, phase, use or structure is expanded beyond the boundaries of the parcel of land it occupied when it became nonconforming.~~

~~* The amendment, modification, enlargement, extension or intensification of the nonconforming project plan or plat, project phase plan or plat, use or structure, will not materially change the character or quality of the neighborhood in which it is located, or hinder the proper future development of the surrounding properties, or cause a violation of Level of Service standards as set forth herein.~~

~~* Any extent to which the project plan or plat use or structure is nonconforming is clearly reduced or decreased, if not eliminated. (The only exception to this provision is where the proposed amendment, modification, enlargement, extension, or intensification is found, through the special approval process, to have no effect on or to bear no relationship to the specific nonconformity or nonconformities that existed for the project on May 11, 1989.~~

~~As used in these general provisions, the word extension does not refer to extensions to the time frames associated with either expirations of development approvals, or those required for requesting approvals concerning subsequent procedural steps in the total approval process.~~

~~D.3.2 Otherwise Illegal Uses and Structures Prohibited~~

~~The following residential development which were existing as of May 15, 1989, and were conforming as to density prior to adoption of this 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:~~

DEVELOPMENT	ADDRESS	EXISTING NUMBER OF UNITS
Caseo Dorado	9800 Cortez Road	57
The Waterways	9604 Cortez Road	78

~~All of the foregoing provisions relating to nonconforming uses and structures shall apply to all nonconforming uses and structures existing on the effective date of this Ordinance and to all uses and structures that become non-conforming by reasons of any amendment thereof. The provisions shall not apply, however, to any use established or structures erected or expanded in violation of law, regardless of the time of establishment or erection.~~

8. Renumbering and amendment to **Section D.4, Non-Local Standards and Regulations:**

D.24 NON-LOCAL STANDARDS AND REGULATIONS

Several State, federal, or regional standards, criteria, or regulations are incorporated into this Comprehensive Plan by reference. These applicable non-local regulations, standards or criteria in effect at the time of Plan adoption shall be utilized during Plan implementation unless specifically noted otherwise in the reference or changed by Plan Amendment.

~~Nothing in this Comprehensive Plan shall preclude Manatee County from amending this Comprehensive Plan to expand the number or extent of geographic areas which are described in non-local regulations/standards, so as to effect a broader application of the non-local standards. Furthermore, nothing in this Comprehensive Plan shall preclude Manatee County from adoption of more stringent or more broadly applied standards or regulations, by amending those subsections of this Comprehensive Plan that reference existing non-local standards, regulations, or criteria.~~

9. Deletion of Section **D.5, Specific Property Development Conditions** (moved to the Future Land Use Element as new Goal 2.14):

~~D.5 — “SPECIFIC PROPERTY DEVELOPMENT CONDITIONS~~

~~D.5.1 Ordinance 08-06(PA-08-06)~~

~~The 19.3± acre property located northwest of the intersection of U.S. 301 and Buckeye Road and designated Retail/Office/Residential (R/O/R) on the future Land Use Map pursuant to Manatee County Ordinance No. 08-06 and Comprehensive Plan Amendment No. PA-08-06 shall be limited to any combination of permitted uses which collectively generate cumulative transportation impacts on the Major Thoroughfare System no greater than those generated by a project comprised of 160,000 square feet of commercial retail uses. The foregoing notwithstanding, for the first five (5) years after adoption of Manatee County Ordinance No. 08-06 and Comprehensive Plan Amendment No. PA-08-06, said property shall be further limited to any combination of permitted uses which collectively generate cumulative transportation impacts on the Major thoroughfare system no greater than those generated by a project comprised of the maximum development identified by the Urban Fringe 3 (UF-3) Future Land Use Map category (the previous Future Land Use Map category for the property).”~~

~~D.5.2 Ordinance 08-07(PA-08-05)~~

~~The 740± acre property which includes:~~

- ~~(a) 732± acres which have been designated Mixed Use (MU) on the Future Land Use Map pursuant to Manatee county Ordinance No. 08-07 and Comprehensive Plan Amendment No. PA-08-05, and~~
- ~~(b) 8± acres located between U.S. 301 and the Seaboard Airline Railroad Right of way which have been designated Public/Semi-Public (P/SP-1) on the Future Land Use Map shall be subject to the following:~~

~~I. Trip Limitations. The project shall be limited to any combination of permitted uses which collectively generate cumulative transportation impacts on the Major Thoroughfare System no greater than those generated by a project comprised of 3,200 residential dwelling units (of varied types, 900,000 square feet of commercial retail uses, 375,000 square feet of office uses, and 300,000 square feet of light industrial and warehouse uses.~~

~~II. Land Use Requirements.~~

- ~~1. The light industrial and warehouse uses component of the project shall not be less than 300,000 square feet.~~
- ~~2. The residential use component of the project shall be limited to 2,300 residential dwelling units until 25% of the non-residential use component has commenced.~~
- ~~3. The residential use component of the project shall not exceed 3,200 residential dwelling units.~~

~~III. Five Year Trip Cap. The foregoing subparagraphs (1) and (2) notwithstanding, until December 31, 2013, said property shall be further limited to any combination of permitted uses which collectively generate cumulative transportation impacts on the Major Thoroughfare System no greater than those generated by a project comprised of the maximum development identified by the Urban Fringe 3 (UF 3) Future Land Use Map category (the previous Future Land Use Map category for the property) (a total of 1,731 p.m. peak hour trips).~~

~~IV. Land Use Form.~~

~~The project shall consist of mixed use and neo-traditional development as such terms are defined in this Comprehensive Plan.~~

~~Phasing and mixing of land uses to achieve the above shall be addressed with project approval.~~

~~D.5.3 Ordinance 09-06 (PA-09-04)~~

~~The 208.15± acre property located on the west side of County Route (CR) 39 at the manatee Hillsborough County line and designated as P/SP(1) Public/Semi Public (1) on the Future Land Use Map, pursuant to Manatee County Ordinance No. 09-06 and Comprehensive Plan Amendment No. PA-09-04, shall be limited to the declared use of a Class III, geosynthetically lined landfill and recycling facility with accessory uses such as office, scale house, and equipment storage. This landfill shall accommodate only yard waste, construction and demolition debris, processed tires, asbestos, carpet, cardboard, paper, glass, plastic, furniture other than appliances, or other materials approved by the Florida Department of Environmental Protection that are not expected to produce leachate which poses a threat to public health or the environment. No putrescibles or household garbage shall be delivered to or deposited in the landfill at this site.~~

~~This property shall be subject to the following:~~

- ~~1. Landfill Liner System Requirements. The landfill shall include a liner system that is consistent with applicable Florida Department of Environmental Protection rules in Chapter 62701, F.A.C., as may be amended by the agency from time to time.~~
- ~~2. Hydrology. The hydrology of downstream surface waters shall be maintained by matching pre-development discharge flows.~~
- ~~3. Surface Water and Groundwater Monitoring. The landfill operator shall establish a surface and groundwater quality monitoring program performed in accordance with applicable Florida Department of Environmental protection rules in Chapter 62-701, F.A.C., as may be amended by the agency from time to time.~~
- ~~4. Stormwater Management. The landfill operator shall design and construct all necessary stormwater management facilities in compliance with applicable Florida Department of Environmental Protection and SWFWMD rules in Chapters 62701 and 40D-4, F.A.C., respectively, as may be amended by the agency from time to time to include consideration of water quality, habitat function, receiving waters, adjacent property(s), conservation of fish and wildlife, and wetlands.~~
- ~~5. Dust, Wind Blown Debris, Odor, and Bird Controls. The landfill operator shall design, construct, operate, and maintain all dust, wind blown debris, odor, and bird controls required and in compliance with applicable Florida Department of Environmental Protection rules in Chapter 62-701, F.A.C., as may be amended by the agency from time to time.~~
- ~~6. Buffers, Setbacks, and Siting. The landfill operator shall design, construct, and maintain all required and established buffers, setbacks, and landfill siting requirement in compliance with applicable Florida Department of Environmental Protection rules in Chapter 62-701, F.A.C., as may be amended by the agency from time to time.~~
- ~~7. Notwithstanding, the specificity of the foregoing, the above specific property development conditions shall be considered as minimal requirements and there may be additional stipulations approved~~

~~applicable to this property as part of rezoning to the Planned Development Public Interest (PDPI) Zone District and companion Preliminary Site Plan subject to the approval of the Board of County Commissioners.~~

~~D.5.4 Ordinance 09-31(PA-09-08)~~

~~The property located on the west side of US 41 at 11551 and 11805 S 41 North and designated as P/SP(1) Public/Semi Public(1) on the Future Land Use Map, pursuant to Manatee County Ordinance No.09-31 and Comprehensive Plan Amendment No. PA09-08, shall be limited to an electricity generating facility using only biomass fuels, and solar energy retaining the light industrial uses as provided for in the former II- Industrial Light Future Land Use Category applicable to this site. The electric power generating facility shall not be fired by coal or petroleum products. This property, if developed as an electric power generating facility using biomass fuels and solar energy, shall be subject to the following:~~

- ~~1. Storm water Management. All necessary storm water management facilities shall be designed and constructed in compliance with all State, Water Management District, and County laws, codes, and standards and requirements.~~
- ~~2. Hydrology. The hydrology of downstream surface waters shall be maintained by matching predevelopment discharge flows.~~
- ~~3. Flooding. All new development within the limits of the one hundred year floodplain and all areas seaward of the five foot mean seal level topographic contour shall meet the requirements and standards of the Comprehensive Plan and Land Development Code. Special consideration and design shall be given to flood proofing required for hurricane storm water surges that may impact this site.~~
- ~~4. Wetlands. Wetlands shall be preserved and protected to enhance their functions of water quality improvement, water as a renewable resource, recreational value, and beneficial use to man, birds, and animals. Performance of this stipulation shall be in compliance with all applicable State and County laws, codes, standards and requirements.~~
- ~~5. Habitat and wildlife protection. An appropriate amount of land and water shall be set aside to protect habitat and provide habitat for both plant and animal species. Such land or water may include wetlands and required buffers and storm water management facilities. Performance of this stipulation shall in accordance with all applicable State and County laws, codes, standards and requirements.~~
- ~~6. Air Quality. All necessary air quality controls for dust, wind blown debris, and odors shall be designed, constructed, and operated in compliance with all State and County laws, codes, and standards and requirements.~~
- ~~7. Buffers, landscaping, and Screening. Adequate buffers, landscaping, and screening shall be required to protect enhance the community environmental, economic, and aesthetic quality.~~
- ~~8. Solid Waste. Temporary on-site storage, including separate storage of all hazardous wastes in suitable containers, shall be provided and arrangements shall be made for licensed haulers to transport all wastes generated to appropriate process or disposal sites.~~
- ~~9. Adverse impact performance. The electric power generating facility shall be conducted in a manner that complies fully with all applicable State and County laws, codes, standards and requirements.~~
- ~~10. Notwithstanding, the specificity of the foregoing, the above specific property development conditions shall be considered as a minimal requirements and there may be additional stipulations approved applicable to this property as part of the rezoning to Planned Development District and approval of the general development plan, preliminary site plan and final site plan, as applicable.~~

~~D.5.5 Ordinance 09-12 (PA-09-05)~~

~~The 558+ acre property identified as the Northwest Quadrant and designated MU-C on the Future Land Use Map pursuant to Manatee County Ordinance No. 09-12 shall be limited to the following maximum development totals:~~

~~* 559,504 sf of Retail*~~

~~* 527,004 sf of Office*~~

~~* 408 Single Family Detached Residential Units**~~

~~* 192 Single Family attached Residential Units**~~

~~* 484 Multi Family Units**~~

~~* Retail or Office square footage may be exchanged for Industrial square footage provided that the infrastructure impacts are not increased from those which would be generated by the above maximum numbers.~~

~~**Residential unit types may be exchanged up to a maximum of 20% for each unit type.~~

~~Land Use Form:~~

~~1. The project shall consist of mixed use and neo-traditional development as such terms are defined in this Comprehensive Plan.~~

~~2. Phasing and mixing of land uses to achieve the above shall be addressed with project approval.~~

~~D.5.6 Ordinance 09-12 (PA-09-06)~~

~~The 6,595+ acre property identified as the Northeast Quadrant and designated MU-C on the Future Land Use Map Pursuant to Manatee County Ordinance No. 09-12 shall be limited to the following maximum development totals:~~

~~* 2,865,584 sf of Retail~~

~~* 2,280,584 sf of Office~~

~~* 5,559,454 sf of Industrial~~

~~* 5,203 Single Family Detached Residential Units**~~

~~* 2,541 Single Family Attached Residential Units**~~

~~* 3,228 Multi Family Units~~

~~The property shall contain a minimum of 833,918 square feet of industrial development.~~

~~Land Use Form:~~

~~1. The project shall consist of mixed use and neo-traditional development as such terms are defined in this Comprehensive Plan.~~

~~2. Phasing and mixing of land uses to achieve the above shall be addressed with project approval.~~

~~The residential use component of the project shall be limited to i) 2,000 dwelling units until 100,000 square feet of retail plus 100,000 square feet of either office or industrial has commenced, ii) 4,000 dwelling units until 200,000 square feet of retail plus 200,000 square feet of either office or industrial has commenced, and iii) 5,000 dwelling units until 500,000 square feet of non-residential has commenced. The Board of County commissioners may allow an exception to this requirement in order to implement other provisions of the Comprehensive Plan, such as the ability to construct workforce or affordable housing, through the granting of a special approval by Resolution.~~

~~**Residential unit types may be exchanged up to a maximum of 20% for each unit type.~~

~~D. 5.7 Ordinance 10-01 (PA-10-01)~~

~~The 1,420+ acre property identified as the Crossroads at SW Manatee and designated MU-C on the Future Land Use Map pursuant to Manatee County Ordinance No. PA-10-01 shall be limited to the following maximum development totals:~~

~~o 8,600 Residential Units~~

~~o 3,839,814 square feet Non-Residential Land Use Form~~

- ~~1. The project shall consist of mixed use and neo-traditional development as such terms are defined in this Comprehensive Plan.~~
- ~~2. Phasing and mixing of land uses to achieve the above shall be addressed with project approval.~~
- ~~3. Notwithstanding the maximum residential density contained in Policy 2.2.1.28.2 of this Plan, a maximum of 36 residential dwelling units per gross acre (maximum 40 residential dwelling units per net acre) may be allowed in the AC-1 subarea of the site, pursuant to special approval. This density may be reduced at the discretion of the Board of County Commissioners due to site constraints, compatibility with surrounding uses and other factors. In no case shall the total number of residential units exceed the density limitation of 8600 dwelling units for this property.~~

~~D.5.8. Ordinance 10-19 (Stank PA-10-19)~~

~~The 67.37± acre property identified as the Stank Plan Amendment and designated MU on the Future Land Use Map pursuant to Manatee County Ordinance 10-19 shall be limited to any combination of permitted uses which collectively generate cumulative transportation impacts on the Major Thoroughfare System no greater than 1,064 net external pm peak hour trips for the five year period following adoption of the amendment.~~

~~D.5.9. Ordinance 10-11 (Parrish Lakes PA-10-11)~~

- ~~1. The 1,155 ± acre property which includes:
 - ~~(a) 1,132 ± acres which have been designated Mixed Use (MU) on the Future Land Use Map pursuant to Manatee County Ordinance No. 1011 and Comprehensive Plan Amendment No. PA-10-11, and~~
 - ~~(b) 23 ± acres of a Florida Power and Light easement that runs north-south between Moccasin Wallow Road and Erie Road that have been designated Public/Semi-Public (P/SP-1) on the Future Land Use Map;~~~~

~~Shall be subject to the following:~~

~~(1) Land Use~~

- ~~a. Non-residential (office and commercial) uses shall be limited to a maximum of 750,000 square feet and residential to a maximum of 3,465 units.~~
- ~~b. In no event shall the mix of uses generate impacts for transportation, solid waste disposal, potable water and sanitary sewer, mass transit, drainage, and parks and recreation above and beyond those impacts generated by 3,300 residential units and 550,000 square feet of nonresidential square footage.~~
- ~~c. The project shall consist of a mix of at least 2 uses (residential, commercial, office) and may include neo-traditional development as such terms are defined in this Comprehensive Plan. One of the uses must be residential.~~
- ~~d. Phasing and mixing of land uses to achieve the above shall be addressed with project approval.~~

~~(2) Maximum Development Potential for First Five Years. The foregoing paragraph (1, Land Use) notwithstanding, until December 31, 2015 said property shall be further limited to 250,000 square feet of commercial and 900 single-family units and 600 multi-family residential units in order to maintain an acceptable level of service on the existing roadway network.~~

~~D.5.10. Ordinance 10-09 (U.S. Funding Group, LLC PA-10-09)~~

The property located west of the CSX railroad right of way and designated as “IL” in Manatee County Ordinance 89-01 and Plan Amendment PA-10-09, shall be subject to the following conditions:

1. Due to the property’s location within the Coastal High Hazard Area and within 500 feet of the Terra Ceia Aquatic Preserve, the following restrictions on uses otherwise permitted under the IL category shall apply:
 - a. The property shall be subject to Policy 4.3.1.4 restrictions on hazard wastes and shall not be exempt based on its close proximity to Port Manatee.
 - b. Vehicle or equipment repair shops shall be prohibited.
 - c. Privately operated airports or heliports shall be prohibited.
 - d. Except as may be necessary to accommodate stormwater outfalls, or as part of an approved wetland or wetland buffer restoration plan, and excepting an area as may be required to provide needed access to the southern portion of the property and as is otherwise consistent with the Comprehensive Plan, there shall be no dredging or filling:
 - i. within any areas comprising the Terra Ceia Aquatic Preserve;
 - ii. within coastal wetlands or wetland areas adjacent to the Terra Ceia Aquatic Preserve, or
 - iii. within 50 feet of any areas comprising the Terra Ceia Aquatic Preserve, coastal wetlands, or wetland areas adjacent to the Terra Ceia Aquatic Preserve.
 - e. No public infrastructure shall be located within the property.
2. Areas consisting of jurisdictional wetlands shall not be counted toward the developable Floor Area Ratio.
3. The development on the overall site shall not exceed 1,080,000 square feet.
4. Upon the effective date of this Plan Amendment, the current approved site plans for residential development shall no longer be valid.
5. The property shall be eligible to be rezoned to the PDEZ or PD-I zoning district consistent with the IL designation and the restrictions herein notwithstanding, the specificity of the foregoing, the above specific property development conditions shall be considered as minimal requirements and there may be additional stipulations approved applicable to this property as part of the rezoning to a Planned Development Zone District and approval of a General Development Plan, Preliminary Site Plan, and Final Site Plan, as applicable.

~~D.5.11 Ordinance 10-12 (FP&L-PA-10-12)~~

The 2,532± acre property located on the north side of S.R. 62, approximately one mile east of US 301, west of the existing FP&L power plant and approximately one half mile south of the Hillsborough County line, at 19050 S.R. 62, Parrish and designated as P/SP(1) Public/Semi Public(1) on the Future Land Use Map, pursuant to Manatee County Ordinance No 10-12 and Comprehensive Plan Amendment No. PA-10-12 shall be for the commercial production of electric current generated by various renewable energy technologies including but not limited to solar energy which is generated for the purpose of the distribution to off-site users. The electric power generating facility fuel source shall not be coal or petroleum based products.

~~D.5.12 Ordinance 10-04 (Beverly Financial PA-10-04)~~

1. The 317± acre property identified as Beverly Financial and designated MU on the Future Land Use Map pursuant to Manatee County Ordinance No. 10-04 shall require the following:
 - I. Land Use Requirements:
 1. Development totals shall be limited to a maximum of:

~~i. 836,352 square feet of commercial/office/retail~~

~~ii. 1,500,000 square feet of industrial~~

~~iii. 945 residential dwelling units~~

~~II. Maximum Development Potential for First Five Years. The foregoing paragraph (I) notwithstanding, until October 5, 2015 said property shall be further limited to 30,000 square feet of commercial and 330 residential units in order to maintain an acceptable level of service on the existing roadway network.~~

~~III. Land Use Form~~

~~1. The project shall consist of mixed use and neo-traditional development as such terms are defined in this Comprehensive Plan.~~

~~2. Phasing and mixing of land uses to achieve the above shall be addressed with project approval.~~

~~D.5.13 Ordinance 10-17 (City of Bradenton PA-10-17)~~

~~The 157.1± acre property located on the west side of the Evers Reservoir, east of Lockwood Ridge Road, and north of Honore Avenue, Bradenton, and designated as P/SP(1) Public/Semi Public(1) on the Future Land Use Map, pursuant to Manatee County Ordinance No 10-17 and Comprehensive Plan Amendment No. PA-10-17 shall be limited to an off-line water reservoir.~~

~~D.5.14 Ordinance No. 10-43 (North County Transportation Maintenance PA-10-26).~~

~~The property located on Erie Road 1,200 ± feet northeast of intersection of Martha Road and Erie Road and designated as P/SP (1) Public/Semi Public (1) on the words on the Future Land Use Map pursuant to Manatee County Ordinance No. 10-43 and Comprehensive Plan Amendment PA-10-26 shall be limited to a County-owned highway and roadway maintenance facility, a parks and recreation maintenance site and a well site operated by the Southwest Florida Water Management District (SWFWMD).~~

10. Amendment to **Section E, Public Participation:**

In order to effectuate appropriate public participation during any major plan revision (periodic comprehensive changes to plan), and during recurrent plan amendments done on a regular schedule, Manatee County shall utilize the following adopted Public Participation Procedures consistent with the requirements of § 163.3181, F.S. ~~and Section 9J-5.004, F.A.C.~~ These procedures are as follows:

E.1 INTRODUCTION

E.1.1. Purpose of Public Participation Procedures

These public participation procedures are developed to meet the requirements of § 163.3181, Florida Statutes (F.S.), ~~and Rule 9J-5.005, Florida Administrative Code (F.A.C.).~~ These sections of the state law and rules require the adoption of a public participation program in order to facilitate adequate and continuing public input, to ensure consideration of public comments submitted, and to provide real property owners with notice of all official actions which will regulate the use of their property.

The purpose of these Public Participation Procedures (PPP) are to provide Manatee County and all interested parties with a description of the various mechanisms by which all functions required of this PPP (by state law and rules), and described above, will be achieved throughout the process of periodic revisions to, or the consideration of proposed amendments to, this Comprehensive Plan. As utilized throughout this section, "revision" of the Comprehensive Plan shall mean any changes to the Comprehensive Plan proposed or adopted as a result of the periodic reevaluation of

the entire Comprehensive Plan as required by § 163.3191, F.S. (see General Data Section of the Technical Support Document). "Amendment" of the Comprehensive Plan shall mean those changes to the Comprehensive Plan which may be considered, or are proposed or adopted on a more regular basis, as specified under § 163.3187, F.S. These procedures do not, however, provide all details regarding opportunities for public comment and input and other public participation mechanisms. For example, the dates on which public hearings and workshops will be held are published only when revisions or amendments are being reviewed. To secure additional information on the dates of public events, and on other aspects of participation in the plan revision process, the staff of the Comprehensive Planning Section of the Manatee County [Building and Development Services Planning](#) Department should be contacted at the following address or telephone number, or other address or telephone number listed in a current reference source (e.g., [County website](#), phone book):

Manatee County [Planning-Building and Development Services](#) Department
1112 Manatee Avenue West - 4th Floor
Bradenton, Florida 34205 (941) ~~749-3070~~[748-4501](tel:748-4501)
www.mymanatee.org

E.1.2 Applicable State Law and Rules

All of the public participation requirements contained in Ch. 163, Part II, F.S. ~~and in Rule 9J-5, F.A.C.~~ are met by the provisions contained in these Public Participation Procedures for ensuring adequate and appropriate public participation in the revision or amendment of the Manatee County Comprehensive Plan, as follows:

E.1.2.1 To encourage and to provide for effective public participation in the comprehensive planning process. [Required by §163.3181(1), F.S. ~~and Section 9J-5.004(1), F.A.C.~~]

E.1.2.2 To assure that real property owners are put on notice, through advertisement in a newspaper of general circulation in the area or other method adopted by the local government, of official actions that will regulate or affect the use of their property. [Required by 163.3181(1), F.S., ~~and Section 9J-5.004(2)(a), F.A.C.~~]

E.1.2.3 To provide for broad dissemination of the proposals and alternatives. [Required by §163.3181(2), F.S.]

E.1.2.4 To assure opportunities for the public to provide written comments. [Required by §163.3181(2), F.S., ~~and Section 9J-5.004(2)(c), F.A.C.~~]

E.1.2.5 To assure that the required public hearings are held. [Required by § 163.3181(2), F.S. ~~and Section 9J-5.004(2)(d), F.A.C.~~]

~~**E.1.2.9** To provide for notice to keep the general public informed during the plan revision process. [Required by § 9J5.004(2)(b), FAC]~~

~~**E.1.2.10** To assure the consideration of and response to public comments on proposals and alternatives, and on the proposed plan. [Required by § 163.3181(2), F.S., ~~and Section 9J-5.004(2)(e), F.A.C.~~]~~

~~**E.1.2.11** To make executive summaries of the Comprehensive Plan available to the general public. [Recommended by Section 9J-5.004(3), F.A.C.]~~

~~**E.1.2.12** To release information at regular intervals during the planning process to keep the citizenry apprised of planning activities. [Required by Section 9J-5.004(3), F.A.C.]~~

E.2 PUBLIC INFORMATION AND COMMENT

E.2.1 Location of Documents and Maps on Proposed Revisions or Amendments

In keeping with the requirements of state law for the broad dissemination of proposals, to provide for communications programs, to provide for information services, and to release information at regular intervals during the planning process, documents will be published during any plan revision or amendment process and will be located, as follows, for viewing by the public. All draft and final Comprehensive Plan or support documents scheduled for discussion or presentation at public workshops or hearings will be provided for public examination at the Manatee County [Building and Development Services Planning Department](#). During any plan revision process all draft and final Comprehensive Plan and support documents will also be available at the Manatee County Central Library for public examination. Where products are not readily reproduced (e.g., certain maps), a notice shall be placed at the library to inform members of the public that a copy is available at the Manatee County [Building and Development Services Planning Department](#) for review by the public.

E.2.2 Presentations and Responses

E.2.2.1 Meetings

Each [individual or joint](#) meeting of the Planning Commission (PC), ~~of and~~ the Board of County Commissioners (BOCC), ~~or of these bodies held jointly~~, shall be conducted in a manner so as to constitute a presentation of the alternatives, recommendations, and proposals being considered in the plan revision or amendment process to the general public.

Whereas the opportunity for public comment at any workshop of the Planning Commission and the Board of County Commissioners may be provided at the discretion of the Planning Commission and the Board of County Commissioners, the public shall be permitted to address the Planning Commission and the Board of County Commissioners at public hearings held by these bodies. However, whether or not the opportunity is provided for public comment at a meeting or workshop, staff of the Manatee County [Building and Development Services Planning Department](#) shall be available at all workshops/meetings to record and provide informal responses to public comments, inquiries or requests, including any proposals or objections. For any plan revision, an official record of public comments, inquiries, or requests may be made at the request of the party making such recommendation of comment, using forms provided by Manatee County for that purpose. An official response to each such public comment, request or inquiry may also be recorded on the form.

E.2.2.2 Personal

During the course of any plan revision or plan amendment process, any person representing him or herself, or representing a property owner or organization in Manatee County may present comments, requests, or inquiries through the staff of the Comprehensive Planning Section of the Manatee County [Building and Development Services Planning Department](#). This opportunity for personal comment and requests from members of the public outside of scheduled workshops and hearings is provided to facilitate the receipt and consideration of written comments from the public, and to facilitate the County's response to such comments. During the plan revision process, comments, inquiries, and requests received from persons may also be recorded, at the request of the person making such recommendation or comment, on forms provided by Manatee County for this purpose. A response to each comment, inquiry, or request may also be recorded on each form.

E.2.3 Format for Public Inquiries, Comments, and Requests

E.2.3.1 Methods

Any interested person may submit an inquiry, comment, or request by any one or more of the following means:

- * By telephone conversation with a member of staff of the Comprehensive Planning Section of the Manatee County [Building and Development Services Planning](#) Department at (941) ~~748-4501~~~~749-3070~~, Fax (941) ~~749-3071~~.
- * By direct communication (in person) with any of the personnel at, or by written transmittal to:

Manatee County [Planning Building and Development Services](#) Department

P.O. Box 1000

1112 Manatee Avenue West

Bradenton, Florida 34206

(or other current address)

E.2.3.2 Official Record

In order to ensure that relevant public comments, requests, and inquiries concerning the comprehensive plan revision or amendment are recorded, considered, and provided a response, a form may be completed by the staff of the Comprehensive Planning Section of the Manatee County [Building and Development Services Planning](#) Department receiving each public comment, and such forms shall constitute an official public record of any such public comments received during the plan revision process. Comments, inquiries, and requests which are presented verbally during public workshops and hearings may also be transcribed onto such forms to constitute a formal record of public comment, and to assure that a response is made to each such comment. However, a person's written transmittal shall remain the principal instrument of public comment.

E.3 WORKSHOPS AND HEARINGS

E.3.1 Requirements for Public Notice

Various workshops and public hearings are to be conducted during any Comprehensive Plan revision or amendment process, and the Manatee County [Building and Development Services Planning](#) Department will provide appropriate public notice for each such workshop and hearing. For each public workshop or hearing of the Local Planning Agency (LPA) and the Board of County Commissioners (BOCC) on proposed amendments or revisions to the Comprehensive Plan, the following procedures for public notice for the workshop or hearing will be followed. Additional public notice procedures may be followed where appropriate.

E.3.1.1 Optional Public Notice - LPA Public Workshops and Board of County Commissioners Public Workshop on Revisions

- * A statement of the date, time and place of the public workshop, and the address and telephone number of the Comprehensive Planning Section of the Manatee County [Building and Development Services Planning](#) Department to be contacted for additional information, or for submittal of comments for consideration.

E.3.1.2 Public Notice - LPA Public Hearings on Plan Revisions To include:

- * Mailed Notices for General Purposes: Transmittal, by first class mail, and by the Manatee County Building and Development Services Planning Department, of a notice for the public hearing to all individuals, organizations, and businesses whose names and addresses appear on the "Comprehensive Plan Notification Mailing List" currently maintained by the Manatee County Planning-Building and Development Services Department. Such mailed notice will contain information on the date, time, and place of the hearing. The mailed notice will also indicate the Commission conducting the hearing, and will describe the general purpose of the hearing. The mailed notice shall also contain the address and telephone number of the Comprehensive Planning Section of the Manatee County Building and Development Services Planning Department to be contacted for additional information, or for submittal of comments for consideration. Mailed notices will be transmitted at least five (5) days prior to the date of the hearing.

The newspaper advertisements shall contain, at a minimum, the following information:

- * A listing of the address and telephone number of the appropriate section of the Building and Development Services Planning Department to be contacted for additional information, or for submittal of comments for consideration.

E.3.1.3 Public Notice - LPA Public Hearings on Plan Amendments To include:

- * Mailed Notices to Property Owners: The mailing of notices, when applicable, to all owners of real property located within any area proposed for change on the Future Land Use Map, excluding any property owner submitting the request for amendment of the Map. These notices shall be mailed no later than ten (10) days prior to the hearing date, to the owner identified by reference to the latest available ad valorem tax records. These notices shall include information describing the nature of the proposed change, identifying the public hearing as being conducted by the Local Planning Agency (Name) and that such hearing is required by state law, identifying the date and location of the public hearing, and containing an address and telephone number of the appropriate section of the Building and Development Services Planning Department to be contacted for additional information, or for submittal of comments for consideration. These notices may also serve as the notices required by 5.a) below.
- * Newspaper Advertisements: Publication of two advertisements as described in E.3.1.2(H.A.2.b) above.

E.3.1.4 Public Notice - Board of County Commissioners Public Hearings on Plan Revisions

To include:

- * Mailed Notices for General Purposes: Mailing of notices as described in E.3.1.2(H.A.2.a) above.
- * Newspaper Advertisements [see § 163.3184(15), F.S.]: Publication, in a standard or tabloid size newspaper of general paid circulation in the county, which is published at least 5 days per week, and is of general interest and readership.

Advertisements shall be a width of 2 columns and a length of 10 inches, with the following format, content, and schedule of publication:

E.3.1.5 Public Notice - Board of County Commissioners Public Hearings on Plan Amendments

To include:

- * Mailed Notices to Property Owners: The mailing of notices, when applicable, as described in [E.3.1.2H.A.3.a](#) above. These notices may also serve as notices required by [E.3.1.13.a](#) above.
- * Newspaper Advertisements [see § 163.3184(15), F.S.]: Publication of newspaper advertisements as described in [E.3.1.2H.A.4.e](#) above.
- * Announcement, at the transmittal-stage hearing, of the intention to hold and advertise a second public hearing at the adoption stage.

E.3.2 Required and Optional Workshops and Hearings

E.3.2.1 Number of Workshops and Hearings

- * Local Planning Agency.

The Local Planning Agency (LPA) shall hold workshops and hearings as follows:

- * ~~At least one workshop for the consideration of any plan revision.~~

COMPREHENSIVE PLAN
COUNTYWIDE AMENDMENTS
DEFINITIONS

1. Amendment to introduction paragraph as follows:

The following definitions shall be used in review or interpretation of this Comprehensive Plan. Where a definition contained within this section is different or inconsistent with the definition contained in enabling State legislation (§163.3164, F.S.), ~~or is inconsistent with the definition contained in Section 9J-5.003, F.A.C.~~, the definition contained herein shall be utilized.

2. Amendment to the following definitions:

~~**Abandoned Dump Site**—Inactive waste locations which have been used for disposal of garbage and/or hazardous waste.~~

Accessory Lodging Units - A lodge or other such rooming facility; under 70 rooms in size; that is an integral part of an existing or proposed recreational facility or environmental resource and shall only be allowed within large projects and DRI's.

~~**Affordable** – Where monthly rents or monthly mortgage payments including taxes and insurance do not exceed thirty (30) percent of that amount which represents the percentage of the median annual gross income for the households which are classified as a Low-Income household, Moderate Income household or a Very-Low Income household. However, it is not the intent to limit an individual household's ability to devote more than thirty (30) percent of its income for housing, and housing for which a household devotes more than thirty (30) percent of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the thirty (30) percent benchmark.~~

~~**Airport Hazard** - An obstruction to air navigation that affects the safe and efficient use of navigable airspace or the operation of planned or existing air navigation and communication facilities. Any structure or tree or use of land which would exceed the federal obstruction standards as contained in 14 C.F.R., Subsection 77.21, 77.23, and 77.25 (revised March 4, 1972) and which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or is otherwise hazardous to such landing or taking off of aircraft.~~

~~**Amnesty Days [Hazardous Waste]**— Voluntary program which allows citizens to bring small quantities of hazardous wastes to a central collection facility for proper disposal.~~

Arterial Road (Arterial) - 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. ~~Arterial roads shall also be consistent with the definition of "Arterial Road" contained in 9J-5.003(6), Florida Administrative Code.~~ 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. Any such classification shall occur prior to the road being indicated on the Roadway Functional Classification Map as

an Arterial. Any such added Arterial shall be subject to final functional classification by the Florida Department of Transportation periodically, pursuant to procedures identified in Rule 14-12, Florida Administrative Code.

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. Also including Recreational Vehicle Parks, ~~includes~~ retail, wholesale, and office uses.

Commercial Use, Intensive - -A commercial use which is either:

- carrying out the sale of large or bulky items (e.g., building supplies or heavy equipment), or
- providing services other than those usually associated with the normally recurrent needs of a residential area (e.g., automobile body repair shops), or
- 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 region-serving commercial uses are not intensive commercial uses.

~~These Intensive commercial~~ uses may include certain retail trade, wholesale trade, personal service, or professional service uses which, by nature of either the customary operation of the use, or the manner in which such uses customarily utilize a site, are likely to have adverse impacts on adjacent or nearby residential uses. Retail or office uses may not be determined to be intensive solely on the basis of gross building area or level of traffic impact, or building height.

~~Compatible - Not having significant adverse impact, defined by specific goals, objectives, or policies within this Comprehensive Plan. Also, with limited variation from adjacent uses in net density, in type and use of structures (unless highly complimentary), and with limited variation in visual impact on adjacent land uses. In the instance of certain adjacent or proximate uses, compatibility may be achieved through the use of mitigative measures. 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.~~

Dwelling (Residential) Unit - A conventional or ~~manufactured mobile~~, detached or attached structure constituting a single, independent, habitable unit used for, or intended to be used for, living, sleeping, sanitation, cooking, and eating purposes by one family only, for owner occupancy or for rental, lease or other occupancy on a weekly or longer basis, and containing kitchen, sanitary and sleeping facilities not shared by any other such unit. Recreational vehicles shall not be considered as dwelling units. This definition may be subject to further clarification in any land development regulations implementing this Comprehensive Plan. As used in this definition, family shall be further defined by reference to land development regulations developed pursuant to ~~Section~~ 163.3202, F. S.

~~e.g. For example, including, but not limited to.~~

Hazardous Waste - As defined ~~at in~~ 40 CFR 261.3., more generally defined as a waste, or a combination of wastes which, because of its quantity, concentration, physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed, stored, treated, or otherwise managed.

Infill Development - 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.

Lots of Record - Either a lot or contiguous lots which exist, under single ownership at time of adoption of this Comprehensive Plan, and which are part of a subdivision, the plat of which has been recorded in the office of the Clerk of the Circuit Court of Manatee County; or any parcel of land not part of a subdivision, that has been officially recorded by deed in the office of the Clerk; provided such platted lot or parcel was of a size which met the minimum lot area requirement for the zoning district in which the lot or parcel was located at the time of recording, or provided that the deed for the lot or parcel was recorded prior to the effective date of zoning in the area where the lot is located. Notwithstanding the above, all lots of record shall also be consistent with any standard lot provisions contained in land development regulations developed pursuant to ~~Section~~ 163.3202, F. S.

~~**Low-Income Affordable Housing** - Dwelling units which are sold or leased for an amount which may be considered within reasonable reach of a very low or low income household. Value/cost of such units shall be calculated based upon an approved methodology.~~

Low-Income Household - One or more natural persons or a family; ~~with a the~~ total annual ~~adjusted~~ gross household income ~~of~~ which does not exceed 80 percent of the median annual ~~adjusted gross income for households within the State, or 80 percent of the median annual adjusted gross income for households within Manatee County. adjusted for family size for households within the metropolitan statistical area, the County, or the non-metropolitan median for the state, whichever amount is greatest.~~

Low-Intensity Recreational Use - Any commercial or noncommercial recreation use which, by nature of either the customary operation of the use; or the manner in which such uses customarily utilize a site, does not have adverse impacts on adjacent or nearby residential uses, or on natural resources. Such uses may be further defined and, if appropriate, be listed in any land development regulations developed pursuant to ~~Section~~ 163.3202, F.S., and shall specifically include golf courses.

~~**Manufactured Home** - A structure, transportable in one or more sections, which, in the traveling mode, is eight feet or more in width, and which is built on a wood or metal frame and is designed to be used as a dwelling with or without a permanent~~

~~foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards (e.g., "manufactured homes" include what is commonly known as a mobile home).~~

Mobile Home - Shall have the meaning set forth in Section 513.01, Florida Statutes.

Moderate-Income Household - One or more natural persons or a family; ~~with a the~~ total annual ~~adjusted~~ gross household income of which ~~is less than does not exceed~~ 120 percent of the median annual ~~adjusted gross income adjusted for family size for households within the metropolitan statistical area, the County, or the non-metropolitan median for the state, whichever is greatest, for households within Manatee County.~~

Neo-Traditional Development - A mixed use development allowing residential and commercial uses, having a minimum density of three dwelling units per gross acre, 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 ~~should be located~~ within the center.
- Buildings at the center are 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: ~~houses and apartments~~ so that younger and older, singles and families and the lower income and upper income can find places to live.
- There are 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 ~~should be permitted~~ within the backyard of each house - to be used as a rental apartment or a place to work.
- ~~There should be an e~~Elementary school, generally within one mile, so that most children can walk from their dwelling.
- Small playgrounds ~~are~~ 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 P~~parking ~~is~~ lots are relegated to the rear of buildings.
- Commercial buildings front directly on the sidewalk with parking lots to the side or rear of the buildings
- Certain prominent sites are reserved for public buildings.
- Transportation connectivity - Ccul-de-sacs should be avoided ~~where not absolutely necessary~~
- Each neighborhood ~~should be~~ is a maximum ten minute walk (one-half mile) from edge to edge.
- Higher density of housing ~~shall be~~ is located toward the center with and often located above the retail space ~~located within the center~~
- Buildings are placed relatively close to the street, such that they are generally set back the equivalent of one-quarter the width of the lot
- Most lots smaller than 70' wide shall be served by a rear alley to access garages

~~Neotraditional development shall be a minimum of three (3) dwelling units per gross acre (3 du/ga) or higher. Residential land uses shall limit commercial uses to small.~~

Net Residential Acreage - 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.
- other limitations as described in land development regulations developed pursuant to [Section 163.3202](#), F.S.

~~**Professional/Personal Services**~~ **Office Use** – shall mean any room, studio, suite or building in which a person/persons transact business or carries on a stated occupation or an office wherein the primary use is the conduct of business by professionals such as engineers, architects, planners, land surveyors, artists, musicians, lawyers, accountants, real estate brokers, insurance agents, and dentists or physicians’ offices or other office uses. An office shall not involve manufacturing or industrial uses (see LDC for further clarification).

Regional Park - Regional parks are large, resource-based areas that serve two or more counties and are usually within an hour's driving distance of the residents they serve. A space allowance of twenty acres per 1,000 population, or other space requirement as established in adopted level of service standards, is preferred. The park should serve a population of 500,000 and should range in [sitesize](#) from a minimum of 250 acres to as much as several thousand acres. Because regional parks are generally designed for resource-based activities, location is dependent upon the availability of high quality natural resources capable of being developed and used for outdoor recreation.

Typical facilities provided at a regional park include water-based recreation sites, camping areas, natural lands, nature trails, multi-use trails, picnic areas and other facilities not requiring intensive development. Parking areas are necessary support facilities and should be designed to minimize adverse effects on the natural environment. The most prominent feature of a regional park is that it provides recreational opportunities that, through the design and development of outdoor recreation resources and facilities, capitalize on the natural environment and promote an atmosphere of beauty and serenity.

Residential Treatment Facility - ~~A 24-hour residential program~~Any establishment, other than a hospital, or nursing home, providing relatively intensive diagnostic or therapeutic services for its residents for alcoholism, drug abuse, mental illness, emotional or social problems, development disabilities or similar conditions. A residential treatment facility shall not be deemed to include a nursing home, hospital, assisted living facility, dormitory (although a dormitory facility may be included as a part of a residential treatment facility), family care home, or emergency shelter.

Strip Commercial - 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:

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

Surface Waters - ~~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. A recognizable permanent body of water, including swamp or marsh areas, contained within a discernible boundary or bank created naturally or artificially. Water from natural springs shall be classified as surface water when it exists from the spring onto the earth's surface.~~

EXHIBIT "D"

COMPREHENSIVE PLAN COUNTYWIDE AMENDMENTS FUTURE LAND USE ELEMENT

1. Amendment to **Policy 2.1.1.3:**

Policy 2.1.1.3 Designate on the Future Land Use Map, land within currently undeveloped growth areas at densities and intensities which permit significant increases over current land use designations without creating urban sprawl.

Implementation Mechanism:

- a) ~~Planning Department~~ County review of all proposed plan amendments.

2. Amendment to **Policy 2.1.1.4:**

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

Implementation Mechanism(s):

- b) Designation of ~~large~~ infill areas on the Future Land Use Map west of I-75 in Manatee County at a density/intensity compatible with existing development.

3. Amendment to **Policy 2.1.1.6:**

Policy 2.1.1.6 ~~Recognize areas in the County that are designated as an Urban Service Area.~~ Manatee County shall encourage growth, infill and redevelopment to concentrate within the Urban Service Area (see Map K), recognizing the various character districts identified in the Character Vision Graphic (Map L). ~~Development within the Urban Service Area shall be consistent with other goals, objectives and policies of the Future Land Use Element.~~

4. Amendment to **Policy 2.1.2.2:**

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

- a. ~~s~~Small commercial development providing for the needs of the agricultural community,
- b. Agro-Industrial and industrial development where associated with approved mining operations,
- c. Residential development in excess of 0.2 du/ga ~~during for~~ the following:
 - 1) farm worker housing;

- 2) residential within Myakka City;
- 3) legal lots of record prior to May 11, 1989;
- 4) redevelopment per policy 2.9.3.2; and
- 5) projects obtaining Special approval from the Board of County Commissioners which implement significant clustering provisions for the protection of open space and agricultural operations.

Implementation Mechanism:

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

5. Amendment to **Policy 2.1.2.3:**

Policy 2.1.2.3 Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and if compatible with future areas of development.

6. Amendment to **Policy 2.1.2.4:**

Policy 2.1.2.4 Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment area planning efforts when applicable in areas which are internal to, or are contiguous expansions of the built environment.

7. Amendment to **Policy 2.1.2.7:**

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

Implementation Mechanism(s):

- a) ~~Planning Department-County~~ review of all plan amendments and development proposals for consistency with this policy.

8. Amendment to Objective 2.1.3, Revitalization of the Urban Core Area and associated policies:

Objective 2.1.3 **Revitalization of the Urban Core and Urban Service Areas**: Limit urban sprawl ~~through by encouraging the~~ infill and redevelopment of residential, ~~and~~ non-residential and mixed uses developments ~~intoin~~ the urban core and urban service areas, thereby encouraging the continued vitality and economic prosperity of these areas.

Policy 2.1.3.2 Consider the establishment of ~~higher~~ floor area ratios that would permit multi-story mixed-use development in the urban area.

Policy 2.1.3.3 ~~By 2015 establish~~ Maintain and enforce urban development design criteria ~~within the Manatee County Land Development Code applicable to the commercial corridors within the Urban Core and Urban Service Areas. [See also Policy 2.7.1.2]~~

Policy 2.1.3.5 Continue to ~~appropriately~~ fund infrastructure needs within the urban area.

Policy 2.1.3.9 ~~Manatee County will e~~Continue to identify needs and coordinate improvement activities in neighborhoods throughout the urban area.

Policy 2.1.3.10 Encourage projects within the established TCEAs ~~established pursuant to Policy 5.0.4.1~~ to mitigate transportation impacts with multi-modal and design alternatives.

9. Amendment to **Policy 2.1.4.1:**

Policy 2.1.4.1 Identify areas ~~which are established~~ intended for mixed use intense economic activity.

10. Amendment to **Policy 2.1.4.2:**

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

11. Amendment to **Policy 2.1.4.3:**

Policy 2.1.4.3 The Land Development Code shall continue offering the following incentives for development ~~W~~within the areas designated for planned residential and light industrial mixed use intense development and other intense economic activity; ~~consider an array of incentives which may include:~~

- a. ~~e~~Expedited development review and permitting approvals through a process tailored for the designated areas.
- b. ~~d~~Density ~~intensity~~ bonuses,
- c. ~~t~~Transit access provision,
- d. ~~H~~Linkages with adjoining or related authorities (e.g. airport ~~Port Manatee~~) for

~~provisions activities~~ such as joint marketing/-branding, foreign trade zone (FTZ) status, and master stormwater management,

- e. ~~†~~Targeted infrastructure,
- f. ~~p~~Public/-private partnerships,
- g. ~~p~~Parcel assembly supports,
- h. ~~w~~Workforce training.

Implementation Mechanism:

~~Revise the Land Development Code by 2010 as necessary to implement policy.~~

12. Amendment to **Objective 2.2.1, Future Land Use Categories:**

Objective 2.2.1 **Future Land Use Categories:** Establish and define ~~a suitable number, and range, of~~ future land use categories to be shown on the Future Land Use Map to guide the location of land uses, limit the general range of uses, and to provide limits on densities and intensities.

13. Amendment to **Policy 2.2.1.1 (Future Land Use Categories):**

Policy 2.2.1.1 Establish ~~and define~~ the following land use categories comprising, in aggregate, a part of the Future Land Use Classification System, which shall be utilized to prepare the Future Land Use Map required by §163.3177 (6)(a), F. S. No land shall be designated on the Future Land Use Map using any future land use category or overlay district other than those listed in Table 2-1 as part of the Future Land Use Classification System. The future land use categories and overlays listed in this summary table are more completely defined and described in other policies contained within this Element.

14. Amendment to **Table 2-1, Summary of Future Land Use Classification System, Part I: Future Land Use Districts:**

[SEE NEXT PAGE]

**TABLE 2-1
SUMMARY OF FUTURE LAND USE CLASSIFICATION SYSTEM
PART I: FUTURE LAND USE DISTRICTS**

Page 1 of 5

Future Land Use Category	Map Symbol	Maximum Gross Potential Density* (Gross Dwelling Units /Gross Acre) (DU/GA)¹	Maximum Net Density (Dwelling Units/(Net Acre))(DU/NA)¹	Maximum Potential Intensity* (Floor Area Ratio (FAR))¹	General Range Examples of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
1) Conservation Lands	CON	0	0	0	Open Space or Passive Nature Parks, Selected Agriculture Activities, Accessory Structures	See 2.2.1.7.3
2) Agriculture/ Rural	AG/R	0.2	2	0.23	<u>Farms, ranches, agro-industrial uses, agricultural service establishments, agriculturally-compatible residential uses, farmworker housing, rural residential uses, neighborhood retail uses, mining, mining-related uses, low intensity recreational facilities, rural recreational facilities, public or semi-public uses, schools, and appropriate water-dependent uses Agriculture, Rural Residential Uses, Mining, Agro-Industrial Uses, Commercial Uses related to Agriculture, Neighborhood Retail Uses, and Professional/Personal Services Office Uses, Recreational Facilities.</u>	Small
3) Estate Rural	ER	0.2	1	0.23 <u>0.35 for mini-warehouses</u>	Clustered suburban residential uses, neighborhood retail, agricultural uses, agriculturally compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent water-related / water-enhanced uses.	Small
4) Residential-1 <u>DU/GA</u>	RES-1	1.0	<u>2 or 6 - See 2.2.1.9.3</u>	0.23 <u>0.35 for mini-warehouses</u>	<u>Suburban or urban residential uses, neighborhood retail uses, short term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent, water-related, and water-enhanced uses Residential Uses, Neighborhood Retail Uses and Professional/Personal Service Office Uses, Recreation Facilities (Generally limited to Neighborhood Retail Uses)</u>	Medium

¹ DU/GA = Gross Dwelling Units per Gross Acre; DU/NA = Dwelling Units per Net Acre; FAR = Floor Area Ratio

Future Land Use Category	Map Symbol	Maximum Gross Potential Density* (Gross Dwelling Units /Gross Acre) (DU/GA) ¹	Maximum Net Density (Dwelling Units/(Net Acre))(DU/NA) ¹	Maximum Potential Intensity* (Floor Area Ratio (FAR)) ¹	General Range Examples of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
5) Residential-3.0 DU/GA	RES-3	3.0 Min. 2.5 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	6 9 in -UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 <u>0.35 for mini-warehouse uses</u> 1.0 -and UIRA ²	Same as for RES-1 Neo-traditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	Medium
6) Urban Fringe-3.0 DU/GA	UF-3	3.0	9	0.23 <u>0.35 for mini-warehouse uses</u>	<u>Suburban or urban density planned residential development with integrated residential support uses, retail wholesale or office commercial uses which function in the marketplace as neighborhood or community serving, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent, water-related, and water-enhanced uses</u> Same as for RES-1 Neo-traditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed) Community –serving commercial	Medium *Large (under certain circumstances)
7) Residential-6 DU/GA	RES-6	6.0 Min. 5.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	12 16 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 <u>0.35 for mini-warehouse uses</u> 1.0 in UIRA	<u>Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses</u> Same as for RES-1 Neo-traditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	Medium
8) Residential-9 DU/GA	RES-9	9.0 Min 7.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	16 20 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 <u>0.35 for mini-warehouse uses</u> 1.0 in UIRA	Same as for RES-6 4 . Neo-traditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	Medium

² UIRA = Urban Infill Redevelopment Area

Future Land Use Category	Map Symbol	Maximum Gross Potential Density* (Gross Dwelling Units /Gross Acre) (DU/GA) ¹	Maximum Net Density (Dwelling Units/Net Acre) (DU/NA) ¹	Maximum Potential Intensity* (Floor Area Ratio (FAR))¹	General Range Examples of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
9) Residential-12 DU/GA	RES-12	12.0 Min 10.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	16 24 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 0.35 for mini-warehouse uses 1.0 in UIRA	Same as for RES- 94 Neo-traditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	Medium
10) Residential-16 DU/GA**	RES-16	16.0 Min 13.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	20 28 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.25 0.35 for mini-warehouse uses 1.0 in UIRA	Same as for RES- 94 ; also, Hotel/Motel Neo-traditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	Medium
11) Low Intensity Office	OL	6.0 Min 5.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	12 16 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 1.0 in UIRA	Suburban or urban residential uses, office uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent, water-related, and water-enhanced uses Professional, personal service, business service, financial service, and other Offices Uses, Residential Uses, Recreational Facilities	Small (Office Uses Only)
12) Medium Intensity Office	OM	0	0	0.30 (Outside of the Urban Core Area) 0.50 (Inside the Urban Core Area) 1.0 in CRA's and UIRA	Professional Office and/or research-/corporate park uses are the primary non-residential uses, neighborhood retail uses (limited in size), public or semi-public uses, schools, medium intensity recreational uses and appropriate water-dependent, water-related, and water-enhanced uses can serve as appropriate secondary uses.	Max. 5,000 sf (Outside of the Urban Core Area) Max. 10,000 sf (Inside the Urban Core Area)

Future Land Use Category	Map Symbol	Maximum Gross Potential Density* (Gross Dwelling Units /Gross Acre) (DU/GA) ¹	Maximum Net Density (Dwelling Units/(Net Acre))(DU/NA) ¹	Maximum Potential Intensity* (Floor Area Ratio (FAR)) ¹	General Range Examples of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
13) Retail/Office/ Residential	ROR	9.0 Min 7.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	20.0 24 in UIRA for residential projects that designate a min. of 25% of the dwelling units as "Affordable Housing"	0.35 1.0 in UIRA 1.0 for Hotels	<u>Neighborhood, community and regional serving commercial uses, mixed with residential, lodging, office, public or semi-public, schools, and recreational uses, and appropriate water-dependent, water-related, and water-enhanced uses, and short-term agricultural uses.</u> Neighborhood Retail Uses, Community Serving Retail Uses, and Regional Retail Uses, Office Uses, Residential Uses, Hotel/Motel, Recreational Facilities	Large
14) Industrial-Light	IL	1	1	0.75 1.0 in UIRA 1.0 for Hotels	<u>Light industrial uses, offices, research/corporate uses, warehouse/distribution uses, intensive commercial uses, wholesale commercial uses, neighborhood retail uses, service uses, selected residential uses, short-term agricultural uses, recreational uses, public or semi-public uses, schools, privately-operated airports, appropriate water-dependent, water-related, and water-enhanced uses, and hotels/motels</u> Office, Light Industry, Research/Corporate Parks, Warehouse/Distribution, Intensive Commercial Uses, Neighborhood Retail Uses, Hotel/Motel, Selected Single-Family, Residential Uses,	Small
15) Industrial-Heavy	IH	0	0	0.5 1.0 in UIRA	<u>Heavy and light industrial uses, deepwater port and related or complementary uses, offices, research/corporate uses, warehouse/distribution uses, intensive commercial uses, wholesale commercial uses, neighborhood retail uses only, service uses, short-term agricultural uses, recreational uses, public or semi-public uses, privately-operated airports, and appropriate water-dependent, water-related, and water-enhanced uses</u> Light Industry, Heavy Industry, Ports, Intensive Commercial Uses, Neighborhood Retail Uses. Phosphate mining is not an allowable use.	Small
16) Urban Industrial	IU	0	0	1.25	<u>Light industrial uses, heavy industrial uses, neighborhood retail uses, recreational uses, and public or semi-public uses.</u> Light Industry, Heavy Industry, Warehouse/ Distribution, Neighborhood Retail Uses	Small

Future Land Use Category	Map Symbol	Maximum Gross Potential Density* (Gross Dwelling Units /Gross Acre) (DU/GA) ¹	Maximum Net Density (Dwelling Units/(Net Acre)) (DU/NA) ¹	Maximum Potential Intensity* (Floor Area Ratio (FAR)) ¹	General Range Examples of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
17) Mixed Use	MU	9.0 Min 7.0 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing."	20.0 24 in UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	1.0 2.0 in UIRA	<u>Retail, wholesale, office uses, light industrial uses, research/corporate uses, warehouse/ distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, other than special agricultural uses, agriculturally-compatible residential uses, and water-dependent uses.</u> Neighborhood Retail Uses, Community Serving Retail Uses and Regional Retail, Office, Light Industrial, Research/Corporate Parks, Warehouse/ Distribution, Residential Uses, Hotel/Motel	Large
18) Public/Semi-Public(1)	P/SP(1)	See Policies	See Policies	See Policies	<u>Recreational uses, sanitary landfills, permanent water and wastewater treatment/ storage/disposal facilities and other major public facilities including, but not limited to, airports owned or operated by a public entity, major maintenance facilities, solid waste transfer stations, major utility transmission corridors.</u> Landfills, Permanent Water and Wastewater Treatment Storage/ Disposal Facilities, and Other Major Public Facilities Including But Not Limited To Major Maintenance Facilities, Solid Waste Transfer Stations, Major Utility Transmission Corridors and Permitted Uses Therein	See 2.2.1.22.2 and 2.2.1.23.2
19) Major Public/ Semi-Public (2)	P/SP(2)	See Policies	See Policies	See Policies	<u>Public or private hospitals, or health care complexes including a hospital, which are subject to requirements by the State of Florida including the issuance of a Certificate of Need, public or private colleges or universities, and other similar public or semi-public uses and schools.</u> Universities, Colleges, or Groupings Of Other Major Educational Facilities, Hospitals and Complementary or Accessory Health Care Uses Not Designated Under Other Future Land Use Categories, Community Centers	See 2.2.1.22.2 and 2.2.1.23.2
20) Major Attractors	AT	N/A	N/A	N/A	<u>Mass seating facilities, civic center, vehicular racing facilities, arenas, intensive recreational uses, and other major attractors.</u> Mass Seating Facilities, Civic Centers, Convention Facilities and Other Major Attractors	N/A

Future Land Use Category	Map Symbol	Maximum Gross Potential Density* (Gross Dwelling Units /Gross Acre) (DU/GA) ¹	Maximum Net Density (Dwelling Units/(Net Acre))(DU/NA) ¹	Maximum Potential Intensity* (Floor Area Ratio (FAR)) ¹	General Range Examples of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
21) Major Recreation/ Open Space	R/OS	0	0	0	State parks, historic sites, district or regional parks, significant recreational and open spaces or public schools when associated with public parks, Major Parks, Publicly Owned or Operated Recreational Facilities	N/A
22) Mixed Use Community	MU-C	MU-C/AC-1 Maximum 9 du/ga Minimum 6 du/ga	Maximum 20 du/net acre	1.0	Retail, wholesale or office commercial uses which function in the market place as neighborhood, community or region-serving. Also light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, and appropriate water-dependent/water-related/water enhanced uses.	Large
22) Mixed Use Community	MU-C	MU-C/AC-2 Maximum 9 du/ga Minimum 6 du/ga	Maximum 20 du/net acre	0.35	Retail, wholesale, or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, short-term agricultural uses, and appropriate water-dependent, f water-related, f and water enhanced uses.	Large
22) Mixed Use Community	MU-C	MU-C/AC-3 Maximum 3 du/ga	Maximum 9 du/net acre	0.23	Neighborhood retail/office uses, also light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban density planned residential development with integrated residential support uses as part of such developments, short-term agricultural uses, interim farm worker housing, public or semi-public uses, schools, recreational uses, and appropriate water-dependent, f water-related, f and water-enhanced uses.	Medium
22) Mixed Use Community	MU-C	MU-C/R Maximum 3 du/ga	Maximum 9 du/net acre	0.23	Suburban or urban density planned residential development with integrated residential support uses as part of such developments, neighborhood retail uses, short-term agricultural uses, interim farm worker housing, public or semi-public uses, schools, recreational uses, and appropriate water-dependent, f water-related, f and water-enhanced uses.	Medium

Future Land Use Category	Map Symbol	Maximum Gross Potential Density* (Gross Dwelling Units /Gross Acre) (DU/GA) ¹	Maximum Net Density (Dwelling Units/(Net Acre))(DU/NA) ¹	Maximum Potential Intensity* (Floor Area Ratio) (FAR) ¹	General Range Examples of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
22) Mixed Use Community	MU-C	MU-C/RU Maximum 9 du/ga	Maximum 16 du/net acre	0.23	Suburban or urban density planned-coordinated residential development with integrated residential support uses as part of such developments, neighborhood retail uses, short-term agricultural uses , interim farm worker housing, public or semi-public uses, schools, recreational uses, and appropriate water-dependent/ water related/ water-enhanced uses	Medium

Notes:

* -Refer to Policy 2.2.1.6 and to the more detailed description under each Future Land Use Category for limitations on the use _____ of/or reliance on the information contained in this summary table.

* This Future Land Use Category is used only to recognize existing development which exceeds 9 DU/GA at time of Plan _____ Adoption, or to provide for new areas on the Future Land Use Map to be developed for Affordable Housing pursuant to Policy _____ 6.1.3.

15. Amendment to Table 2-1, Summary of Future Land Use Classification System, Part II: Future Land Use Overlay Districts:

TABLE 2-1
SUMMARY OF FUTURE LAND USE CLASSIFICATION SYSTEM
PART II: FUTURE LAND USE OVERLAY DISTRICTS
Page 5 of 5

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

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

[Supplement 22]

16. Amendment to **Policy 2.2.1.2 (Future Land Use Categories):**

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

Implementation Mechanism:

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

17. Amendment to **Policy 2.2.1.3 (Future Land Use Categories):**

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

Implementation Mechanism:

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

18. Amendment to **Policy 2.2.1.4 (Future Land Use Categories):**

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

Implementation Mechanism:

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

19. Addition of **Policy 2.2.1.5 (Future Land Use Categories)** (moved from LUOP Section B):

Policy 2.2.1.5.1 In no instance shall industrial uses be permitted to locate within any future land use category permitting residential development, except for those industrial uses permitted within the ROR and MU categories and in the FIG Overlay, or water-dependent industrial uses within residential designations at locations with existing and operating industrial facilities as of the adoption date of the Comprehensive Plan - May 11, 1989.

20. Addition of **Policy 2.2.1.6 (Future Land Use Categories):**

Policy 2.2.1.6

~~Require that a specific project's maximum potential be established only through the application of the implementing~~ The land development regulations, ~~including zoning districts, which~~ may restrict development potential to less than the maximum provided for in this Comprehensive Plan, ~~to address in response to appropriate~~ land use compatibility, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential; noted in this element and as shown on the Future Land Use Map. ~~(See also Objectives 2.6.1, 2.6.2, 2.6.3)~~

21. Amendment to **Policy 2.2.1.7.2 (CON):**

Policy 2.2.1.7.2

Range of Potential Uses (see ~~Policies 2.1.2.3—2.1.2.7~~, 2.2.1.5): Any use which has the primary purpose of protecting natural resources, and which may also facilitate the passive recreational use of land may be considered within this category, including open space or passive nature parks, selected agriculture activities, and accessory structures. No residential, industrial or commercial uses are permitted, except for a care taker's residence, visitor information center, or environmental educational facilities unless such use is minor and incidental to the primary conservation use. Consequently, uses such as a care taker's residence, visitor information center, or environmental educational facilities

22. Amendment to **Policy 2.2.1.7.3 (CON):**

Policy 2.2.1.7.3

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

23. Amendment to **Policy 2.2.1.8.3 (Ag/R):**

Policy 2.2.1.8.3

Range of Potential Density/Intensity:

- Maximum floor area ratio: 0.23 except for Mining-related uses, agro-industrial uses, and agricultural service establishments (see Policy 2.2.1.8.4).

24. Amendment to **Policy 2.2.1.9, RES-1:**

Policy 2.2.1.9 **RES-1:** Establish the Residential-1 ~~Dwelling Unit/Gross Acre~~ future land use category as follows:

25. Amendment to **Policy 2.2.1.9.1 (RES-1):**

Policy 2.2.1.9.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density suburban residential environment, or a clustered low density urban residential environment where appropriate, and which may be utilized for compatible agricultural activities in the short-term, while recognizing that suburban or clustered urban uses are the preferred long-term land use for these areas. Also, to provide for a complement of ~~residential~~-support uses normally utilized during the daily activities of residents of these suburban or urban areas.

26. Amendment to **Policy 2.2.1.9.2 (RES-1):**

Policy 2.2.1.9.2 Range of Potential Uses- (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent, ~~water-related,~~ and water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

27. Amendment to **Policy 2.2.1.10, RES-3:**

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

28. Amendment to **Policy 2.2.1.10.2 (RES-3):**

Policy 2.2.1.10.2 Range of Potential Uses (see Policies 2.2.1.5, 2.1.2.3 - 2.1.2.7): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural

uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low-intensity recreational uses, and appropriate water-dependent, water-related, and water enhanced uses (see also Objectives 4.2.1 and 2.10.4).

29. Amendment to **Policy 2.2.1.10.3 (RES-3):**

Policy 2.2.1.10.3

Range of Potential Density/Intensity:

= Maximum net residential density:

- 6 dwelling units per acre

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

- See Policies 2.3.1.4 and 4.3.1.5 (except for density restrictions within the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5).

= Maximum floor area ratio:

- 0.23 (0.35 for mini-warehouse uses only)

- 1.00 inside the UIRA.

= Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000_{sf})

30. Amendment to **Policy 2.2.1.11, UF-3:**

Policy 2.2.1.11

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

31. Amendment to **Policy 2.2.1.11.2 (UF-3):**

Policy 2.2.1.11.2

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

32. Amendment to **Policy 2.2.1.12, RES-6:**

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

33. Amendment to **Policy 2.2.1.12.1 (RES-6):**

Policy 2.2.1.12.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density urban, or a clustered low-moderate density urban, residential environment. Also, to provide for a complement of ~~residential~~ support uses normally utilized during the daily activities of residents of these low or low-moderate density urban areas.

34. Amendment to **Policy 2.2.1.12.2 (RES-6):**

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

35. Amendment to **Policy 2.2.1.12.3 (RES-6):**

Policy 2.2.1.12.3 Range of Potential Density/Intensity:

- Maximum net residential density:
 - 12 dwelling units per acre
 - 16 dwelling units per acre within the UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.
 - ~~See Policies 2.3.1.4 and 4.3.1.5 (except for density restrictions within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.4 and 4.3.1.5).~~
- Maximum floor area ratio:
 - 0.23 ~~-(0.35 for mini-warehouse uses only)~~
 - 1.00 inside the UIRA.
- Maximum Square Footage for Neighborhood Retail Uses:

Medium (150,000_sf)

36. Amendment to **Policy 2.2.1.12.4 (RES-6):**

Policy 2.2.1.12.4

Other Information:

- d) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions ~~Section E (1)~~ provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

37. Amendment to **Policy 2.2.1.13, RES-9:**

Policy 2.2.1.13

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

38. Amendment to **Policy 2.2.1.13.2 (RES-9):**

Policy 2.2.1.13.2

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

39. Amendment to **Policy 2.2.1.13.3 (RES-9):**

Policy 2.2.1.13.3

Range of Potential Density/Intensity:

- Maximum gross residential density: 9 dwelling units per acre
- Minimum gross residential density: 7.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as “affordable housing”.
- Maximum net residential density:
 - 16 dwelling units per acre
 - 20 dwelling units per acre within the UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.

- ~~See Policies 2.3.1.4 and 4.3.1.5 (except for density restrictions within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.4 and 4.3.1.5).~~
- = Maximum floor area ratio:
 - 0.23 (0.35 for mini-warehouse uses)
 - 1.00 inside the UIRA
- = Maximum Square Footage for Neighborhood Retail Uses:
 - = Medium (150,000_sf)

40. Amendment to **Policy 2.2.1.14, RES-12:**

Policy 2.2.1.14 **RES-12:** Establish the Residential-12 ~~Dwelling Units/Gross Acre~~ future land use category as follows:

41. Amendment to **Policy 2.2.1.14.1 (RES-12):**

Policy 2.2.1.14.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a moderate density urban residential environment. Also to provide for a complement of ~~residential~~ support uses normally utilized during the daily activities of residents of these urban areas.

42. Amendment to **Policy 2.2.1.14.2 (RES-12):**

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

43. Amendment to **Policy 2.2.1.14.3 (RES-12):**

Policy 2.2.1.14.3 Range of Potential Density/Intensity:

- = Maximum gross residential density: 12 dwelling units per acre

- ~~See Policies 2.3.1.4 and 4.3.1.5 (except for density restrictions within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5).~~
- = Maximum floor area ratio:

- 0.23 (0.35 for mini-warehouse uses)
- 1.00 inside the UIRA.
- Maximum Square Footage for Neighborhood Retail Uses:
 - Medium (150,000sf)

44. Amendment to **Policy 2.2.1.15 (RES-16):**

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

45. Amendment to **Policy 2.2.1.15.1 (RES-16):**

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

46. Amendment to **Policy 2.2.1.15.2 (RES-16):**

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

47. Amendment to **Policy 2.2.1.15.3 (RES-16):**

Policy 2.2.1.15.3 Range of Potential Density/Intensity:

- Maximum net residential density:
 - 20 dwelling units per acre
 - 28 dwelling units per acre in UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.
- See Policies 2.3.1.4 and 4.3.1.5 (except for density restrictions within the WO or CHHA Overlay Districts ~~pursuant to Policies 2.3.1.5 and~~

~~4.3.1.5).~~

- = Maximum floor area ratio:
 - 0.25 ~~–~~(0.35 for mini-warehouse uses only)
 - 1.00 inside the UIRA
- = Maximum Square Footage for Neighborhood Retail Uses
 - = Medium (150,000sf)

48. Amendment to **Policy 2.2.1.15.4 (RES-16):**

Policy 2.2.1.15.4

Other Information:

- d) Development of densities greater than 9 du/ga in areas that are not substantially or completely developed with residential uses exceeding 9 du/ga at time of plan adoption shall require special approval ~~pursuant to policy 2.6.2.5.~~
- e) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2)

49. Amendment to **Policy 2.2.1.16.2 (OL):**

Policy 2.2.1.16.2

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

50. Amendment to **Policy 2.2.1.16.3 (OL):**

Policy 2.2.1.16.3 _____ Range of Potential Density/Intensity:

- Maximum net residential density:
 - 12 dwelling units per acre
 - 16 dwelling units per acre in UIRA for residential projects that

designate a minimum of 25% of the dwelling units as “Affordable Housing.”

- ~~See Policies 2.3.1.4 and 4.3.1.5 (except for density restrictions within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5).~~
- = Maximum floor area ratio:
 - 0.23
 - 1.00 inside the UIRA.
- = Maximum Square Footage for Neighborhood Retail Office Uses: Small (~~30,000sf—office only~~).

51. Amendment to **Policy 2.2.1.16.4 (OL):**

Policy 2.2.1.16.4

Other Information;

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

52. Amendment to **Policy 2.2.1.17, ROR:**

Policy 2.2.1.17

~~R/O/R:~~ Establish the Retail/Office/Residential future land use category as follows:

53. Amendment to **Policy 2.2.1.17.1 (ROR):**

Policy 2.2.1.17.1

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

~~residential uses within these areas~~, achieving internal trip capture, and to encourage the development of a high quality environment for living, working, or visiting.

54. Amendment to **Policy 2.2.1.17.2 (ROR):**

Policy 2.2.1.17.2

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

55. Amendment to **Policy 2.2.1.17.3 (ROR):**

Policy 2.2.1.17.3

Range of Potential Density/Intensity:

- = Maximum gross residential density:
 - ~~— For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan—16 dwelling units per acre~~
 - ~~For new development—~~9 dwelling units per acre
- = Minimum gross residential density: 7.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.
- = Maximum net residential density:
 - ~~— For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan—20 dwelling units per acre~~
 - ~~For new development—~~16 dwelling units per acre.
 - 24 dwelling units per acre inside the UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.
- See Policies 2.3.1.4 and 4.3.1.5 for density restrictions within the WO or CHHA Overlay Districts.
- = Maximum floor area ratio:
 - 0.35
 - 1.0 inside the UIRA.
 - = ~~Maximum floor area ratio for Hotels: 1.0~~ for Hotels:
- = Maximum Square Footage for Neighborhood, Community, or Region-

56. Amendment to **Policy 2.2.1.17.4 (ROR):**

Policy 2.2.1.17.4

Other Information:

- c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall ~~also~~ require special approval, except mini-warehouse.
- d) Non-residential projects exceeding 150,000 square feet gross building area may be considered only if consistent with the requirements for large commercial uses, as described in this element
- e) In areas where existing development is recognized utilizing the Retail/Office/Residential category, or where the spatial form of the Retail/Office/Residential designation on the Future Land Use map is accordingly inconsistent with the commercial locational criteria contained in this element; development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).
- f) In areas where the Retail/Office/Residential category is designated in a manner entirely consistent with the commercial locational criteria, all commercial development or redevelopment shall be conducted in a manner consistent with the commercial location criteria and development standards contained in this element.
- ~~g) In order to distinguish between uses which may be permitted in the R/O/R category, as compared to those which require siting within an industrial category, the following guidelines shall be utilized:~~
- ~~g)I.~~ No uses which have a primary purpose of distribution of goods from that site shall be permitted in the Retail/ Office/ Residential designation.
- ~~h)H.~~ No new areas (a new area, for the purposes of this policy, shall be defined as property beyond those parcel configurations as of May 11, 1989 which had light industrial uses established upon them) engaging in the manufacturing, processing, and assembly of goods shall be permitted in the Retail/Office/ Residential designation except as provided ~~below~~ in this section:-
- ~~i)H.~~ Legally established light industrial uses existing prior to the adoption of this Comprehensive Plan (May 11, 1989) shall be considered legally conforming uses, limited to their approved location.

j) Expansion of legally established light industrial uses may be approved
~~With special approval, other light industrial uses and additional square
footage~~ within the same parcel ~~may be approved~~ if there are no
additional impacts to adjoining properties and the expansion obtains all
special approval ~~criteria are met~~.

~~k)IV.~~ If a legally established light industrial use ceases operation for over
six months with no action to re-establish and/or continue such use, the
use shall now become prohibited ~~from development within the R/O/R~~
designation.

57. Amendment to **Policy 2.2.1.18, IL:**

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

58. Amendment to **Policy 2.2.1.18.1 (IL):**

Policy 2.2.1.18.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives,
and policies, ~~or and~~ graphically on the Future Land Use Map, areas which
are established for a range of light industrial and other employment-oriented
uses. Also, to prohibit new residential development other than individual
single-family units on lots of record in areas transitioning from agriculture
to urban uses. This prohibition is intended to avoid adverse impacts on such
uses and minimize the intrusion of residential uses in an industrial area.
Also, to prohibit the development or use of these areas for locating heavy
industries which have objectionable impacts with regard to height of
accessory or incidental structures (e.g., smokestacks), noise, smoke, dust,
vibration, or glare (additional clarification on means of measuring and
determining "objectionable impact" is found in Policy 2.6.3.1). Also, to
establish areas for intensive commercial development which would have
significant adverse impacts if located adjacent to expansive residential use
areas. Also, to provide for the development of neighborhood retail uses
which would provide for the needs of workers in, or visitors to, or residents
nearby, any area designated under this category. Also, to provide for
lodging places to accommodate visitors to IL areas and to nearby areas.

59. Amendment to **Policy 2.2.1.18.2 (IL):**

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

60. Amendment to **Policy 2.2.1.18.3 (IL):**

Policy 2.2.1.18.3

Range of Potential Density/Intensity:

- Maximum gross residential density: 1 dwelling unit per acre
- Maximum net residential density: 1 dwelling unit per acre
- Maximum floor area ratio:
 - 0.75
 - 1.0 inside the UIRA.
- Maximum floor area ratio for hotels: 1.0
- Maximum Square Footage for Neighborhood Retail Uses: Small (30,000_sf)

61. Amendment to **Policy 2.2.1.18.4 (IL):**

Policy 2.2.1.18.4

Other Information:

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

- d) New residential uses in the IL land use category shall be limited to the following individual single family dwelling units that are:

I. Individual single family dwelling units that are located on a lot of record, which is not subject to any change in property boundary lines during the development of the proposed land use, and

~~H.~~ developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review. Or,

II. Residential uses within ~~As part of~~ a planned unit development ~~(special approval project)~~ containing both industrial and residential uses, and containing both industrial and residential land use categories, ~~residential uses may be permitted to locate on portions of the project site designated as IL (Industrial-Light), where consistency with other goals, objectives, and policies is achieved.~~ The residential uses may be permitted to locate on portions of the project site designated as IL (Industrial-Light).

62. Amendment to **Policy 2.2.1.19.2 (IH):**

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

63. Amendment to **Policy 2.2.1.19.3 (IH):**

Policy 2.2.1.19.3 Range of Potential Intensity:

- Maximum floor area ratio:
 - 0.5
 - 1.0 inside the UIRA
- Maximum Square Footage for Neighborhood Retail Uses: Small (30,000_sf)

64. Amendment to **Policy 2.2.1.19.4 (IH):**

Policy 2.2.1.19.4 Other Information:

- a) Prohibit the designation of new IH land adjacent to any existing or proposed school site unless such adjacency is interrupted by significant natural or manmade buffers such as waterbodies, wetland systems, or major arterial roadways.
- ba) Wholesale commercial uses, intensive commercial uses, and those neighborhood retail uses which are located or proposed within a planned office or industrial park are exempt from any commercial locational criteria contained within this element. However, any project utilizing this exemption shall obtain approval of a site development plan, or similar approval, as part of obtaining suitable zoning for the project.
- cb) Heavy industrial uses are differentiated from light industrial uses by definition of "objectionable impact," as referenced and further defined in Policy 2.2.1.18.1 above. Additional clarification on means of measuring and determining "objectionable impact" is found in Policy 2.6.3.1.

65. Amendment to **Policy 2.2.1.20.1 (IU):**

Policy 2.2.1.20.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives,

and policies, or graphically on the Future Land Map, areas which contain established, developed heavy or light industrial uses at time of adoption of the Comprehensive Plan, and where such uses are substantially or completely surrounded by urban uses, with limited ability for expansion ~~of the industrial uses~~. Also, to provide for the development of neighborhood retail uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category. ~~This category shall not be utilized to recognize or establish partially developed or new industrial areas, nor be utilized in any proposed amendment to the Future Land Use Map unless as described in Policy 2.2.1.20.4 below.~~

66. Amendment to **Policy 2.2.1.20.4 (IU):**

Policy 2.2.1.20.4

Other Information:

- a) This category shall not be utilized to recognize or establish partially developed or new industrial areas, nor be utilized in any proposed amendment to the Future Land Use Map unless as described in Policy 2.2.1.20.4 below.
- ba) Any expansion proposed to any area designated as IU on the Future Land Use Map may only be approved through the plan amendment process and shall require special approval at time of rezoning.

67. Amendment to **Policy 2.2.1.21.3 (MU):**

Policy 2.2.1.21.3

Range of Potential Density/Intensity:

- Maximum gross residential density: 9 dwelling units per acre
- Minimum gross residential density: 7.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.
- Maximum net residential density:
 - 20 dwelling units per acre
 - 24 dwelling units per acre within the UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.
- Maximum floor area ratio:
 - 1.0
 - 2.0 inside the UIRA.
- Maximum Square Footage for Neighborhood, Community, or Region-Serving Uses: Large (300,000sf)

68. Amendment to **Policy 2.2.1.21.4 (MU):**

Policy 2.2.1.21.4

Other Information:

- a) All projects require special approval ~~and, unless the project is located within the UIRA.~~
- b) All projects are subject to the following criteria ~~within b, c, d below, except for unless all the following are applicable:~~
- ~~1. individual~~ The proposed project consists of a single family dwellings unit located on a lot of record ~~which is not subject to any change in property boundary lines during the development of the proposed land use, and~~
 - ~~2. The proposed project is to be~~ developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.
- ~~c~~b) Non-residential uses exceeding 150,000 square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element.
- e) Development in ~~each~~ areas designated with the Mixed Use category shall:
- contain the minimum percentage of at least three of the following general categories of land uses;
 - 10-% Residential;
 - 10-% Commercial ~~Professional~~;
 - 10-% Light Industrial ~~Distribution~~;
 - 5-% Recreation ~~Open Space~~;
 - 3-% Public ~~Semi Public~~;
- d) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County ~~;~~
- ~~d~~e) Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.

69. Amendment to **Policy 2.2.1.27.3 (OM):**

Policy 2.2.1.27.3

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

70. Amendment to **Policy 2.2.1.27.4 (OM):**

Policy 2.2.1.27.4

Range of Potential Density/Intensity:

Maximum floor area ratio: 0.30 ~~(Outside Urban Core);~~ ~~and~~ 0.50 ~~(Inside Urban Core);~~ and 1.0 ~~(Inside UIRA)~~

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

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

71. Amendment to **Policy 2.2.1.27.5 (OM):**

Policy 2.2.1.27.5

Other Information:

- c) A ratio of 1,000 square feet of commercial (retail) per 30,000 square feet of office, with a maximum of 5,000 square feet for the entire site, will be established for all projects outside the urban core area and a ratio of 2,000 square feet of commercial (retail) per 30,000 square feet of office, with a maximum of 10,000 square feet for the entire site, will be established for all projects within the urban core area. The ratio will be established as follows:

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

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

72. Amendment to **Policy 2.2.1.28.1 (MU-C):**

Policy 2.2.1.28.1

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

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

To achieve consistency with the Guiding Principles and to ensure the creation of a viable mixed use area, the approval of each MU-C category shall require the inclusion of Specific Property Development Conditions within the introductory chapter of this Plan that limits the amount of residential development which may occur until a defined amount of non-residential development has commenced, unless such link is determined to be unnecessary through an analysis submitted by the applicant and approved by the County Commission.

73. Amendment to **Policy 2.2.1.28.2 (MU-C):**

Policy 2.2.1.28.2

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

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

Range of potential density/intensity:

- Maximum gross residential density: 9 dwelling units per acre
- Minimum gross residential density: 6 dwelling units per acre
- Maximum net residential density: 20 dwelling units per acre
- Maximum floor area ratio: 1.0

- Minimum size of activity center: 40 acres

Other Information:

a) All projects require special approval, ~~and are~~

~~b) All projects are~~ subject to the following criteria, ~~within b, c, d, below, unless all the following are applicable: except for~~

~~1. The proposed project consists of a individual~~ single family dwellings ~~unit~~ located on a lot of record ~~which is not subject to any change in property boundary lines during the development of the proposed land use, and~~

~~2. The proposed project is to be~~ developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.

1b) Non-Residential uses exceeding 150,000 square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element provided, however, to implement subsection e) below, such uses shall not be subject to Policies 2.10.3.3 or 2.10.3.5.

2e) Development within this Mixed Use AC-1 subarea shall contain the minimum percentage of at least three of the following general categories of land uses. If two of the land uses include Recreation/Open Space and Public/Semi Public the required mix of uses increases to four land use types, one of which must be residential.

- 10% Residential.
- 20% Commercial / Professional.
- 15% Light Industrial / Distribution.
- 5% Recreation / Open Space.
- 3% Public / Semi Public.

3d) For new development projects presented in a unified development plan containing multiple future land use designations including MU-C, all land uses may be considered towards the minimum mix of required uses.

ce) Access between these uses within this subarea shall be provided by roads other than those shown on the Major thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County.

df) Development or development within the area designated under this subarea shall not be required to achieve compliance with the

commercial locational criteria described in Objectives 2.10.4.1 and 2/10/4/2 of this element.

74. Amendment to **Policy 2.2.1.28.3 (MU-C):**

Policy 2.2.1.28.3

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

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

75. Amendment to **Policy 2.2.1.28.5 (MU-C):**

Policy 2.2.1.28.5

Mixed Use – Community/Residential (MU-C/R): ~~—~~ Establish the Residential subareas as follows:

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

76. Amendment to **Policy 2.2.1.28.6 (MU-C):**

Policy 2.2.1.28.6

Mixed Use – Community/Residential Urban (MU-C/RU): Establish the Residential Urban subarea as follows:

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

77. Amendment to **Policy 2.2.2.1 (Future Land Use Overlay Districts):**

Policy 2.2.2.1

Establish and define the following overlay districts described and defined in Policies 2.2.2.2 through 2.2.2.8 and comprising the second part of the future

land use classification system which shall be utilized to prepare or amend the Future Land Use Map required by § 163.3177(6)(a), F.S. No land shall be designated on the Future Land Use Map using any overlay district other than those listed in the summary table contained in Policy 2.2.1.1 above. ~~Policies applicable to these overlay districts are described through various elements of this Comprehensive Plan, as listed in Policies 2.2.2.2 through 2.2.2.7 below. Areas designated under the Overlay Districts on the Future Land Use Map shall also be subject to all goals, objectives, and policies for any future land use category underlying the Overlay District. However, in the case of a conflict, the Overlay policies shall apply.~~

78. Amendment to **Policy 2.2.2.5 (WO):**

Policy 2.2.2.5

Development Restriction / Conditions:

- d) Prohibit newly ~~proposed~~ nonresidential/ nonagricultural development in the Watershed Overlay District which requires an operating permit for industrial waste treatment, as referenced in Chapter 62-4 F.A.C. unless such developments are reviewed as special approvals and it can be established that such developments shall not cause a degradation of the water quality of the watersheds of Lake Manatee, Evers Reservoir, or Peace River, as appropriate, and shall not cause any adverse impact on water quantity within these districts.

Implementation Mechanism(s):

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

79. Amendment to **Policy 2.2.2.4.4 (CEA):**

Policy 2.2.2.4.4

Effect of Mapping:

- a) Any project which is at least partially within the CEA Overlay District shall be submitted for approval under the special approval process, except in the instance of any project on lands owned, leased or operated by the Manatee County Port Authority. The area designated under the CEA Overlay District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the CEA District, except where policies associated with the CEA Overlay conflict with such goals, objectives and ~~polieespolicies.~~

In this event, policies associated with the CEA Overlay shall override other goals, objectives and policies.

80. Amendment to **Policy 2.2.2.9.2 (FIG):**

Policy 2.2.2.9.2

Purpose:

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

81. Amendment to **Policy 2.2.2.9.4 (FIG):**

Policy 2.2.2.9.4

Effect of Mapping:

- c) In addition to the range of uses, density and intensity provided for in the underlying Future Land use Category, land within the ~~NCG-FIG~~ Overlay may also be considered for the range of uses, and intensity provided for under the ~~2.2.1.18 policies~~ IL future land use category upon a determination that:

- (1) compatibility between residential and non-residential uses has been established, and
- (2) provisions have been made for all required public facilities.

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

82. Amendment to **Policy 2.2.3.2 (Map Series):**

Policy 2.2.3.2

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

Implementation Mechanism:

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

83. Amendment to **Policy 2.3.1.1 (Clustering and Density/Intensity Transfers to Preserve Natural Resources):**

Policy 2.3.1.1

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

Implementation Mechanism:

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

84. Amendment to **Policy 2.3.1.2 (Clustering and Density/Intensity Transfers to Preserve Natural Resources)**:

Policy 2.3.1.2

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

Implementation Mechanism:

- a) ~~Planning Departments-County~~ review of any proposed site development plans to ensure compliance with this policy.

85. Amendment to **Policy 2.3.1.3 (Clustering and Density/Intensity Transfers to Preserve Natural Resources)**:

Policy 2.3.1.3

Promote the transfer of density or intensity from environmentally significant uplands, such as habitat for endangered and threatened species to other areas of the development site. Such transfers shall be limited to the net density/intensity limitations of the Future Land Use Category.

Implementation Mechanism:

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

86. Amendment to **Policy 2.3.1.4 (Clustering and Density/Intensity Transfers to Preserve Natural Resources)**:

Resources):

Policy 2.3.1.4

Prohibit the clustering of development through the transfer of density/intensity credits from property located outside of the Watershed Overlay District to property located within this district, unless a finding of overriding public interest is determined by the Board of County Commissioners.

Implementation Mechanism:

- a) ~~Planning Departments-County~~ review of projects for compliance with this policy.

87. Amendment to **Policy 2.3.1.5 (Clustering and Density/Intensity Transfers to Preserve Natural Resources):**

Policy 2.3.1.5

Promote the clustering of uses by permitting increased net densities within the WO District where such densities effectively reduce the percentage of impervious surface within the WO District.

Implementation Mechanism:

- a) ~~Planning Departments-County~~ review of projects for compliance with this policy.

88. Amendment to **Policy 2.3.2.1 (Soil/Topography Constraints):**

Policy 2.3.2.1

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

Implementation Mechanism(s):

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

89. Amendment to **Policy 2.3.2.2 (Soil/Topography Constraints):**

Policy 2.3.2.2

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

Implementation Mechanism:

- a) Natural Resources and ~~Building and Development Services Planning~~ Department review of topographic data submitted for construction

approval for sinkhole activity.

90. Amendment to **Policy 2.3.2.3 (Soil/Topography Constraints):**

Policy 2.3.2.3

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

Implementation Mechanism(s):

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

91. Amendment to **Policy 2.3.3.1 (Floodplain Management):**

Policy 2.3.3.1

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

Implementation Mechanism:

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

92. Amendment to **Policy 2.3.3.4 (Floodplain Management):**

Policy 2.3.3.4

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

Implementation Mechanism(s):

- a) Coordination between the Public Works (Stormwater Management Division), ~~Planning,~~ and Building and Development Services Departments when reviewing development requests for compliance with this policy and the Floodplain Management Section of the Manatee County Land Development Code.

- b) Coordination between the Manatee County Building and Development Services Planning Department and the Manatee County Property Appraiser to ensure that conservation easements dedicated to Manatee County are deleted from private property assessments.

93. Amendment to **Policy 2.3.3.5 (Floodplain Management):**

Policy 2.3.3.5

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

Implementation Mechanism:

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

94. Amendment to **Policy 2.4.1.1 (Level of Service and Concurrency):**

Policy 2.4.1.1

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

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

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

Any development order that is applied for and that may be issued prior to requesting one or more development orders for the activities listed above (1 through 4) may be approved (where consistent with the goals/objectives/policies of this Comprehensive Plan and where consistent with all other applicable development regulations) without the simultaneous issuance of a Certificate of Level of Service Compliance.

95. Amendment to **Policy 2.4.1.2 (Level of Service and Concurrency):**

Policy 2.4.1.2

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

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

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

If a Certificate of Level of Service is obtained according to Policy 2.4.1.1, a subsequent CLOS for potable water and sanitary sewer shall have the same expiration date as the original CLOS. Obtaining a CLOS for potable water and sanitary sewer at final development stage does not extend the original expiration date of the CLOS.

96. Amendment to **Policy 2.4.1.3 (Level of Service and Concurrency):**

Policy 2.4.1.3

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

Implementation Mechanism:

- a) ~~Planning Department-County~~ coordination of all level of service review processes for review of development orders and issuance of Certificates of Level of Service Compliance in conformance with the Level of Service Standards as required in the Transportation, Recreation/Open Space, and Public Facilities Elements.

97. Amendment to **Policy 2.4.1.4 (Level of Service and Concurrency):**

Policy 2.4.1.4

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

Implementation Mechanism:

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

98. Amendment to **Policy 2.4.1.6 (Level of Service and Concurrency):**

Policy 2.4.1.6

~~The issuance of a building permit for construction of a permanent structure shall require a determination that the proposed construction is consistent with a valid Certificate of Level of Service Compliance. A building permit for a single family dwelling unit on a lot of record created prior to May 15, 1989, shall be presumed to have satisfied this requirement. Prohibit the issuance of any building permit for any permanent structure which has not been the subject of approval of a Certificate of Level of Service Compliance, except for single family lots of record.~~

Implementation Mechanism:

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

99. Amendment to **Objective 2.6.1, Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures:**

Objective 2.6.1

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

100. Amendment to **Policy 2.6.1.1 (Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures):**

Policy 2.6.1.1

~~An application for a development order~~ Require all adjacent development that ~~proposes differs in a~~ use, intensity, height, and/or density ~~that could be found incompatible with the use on the adjacent site shall propose to utilize land use techniques in the form of conditions of approval~~ to mitigate potential incompatibilities ~~characteristics of the proposed use~~. Such techniques shall include but not be limited to:

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

~~policy 2.6.1.3]~~

Implementation Mechanism(s):

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

101. Amendment to **Policy 2.6.1.2 (Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures):**

Policy 2.6.1.2

Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in ~~conformance~~ conjunction with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses. Projects in the UIRA that meet the buffer and screening standards established in the Land Development Code shall not require planned development or Special Approval.

Implementation Mechanism:

- a) Land development regulations consistent with this policy.

102. Amendment to **Policy 2.6.2.1 (Residential Compatibility/Transition):**

Policy 2.6.2.1

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

Implementation Mechanism(s):

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

103. Amendment to **Policy 2.6.2.5 (Residential Compatibility/Transition):**

Policy 2.6.2.5

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

Implementation Mechanism(s):

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

104. Amendment to **Policy 2.6.2.6 (Residential Compatibility/Transition):**

Policy 2.6.2.6

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

Implementation Mechanism:

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

105. Amendment to **Policy 2.6.2.7 (Residential Compatibility/Transition):**

Policy 2.6.2.7

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

Implementation Mechanism:

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

106. Amendment to **Policy 2.6.3.4 (Industrial Compatibility and Performance Measures):**

Policy 2.6.3.4

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

Implementation Mechanism:

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

107. Amendment to **Policy 2.6.5.1 (Quality in Project Design):**

Policy 2.6.5.1

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

Implementation Mechanism(s):

- a) Density or intensity increments that require Special Approval per land use designation policies within Objective 2.2.1~~in future land use categories reserved for~~ may be achieved through the planned unit developments process only, ~~through the special approval process~~.
- b) Limitations on scale of development unless planned unit development is utilized through the special approval process.
- c) Land development regulations developed pursuant to §163.3202, F.S., providing for a planned unit development review process that minimizes the duration of reviews, and the number of discretionary approvals.
- d) Available clustering options for planned unit development projects.
- e) Require planned development zoning to grant special approval for all projects within the MU category, excluding single family homes and related accessory uses on lots of record.

108. Amendment to **Policy 2.6.6.1 (Regional Activity Centers):**

Policy 2.6.6.1

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

Implementation Mechanism(s):

- a) Review of applications for designation of a Regional Activity Center by ~~the~~ Manatee County ~~Planning, Department~~ for compliance with this policy, using the criteria for designation of Regional Activity Centers as established by the Tampa Bay Regional Planning Council.
- b) Coordination between ~~the~~ Manatee County ~~Planning Department~~ and the Tampa Bay Regional Planning Council to ensure that proposed Regional Activity Centers comply with requirements and criteria for designation of Regional Activity Centers.

109. Amendment to **Policy 2.8.1.1 (Incentives):**

Policy 2.8.1.1

Maintain a fast-tracking project review process for any redevelopment project which proposes the change of a zoning district or land use which is non-conforming to the Future Land Use Map, or to the commercial locational criteria. Also, maintain similar procedures for any redevelopment project that is part of any special area within which building code violations are more prevalent, or is part of any area identified as having a

concentrations of substandard housing this fast-tracking process shall be maintained in the County's land development regulations. (See also Obj. 6.1.4)

Implementation Mechanism:

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

110. Amendment to **Policy 2.8.1.2 (Incentives):**

Policy 2.8.1.2

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

111. Amendment to **Policy 2.9.1.1 (Strong Communities):**

~~Policies~~ Policy 2.9.1.1

Minimize the development of residential projects which create isolated neighborhoods.

Implementation Mechanism:

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

112. Amendment to **Policy 2.9.1.2 (Strong Communities):**

Policy 2.9.1.2

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

Implementation Mechanism:

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

113. Amendment to **Policy 2.9.1.3 (Strong Communities):**

Policy 2.9.1.3

Provide vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one neighborhood.

Implementation Mechanism(s):

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

114. Amendment to **Policy 2.9.1.5 (Strong Communities):**

Policy 2.9.1.5

Promote the development of pedestrian friendly designs.

Implementation Mechanism(s):

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

115. Amendment to **Policy 2.9.1.7 (Strong Communities):**

Policy 2.9.1.7

Encourage the development of community spaces, including usable open space and public access to water features.

Implementation Mechanism(s):

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

116. Amendment to **Policy 2.9.1.9 (Strong Communities):**

Policies: 2.9.1.9

Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3)

Implementation Mechanism(s):

- a) ~~Planning Department-County~~ review of site design and coordination with ~~the Parks & Recreation Department, and~~ the School Board.
- b) Appropriate revisions to the Land Development Code by the ~~County~~Planning Department.

117. Amendment to **Policy 2.9.2.4 (Adverse Impact on Communities):**

Policy 2.9.2.4

Require all residential development in areas vulnerable to flooding be consistent with policies under Objectives. 2.3.3 and 4.3.2.

Implementation Mechanism(s):

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

118. Amendment to **Policy 2.9.3.1 (Innovative Community Planning)**:

Policy 2.9.3.1

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

- land uses,
- density and intensity of land uses,
- availability of central services,
- traffic circulation,
- pedestrian and bicycle systems,
- drainage, and
- recreational opportunities.

~~—This program shall include community citizen input.~~

Implementation Mechanism:

- a) ~~Planning Department County~~ actions consistent with implementation of this policy.

119. Amendment to **Policy 2.9.3.2 (Innovative Community Planning)**:

Policy 2.9.3.2

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

Implementation Mechanism(s):

- c) Vacation of the non-conforming plat required if non-conforming to density requirements and proposing to redevelop the site.

120. Amendment to **Policy 2.9.3.3 (Innovative Community Planning)**:

Policy 2.9.3.3

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

Implementation Mechanism(s):

- a) ~~Planning Department County~~ revision to the Land Development Code consistent with this policy.

- b) ~~Building and Development Services Planning~~ Department coordination with the Public Works Department to implement policy.

121. Amendment to **Policy 2.9.3.4 (Innovative Community Planning):**

Policy 2.9.3.4 Allow for the consideration of "neo-traditional" development.

Implementation Mechanism(s):

~~a) Planned unit development required.~~

~~ab) Planning Department County~~ revisions to the Land Development Code consistent with this policy.

122. Amendment to **Policy 2.9.3.5 (Innovative Community Planning):**

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

123. Amendment to **Policy 2.9.3.6 (Innovative Community Planning):**

Policy 2.9.3.6 Require Sstreet design ~~in urban neighborhoods~~ that acknowledges the primacy of the grid system in urban neighborhoods.

124. Amendment to **Policy 2.9.4.1 (Community Image):**

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

Implementation Mechanism:

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

125. Amendment to **Policy 2.9.4.2 (Community Image):**

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

Implementation Mechanism(s):

a) ~~Board of County Commissioners a~~Adoption of Entranceway Plans.

b) ~~Planning Department County~~ revisions to the land development

regulations as appropriate to implement Entranceway Plans.

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

126. Amendment to **Policy 2.9.4.5 (Community Image):**

Policy 2.9.4.5

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

Implementation Mechanism(s):

- a) ~~Building and Development Services~~ ~~Planning~~ Department coordination with Public Works, Parks and Recreation, Natural Resources, Ag & Resources Conservation Departments, Keep Manatee Beautiful, and FDOT to implement this policy.

127. Amendment to **Policy 2.10.1.1 (Commercial Project Design/Location):**

Policy 2.10.1.1

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

Implementation Mechanism:

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

128. Amendment to **Policy 2.10.1.2 (Commercial Project Design/Location):**

Policy 2.10.1.2

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

Implementation Mechanism:

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

129. Amendment to **Policy 2.10.2.1 (Diversity):**

Policy 2.10.2.1

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

Implementation Mechanism(s):

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

130. Amendment to **Policy 2.10.2.2 (Diversity):**

Policy 2.10.2.2

Maintain the following commercial project size thresholds, which may be exceeded only through the special approval process, to ensure that the increased impacts generally associated with larger commercial projects are adequately evaluated and mitigated. Table 2-3 below identifies these maximum gross building square footages, by category of commercial use, not requiring special approval. Development sites in the UIRA shall be exempt from the requirements of this policy, but are subject to the commercial size limitations established in the Future Land Use Category policies.

131. Amendment to **Policy 2.10.2.4 (Diversity):**

Policy 2.10.2.4

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

Implementation Mechanism(s):

- a) Land Development Regulations developed pursuant to §163.3202, F.S. to ensure compliance with this policy.
- b) Manatee County ~~Planning Department~~ review of proposed projects for compliance with this policy.

132. Amendment to **Objective 2.10.3, Required Access:**

Objective 2.10.3

Required Access to Commercial Uses: Adequate, safe and appropriate access to new commercial uses approved following plan adoption.

133. Amendment to **Policy 2.10.3.3 (Required Access):**

Policy 2.10.3.3

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

Implementation Mechanism(s):

- a) Manatee County ~~Planning Department~~ review of proposed development orders for commercial uses for compliance with this policy.

134. Amendment to **Policy 2.10.4.2 (Locational Criteria and Development Standards):**

Policy 2.10.4.2

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

- locations designated as Retail/Office/~~Residential~~ or Low Intensity Office (OL), Medium Intensity Office (OM) or Mixed Use (MU) or within the MU-C Mixed Use Community and its Sub Areas ~~which are inconsistent with commercial locational criteria~~ [see 2.2.1.16.4(b) and 2.2.1.17.4(e)].

135. Amendment to **Policy 2.10.4.4 (Locational Criteria and Development Standards):**

Policy 2.10.4.4

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

Implementation Mechanism(s):

- a) Manatee County ~~Planning Department~~ review of proposed site design and layout for commercial uses for compliance with this policy.

136. Amendment to **Objective 2.13.1, Compatibility Requirements:**

Objective 2.13.1 **Compatibility Requirements:** ~~—Ensure~~ Provide for Ccom-patibility of ~~Adjacent~~ proposed Uuses ~~W~~with ~~adjacent~~ Eexisting and ~~P~~proposed Sschools.

137. Amendment to **Policy 2.13.2.3 (School Locational Criteria):**

Policy 2.13.2.3 Coordinate with the School Board on large residential project reviews to consider school site dedication to meet new and future educational demands.

Implementation Mechanism(s):

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

138. Addition of new **Goal 2.14** and associated objective and policies (text moved from Section D of the Introduction Chapter of the Comprehensive Plan):

GOAL 2.14 Establish specific area policies to minimize the impact of certain developments on the community.

Objective 2.14.1 Establish specific policies restricting the location and intensity of certain developments in order to preserve and protect neighborhoods from encroachment by incompatible uses and intensities, ensure adequate provision of infrastructure, and other reasons the Board of County Commissioners may decide warrant a specific area policy.

Policy 2.14.1.1 D.5.1/Ordinance 08-06(PA-08-06). The 19.3± acre property located northwest of the intersection of U.S. 301 and Buckeye Road and designated Retail/Office/ Residential (ROR) on the future Land Use Map pursuant to Manatee County Ordinance No. 08-06 and Comprehensive Plan Amendment No. PA-08-06 shall be limited to any combination of permitted uses which collectively generate cumulative transportation impacts on the Major Thoroughfare System no greater than those generated by a project comprised of 160,000 square feet of commercial retail uses. The foregoing notwithstanding, for the first five (5) years after adoption of Manatee County Ordinance No. 08-06 and Comprehensive Plan Amendment No. PA-08-06, said property shall be further limited to any combination of permitted uses which collectively generate cumulative transportation impacts on the Major thoroughfare system no greater than those generated by a project comprised of the maximum development identified by the Urban Fringe-3 (UF-3) Future Land Use Map category (the previous Future Land Use Map category

for the property).”

Policy 2.14.1.2

D.5.2/Ordinance 08-07(PA-08-05). The 740± acre property which includes:

(a) 732± acres which have been designated Mixed Use (MU) on the Future Land Use Map pursuant to Manatee County Ordinance No. 08-07 and Comprehensive Plan Amendment No. PA-08-05, and

(b) 8± acres located between U.S. 301 and the Seaboard Airline Railroad Right-of-way which have been designated Public/Semi-Public (P/SP-1) on the Future Land Use Map shall be subject to the following:

I. Trip Limitations. The project shall be limited to any combination of permitted uses which collectively generate cumulative transportation impacts on the Major Thoroughfare System no greater than those generated by a project comprised of 3,200 residential dwelling units (of varied types, 900,000 square feet of commercial retail uses, 375,000 square feet of office uses, and 300,000 square feet of light industrial and warehouse uses.

II. Land Use Requirements.

1. The light industrial and warehouse uses component of the project shall not be less than 300,000 square feet.

2. The residential use component of the project shall be limited to 2,300 residential dwelling units until 25% of the non-residential use component has commenced.

3. The residential use component of the project shall not exceed 3,200 residential dwelling units.

III. Five-Year Trip Cap. The foregoing subparagraphs (1) and (2) notwithstanding, until December 31, 2013, said property shall be further limited to any combination of permitted uses which collectively generate cumulative transportation impacts on the Major Thoroughfare System no greater than those generated by a project comprised of the maximum development identified by the Urban Fringe-3 (UF-3) Future Land Use Map category (the previous Future Land Use Map category for the property) (a total of 1,731 p.m. peak hour trips).

IV. Land Use Form.

1. The project shall consist of mixed use and neo-traditional development as such terms are defined in this Comprehensive Plan.

2. Phasing and mixing of land uses to achieve the above shall be addressed with project approval.

Policy 2.14.1.3

D.5.3/Ordinance 09-06 (PA-09-04). The 208.15± acre property located on the west side of County Route (CR) 39 at the manatee-Hillsborough County

line and designated as P/SP(1) Public/Semi Public (1) on the Future Land Use Map, pursuant to Manatee County Ordinance No. 09-06 and Comprehensive Plan Amendment No. PA-09-04, shall be limited to the declared use of a Class III, geosynthetically-lined landfill and recycling facility with accessory uses such as office, scale house, and equipment storage. This landfill shall accommodate only yard waste, construction and demolition debris, processed tires, asbestos, carpet, cardboard, paper, glass, plastic, furniture other than appliances, or other materials approved by the Florida Department of Environmental Protection that are not expected to produce leachate which poses a threat to public health or the environment. No putrescibles or household garbage shall be delivered to or deposited in the landfill at this site. This property shall be subject to the following:

1. Landfill Liner System Requirements. The landfill shall include a liner system that is consistent with applicable Florida Department of Environmental Protection rules in Chapter 62-701, F.A.C., as may be amended by the agency from time to time.
2. Hydrology. The hydrology of downstream surface waters shall be maintained by matching pre-development discharge flows.
3. Surface Water and Groundwater Monitoring. The landfill operator shall establish a surface and groundwater quality monitoring program performed in accordance with applicable Florida Department of Environmental protection rules in Chapter 62-701, F.A.C., as may be amended by the agency from time to time.
4. Stormwater Management. The landfill operator shall design and construct all necessary stormwater management facilities in compliance with applicable Florida Department of Environmental Protection and SWFWMD rules in Chapters 62-701 and 40D-4, F.A.C., respectively, as may be amended by the agency from time to time to include consideration of water quality, habitat function, receiving waters, adjacent property(s), conservation of fish and wildlife, and wetlands.
5. Dust, Wind Blown Debris, Odor, and Bird Controls. The landfill operator shall design, construct, operate, and maintain all dust, wind-blown debris, odor, and bird controls required and in compliance with applicable Florida Department of Environmental Protection rules in Chapter 62-701, F.A.C., as may be amended by the agency from time to time.
6. Buffers, Setbacks, and Siting. The landfill operator shall design, construct, and maintain all required and established buffers, setbacks, and landfill siting requirement in compliance with applicable Florida Department of Environmental Protection rules in Chapter 62-701, F.A.C., as may be amended by the agency from time to time.
7. Notwithstanding, the specificity of the foregoing, the above specific property development conditions shall be considered as minimal

requirements and there may be additional stipulations approved applicable to this property as part of rezoning to the Planned Development Public Interest (PDPI) Zone District and companion Preliminary Site Plan subject to the approval of the Board of County Commissioners.

Policy 2.14.1.4

D.5.4/Ordinance 09-31(PA-09-08). The property located on the west side of US 41 at 11551 and 11805 S 41 North and designated as P/SP(1) Public/Semi Public(1) on the Future Land Use Map, pursuant to Manatee County Ordinance No.09-31 and Comprehensive Plan Amendment No. PA09-08, shall be limited to an electricity generating facility using only biomass fuels, and solar energy retaining the light industrial uses as provided for in the former IL Industrial-Light Future Land Use Category applicable to this site. The electric power generating facility shall not be fired by coal or petroleum products. This property, if developed as an electric power generating facility using biomass fuels and solar energy, shall be subject to the following:

1. Storm water Management. All necessary storm water management facilities shall be designed and constructed in compliance with all State, Water Management District, and County laws, codes, and standards and requirements.
2. Hydrology. The hydrology of downstream surface waters shall be maintained by matching predevelopment discharge flows.
3. Flooding. All new development within the limits of the one hundred year floodplain and all areas seaward of the five foot mean seal level topographic contour shall meet the requirements and standards of the Comprehensive Plan and Land Development Code. Special consideration and design shall be given to flood proofing required for hurricane storm water surges that may impact this site.
4. Wetlands. Wetlands shall be preserved and protected to enhance their functions of water quality improvement, water as a renewable resource, recreational value, and beneficial use to man, birds, and animals. Performance of this stipulation shall be in compliance with all applicable State and County laws, codes, standards and requirements.
5. Habitat and wildlife protection. An appropriate amount of land and water shall be set aside to protect habitat and provide habitat for both plant and animal species. Such land or water may include wetlands and required buffers and storm water management facilities. Performance of this stipulation shall in accordance with all applicable State and County laws, codes, standards and requirements.
6. Air Quality. All necessary air quality controls for dust, wind-blown debris, and odors shall be designed, constructed, and operated in compliance with all State and County laws, codes, and standards and requirements.

7. Buffers, landscaping, and Screening. Adequate buffers, landscaping, and screening shall be required to protect enhance the community environmental, economic, and aesthetic quality.
8. Solid Waste. Temporary on-site storage, including separate storage of all hazardous wastes in suitable containers, shall be provided and arrangements shall be made for licensed haulers to transport all wastes generated to appropriate process or disposal sites.
9. Adverse impact performance. The electric power generating facility shall be conducted in a manner that complies fully with all applicable State and County laws, codes, standards and requirements.
10. Notwithstanding, the specificity of the foregoing, the above specific property development conditions shall be considered as a minimal requirements and there may be additional stipulations approved applicable to this property as part of the rezoning to Planned Development District and approval of the general development plan, preliminary site plan and final site plan, as applicable.

Policy 2.14.1.5

D.5.5/Ordinance 09-12 (PA-09-05). The 558+ acre property identified as the Northwest Quadrant and designated MU-C on the Future Land Use Map pursuant to Manatee County Ordinance No. 09-12 shall be limited to the following maximum development totals:

* 559,504 sf of Retail*

* 527,004 sf of Office*

* 408 Single Family Detached Residential Units**

* 192 Single Family attached Residential Units**

* 484 Multi-Family Units**

* Retail or Office square footage may be exchanged for Industrial square footage provided that the infrastructure impacts are not increased from those which would be generated by the above maximum numbers.

**Residential unit types may be exchanged up to a maximum of 20% for each unit type.

Land Use Form.

1. The project shall consist of mixed use and neo-traditional development as such terms are defined in this Comprehensive Plan.
2. Phasing and mixing of land uses to achieve the above shall be addressed with project approval.

Policy 2.14.1.6

D.5.6/Ordinance 09-12 (PA-09-06). The 6,595+ acre property identified as the Northeast Quadrant and designated MU-C on the Future Land Use Map Pursuant to Manatee County Ordinance No. 09-12 shall be limited to the following maximum development totals:

- * 2,865,584 sf of Retail
- * 2,280,584 sf of Office
- * 5,559,454 sf of Industrial
- * 5,203 Single Family Detached Residential Units**
- * 2,541 Single Family Attached Residential Units**
- * 3,228 Multi-Family Units

The property shall contain a minimum of 833,918 square feet of industrial development.

Land Use Form.

1. The project shall consist of mixed use and neo-traditional development as such terms are defined in this Comprehensive Plan.
2. Phasing and mixing of land uses to achieve the above shall be addressed with project approval.

The residential use component of the project shall be limited to i) 2,000 dwelling units until 100,000 square feet of retail plus 100,000 square feet of either office or industrial has commenced, ii) 4,000 dwelling units until 200,000 square feet of retail plus 200,000 square feet of either office or industrial has commenced, and iii) 5,000 dwelling units until 500,000 square feet of non-residential has commenced. The Board of County commissioners may allow an exception to this requirement in order to implement other provisions of the Comprehensive Plan, such as the ability to construct workforce or affordable housing, through the granting of a special approval by Resolution.

**Residential unit types may be exchanged up to a maximum of 20% for each unit type.

Policy 2.14.1.7

D.5.7/Ordinance 10-01 (PA-10-01). The 1,420± acre property identified as the Crossroads at SW Manatee and designated MU-C on the Future Land Use Map pursuant to Manatee County Ordinance No. PA-10-01 shall be limited to the following maximum development totals:

- ° 8,600 Residential Units
- ° 3,839,814 square feet

Non-Residential Land Use Form

1. The project shall consist of mixed use and neo-traditional development as such terms are defined in this Comprehensive Plan.
2. Phasing and mixing of land uses to achieve the above shall be addressed with project approval.
3. Notwithstanding the maximum residential density contained in Policy 2.2.1.28.2 of this Plan, a maximum of 36 residential dwelling units per

gross acre (maximum 40 residential dwelling units per net acre) may be allowed in the AC-1 subarea of the site, pursuant to special approval. This density may be reduced at the discretion of the Board of County Commissioners due to site constraints, compatibility with surrounding uses and other factors. In no case shall the total number of residential units exceed the density limitation of 8600 dwelling units for this property.

Policy 2.14.1.8 D.5.8/Ordinance 10-19 (Stank PA-10-19). The 67.37± acre property identified as the Stank Plan Amendment and designated MU on the Future Land Use Map pursuant to Manatee County Ordinance 10-19 shall be limited to any combination of permitted uses which collectively generate cumulative transportation impacts on the Major Thoroughfare System no greater than 1,064 net external pm peak hour trips for the five year period following adoption of the amendment.

Policy 2.14.1.9 D.5.9/Ordinance 10-11 (Parrish Lakes PA-10-11)

1. The 1,155 ± acre property which includes:

- (a) 1,132 ± acres which have been designated Mixed Use (MU) on the Future Land Use Map pursuant to Manatee County Ordinance No. 10-11 and Comprehensive Plan Amendment No. PA-10-11, and
- (b) 23 ± acres of a Florida Power and Light easement that runs north-south between Moccasin Wallow Road and Erie Road that have been designated Public/Semi-Public (P/SP-1) on the Future Land Use Map;

Shall be subject to the following:

(1) Land Use

- a. Non-residential (office and commercial) uses shall be limited to a maximum of 750,000 square feet and residential to a maximum of 3,465 units.
- b. In no event shall the mix of uses generate impacts for transportation, solid waste disposal, potable water and sanitary sewer, mass transit, drainage, and parks and recreation above and beyond those impacts generated by 3,300 residential units and 550,000 square feet of non-residential square footage.
- c. The project shall consist of a mix of at least 2 uses (residential, commercial, office) and may include neo-traditional development as such terms are defined in this Comprehensive Plan. One of the uses must be residential.
- d. Phasing and mixing of land uses to achieve the above shall be addressed with project approval.

(2) Maximum Development Potential for First Five Years. The

foregoing paragraph (1, Land Use) notwithstanding, until December 31, 2015 said property shall be further limited to 250,000 square feet of commercial and 900 single-family units and 600 multi-family residential units in order to maintain an acceptable level of service on the existing roadway network.

Policy 2.14.1.10

D.5.10/Ordinance 10-09 (U.S. Funding Group, LLC PA-10-09). The property located west of the CSX railroad right-of-way and designated as "IL" in Manatee County Ordinance 89-01 and Plan Amendment PA-10-09, shall be subject to the following conditions:

1. Due to the property's location within the Coastal High Hazard Area and within 500 feet of the Terra Ceia Aquatic Preserve, the following restrictions on uses otherwise permitted under the IL category shall apply:
 - a. The property shall be subject to Policy 4.3.1.4 restrictions on hazard wastes and shall not be exempt based on its close proximity to Port Manatee.
 - b. Vehicle or equipment repair shops shall be prohibited.
 - c. Privately operated airports or heliports shall be prohibited.
 - d. Except as may be necessary to accommodate stormwater outfalls, or as part of an approved wetland or wetland buffer restoration plan, and excepting an area as may be required to provide needed access to the southern portion of the property and as is otherwise consistent with the Comprehensive Plan, there shall be no dredging or filling:
 - i. within any areas comprising the Terra Ceia Aquatic Preserve;
 - ii. within coastal wetlands or wetland areas adjacent to the Terra Ceia Aquatic Preserve, or
 - iii. within 50 feet of any areas comprising the Terra Ceia Aquatic Preserve, coastal wetlands, or wetland areas adjacent to the Terra Ceia Aquatic Preserve.
 - e. No public infrastructure shall be located within the property.
2. Areas consisting of jurisdictional wetlands shall not be counted toward the developable Floor Area Ratio.
3. The development on the overall site shall not exceed 1,080,000 square feet.
4. Upon the effective date of this Plan Amendment, the current approved site plans for residential development shall no longer be valid.
5. The property shall be eligible to be rezoned to the PDEZ or PD-I zoning district consistent with the IL designation and the restrictions herein notwithstanding, the specificity of the foregoing, the above specific property development conditions shall be considered as minimal

requirements and there may be additional stipulations approved applicable to this property as part of the rezoning to a Planned Development Zone District and approval of a General Development Plan, Preliminary Site Plan, and Final Site Plan, as applicable.

Policy 2.14.1.11

D.5.11/Ordinance 10-12 (FP& L – PA-10-12). The 2,532± acre property located on the north side of S.R. 62, approximately one mile east of US 301, west of the existing FP&L power plant and approximately one half mile south of the Hillsborough County line, at 19050 S.R. 62, Parrish and designated as P/SP(1) Public/Semi Public(1) on the Future Land Use Map, pursuant to Manatee County Ordinance No 10-12 and Comprehensive Plan Amendment No. PA-10-12 shall be for the commercial production of electric current generated by various renewable energy technologies including but not limited to solar energy which is generated for the purpose of the distribution to off-site users. The electric power generating facility fuel source shall not be coal or petroleum based products.

Policy 2.14.1.12

D.5.12/Ordinance 10-04 (Beverly Financial PA-10-04)

1. The 317± acre property identified as Beverly Financial and designated MU on the Future Land Use Map pursuant to Manatee County Ordinance No. 10-04 shall require the following:

I. Land Use Requirements:

1. Development totals shall be limited to a maximum of:

- i. 836,352 square feet of commercial/office/retail
- ii. 1,500,000 square feet of industrial
- iii. 945 residential dwelling units

II. Maximum Development Potential for First Five Years. The foregoing paragraph (I) notwithstanding, until October 5, 2015 said property shall be further limited to 30,000 square feet of commercial and 330 residential units in order to maintain an acceptable level of service on the existing roadway network.

III. Land Use Form

- 1. The project shall consist of mixed use and neo-traditional development as such terms are defined in this Comprehensive Plan.
- 2. Phasing and mixing of land uses to achieve the above shall be addressed with project approval.

Policy 2.14.1.13

D.5.13/Ordinance 10-17 (City of Bradenton PA-10-17). The 157.1± acre property located on the west side of the Evers Reservoir, east of Lockwood Ridge Road, and north of Honore Avenue, Bradenton, and designated as P/SP(1) Public/Semi Public(1) on the Future Land Use Map, pursuant to Manatee County Ordinance No 10-17 and Comprehensive Plan Amendment No. PA-10-17 shall be limited to an off-line water reservoir.

Policy 2.14.1.14

D.5.14/Ordinance No. 10-43 (North County Transportation Maintenance PA-10-26). The property located on Erie Road 1,200 ± feet northeast of intersection of Martha Road and Erie Road and designated as P/SP (1) Public/Semi Public (1) on the words on the Future Land Use Map pursuant to Manatee County Ordinance No. 10-43 and Comprehensive Plan Amendment PA-10-26 shall be limited to a County-owned highway and roadway maintenance facility, a parks and recreation maintenance site and a well site operated by the Southwest Florida Water Management District (SWFWMD).

139. Amendment to the **Future Land Use Map Series (replace Map H, Urban Core Area):**

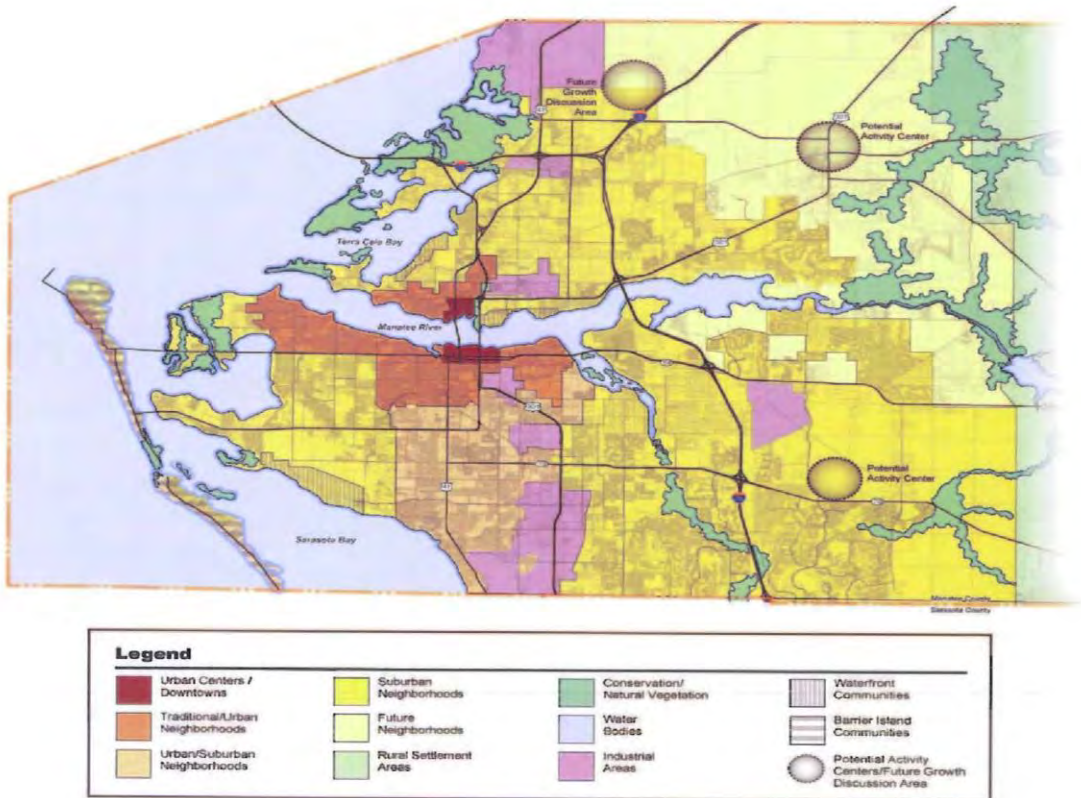
Delete:



Add:



140. Amendment to the **Future Land Use Map Series** (move **Map L, Character Vision Graphic** from LUOP):

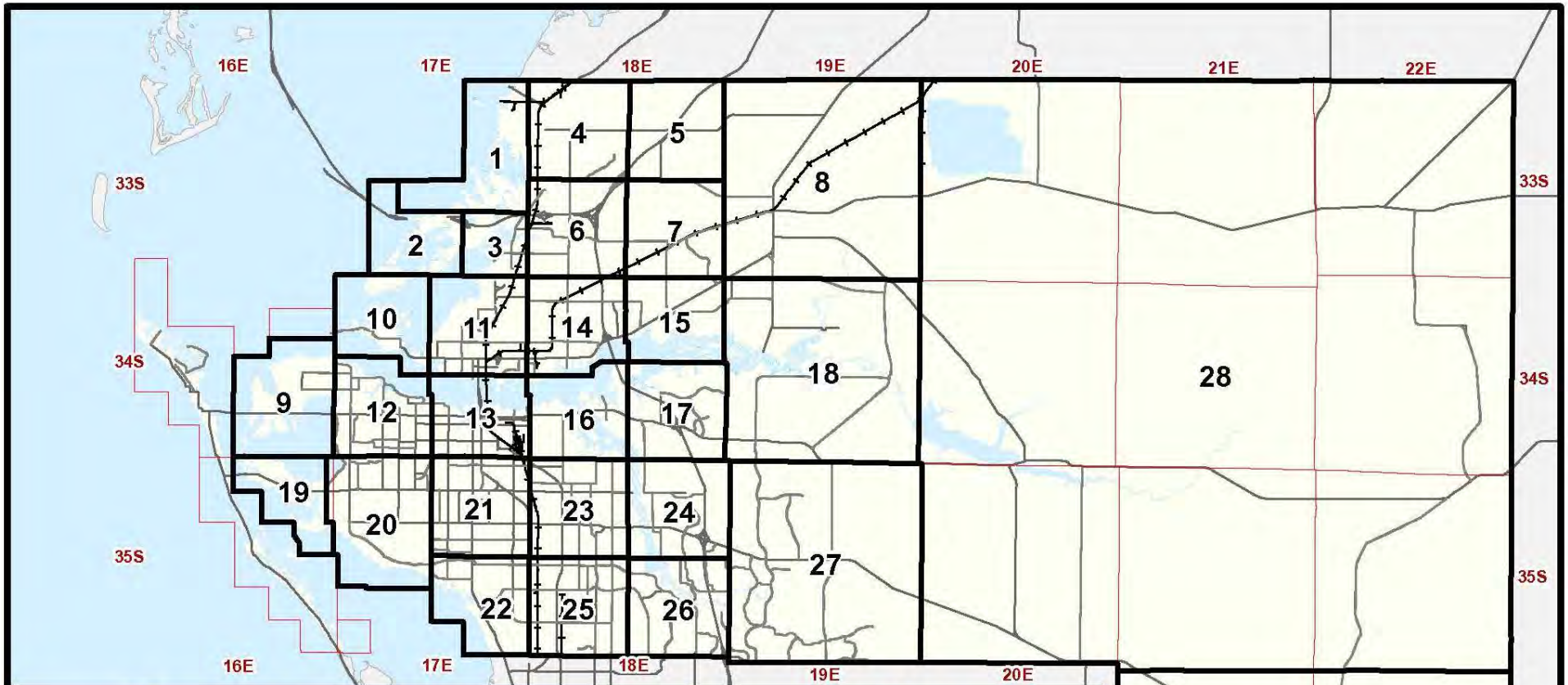


Character Vision Graphic

Supplement # 13

141. Amendment to the **Future Land Use Map Series** (updating Legend and Maps 4, 7, 8, 14, 20, 20a, 25, and 26 to reflect the new location of LUOP Section D.5):

[CONTINUES ON NEXT PAGE]



Manatee County Comprehensive Plan Future Land Use Map Series

Pages
1-29 Future Land Use Maps

Additional Maps:

- A. Wetlands
- B. Soils
- C. Potable Wells
- D. Regional Spoil Disposal Site
- E. Coastal Storm Vulnerability Area Overlay
- F. Coastal Evacuation Area Overlay

G. Urban Infill and Redevelopment Area

- H. Urban Core
- I. Transportation Concurrency Exception Area
- J. Transportation Concurrency Exception Area

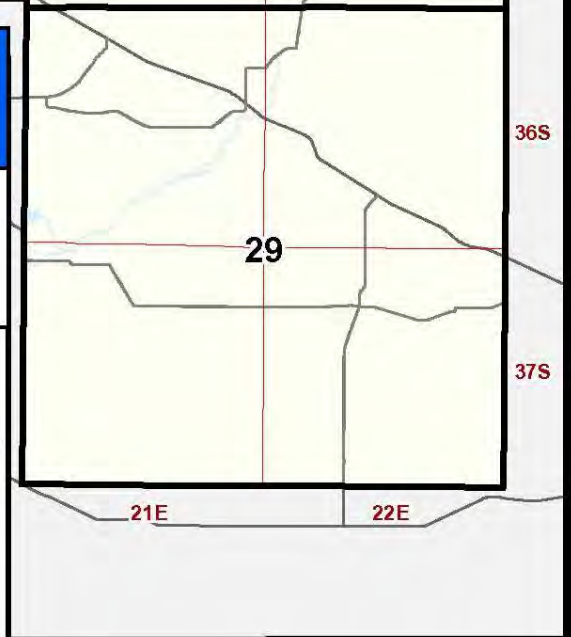
K. Urban Service Area

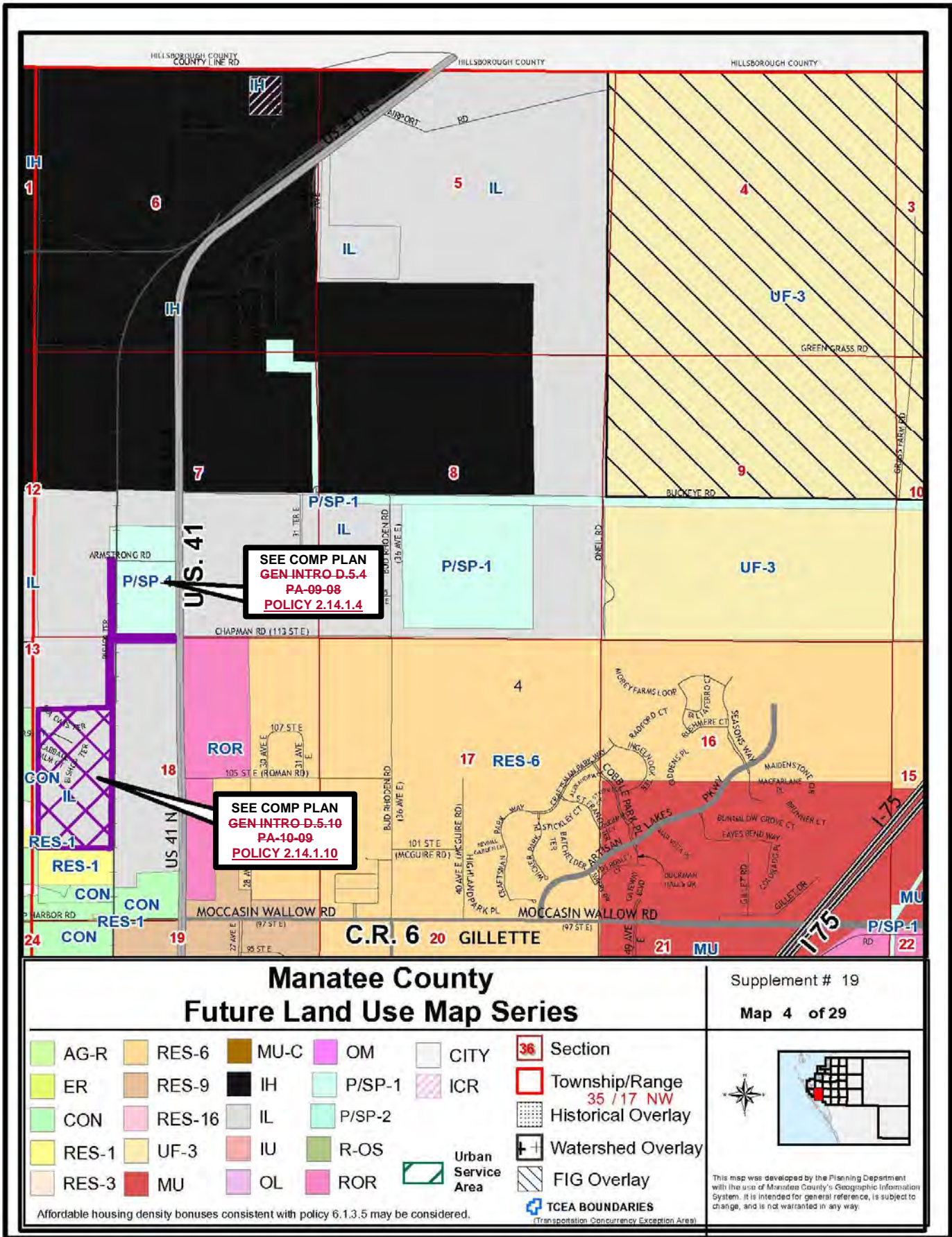
L. Character Vision Graphic

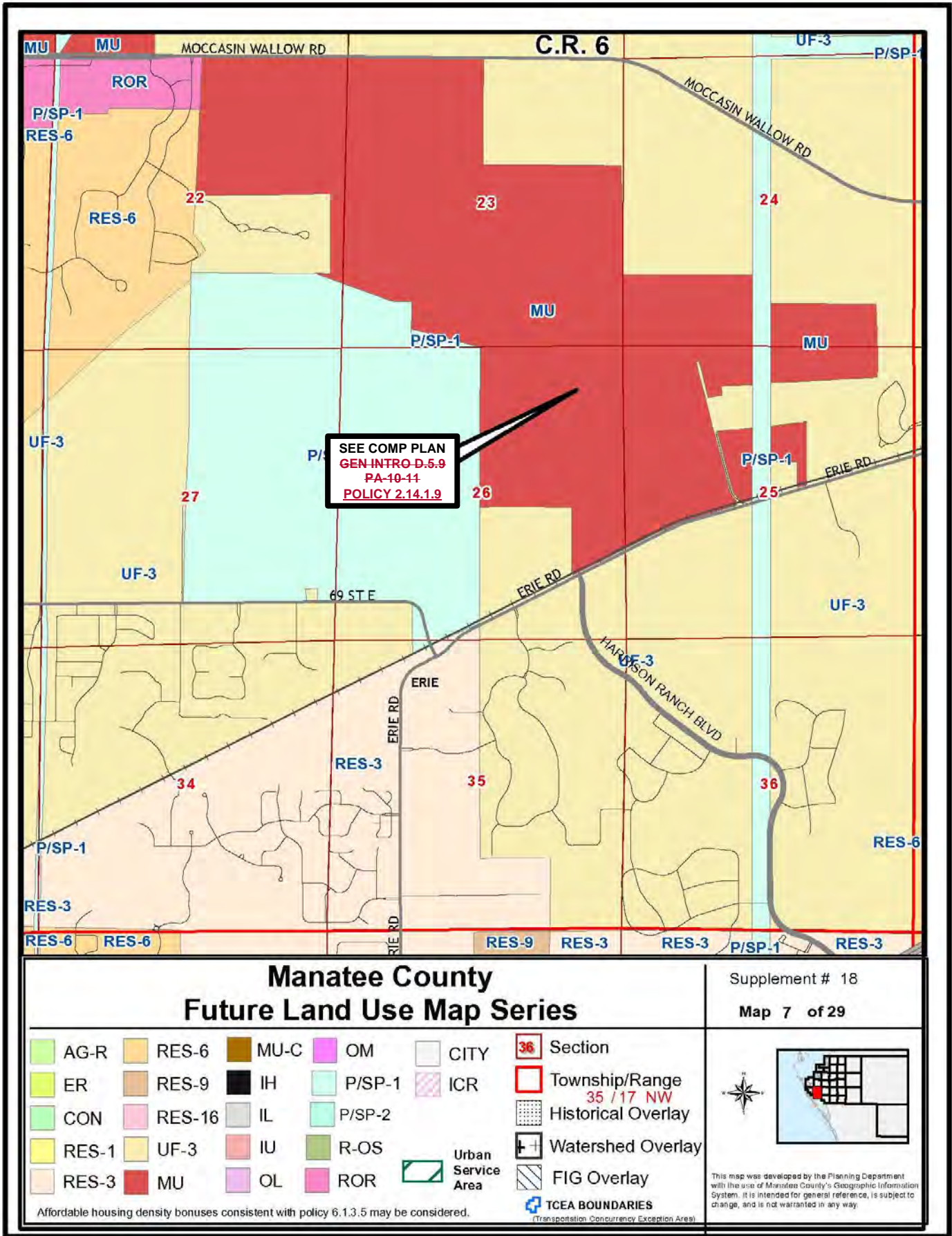
Comprehensive Plan
Manatee County, FL

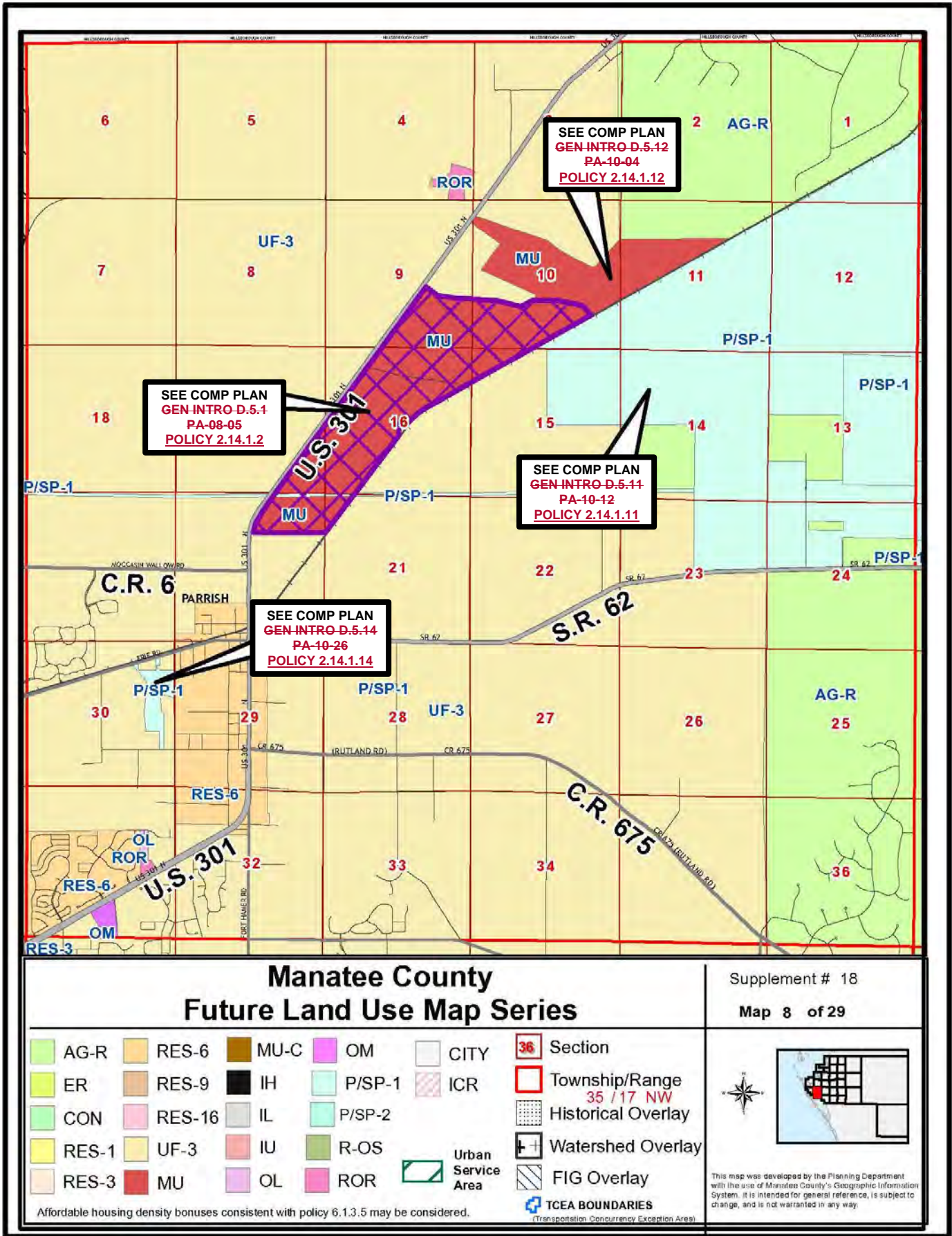


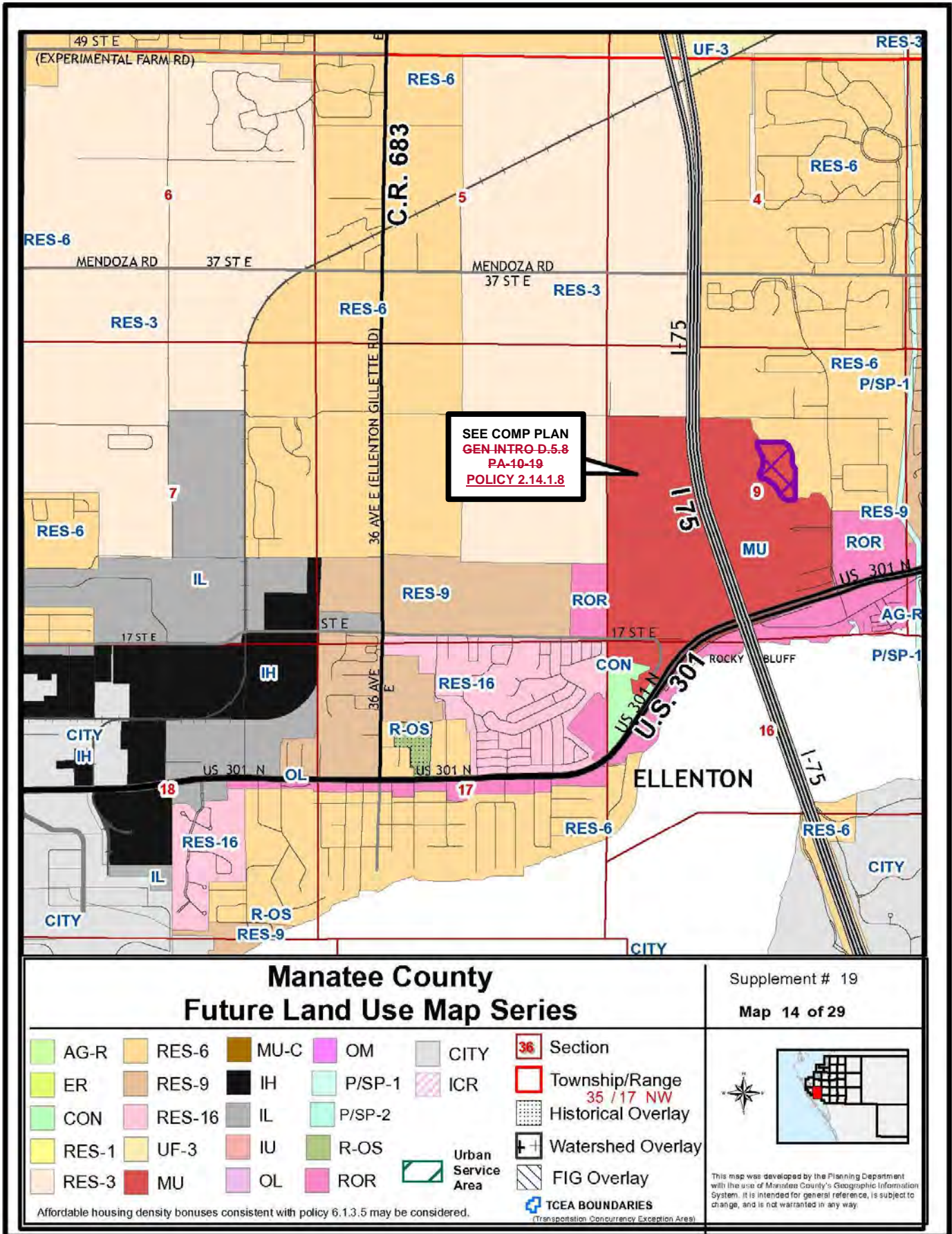
This map was developed by the Manatee County Geographic Information Systems Division. It is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

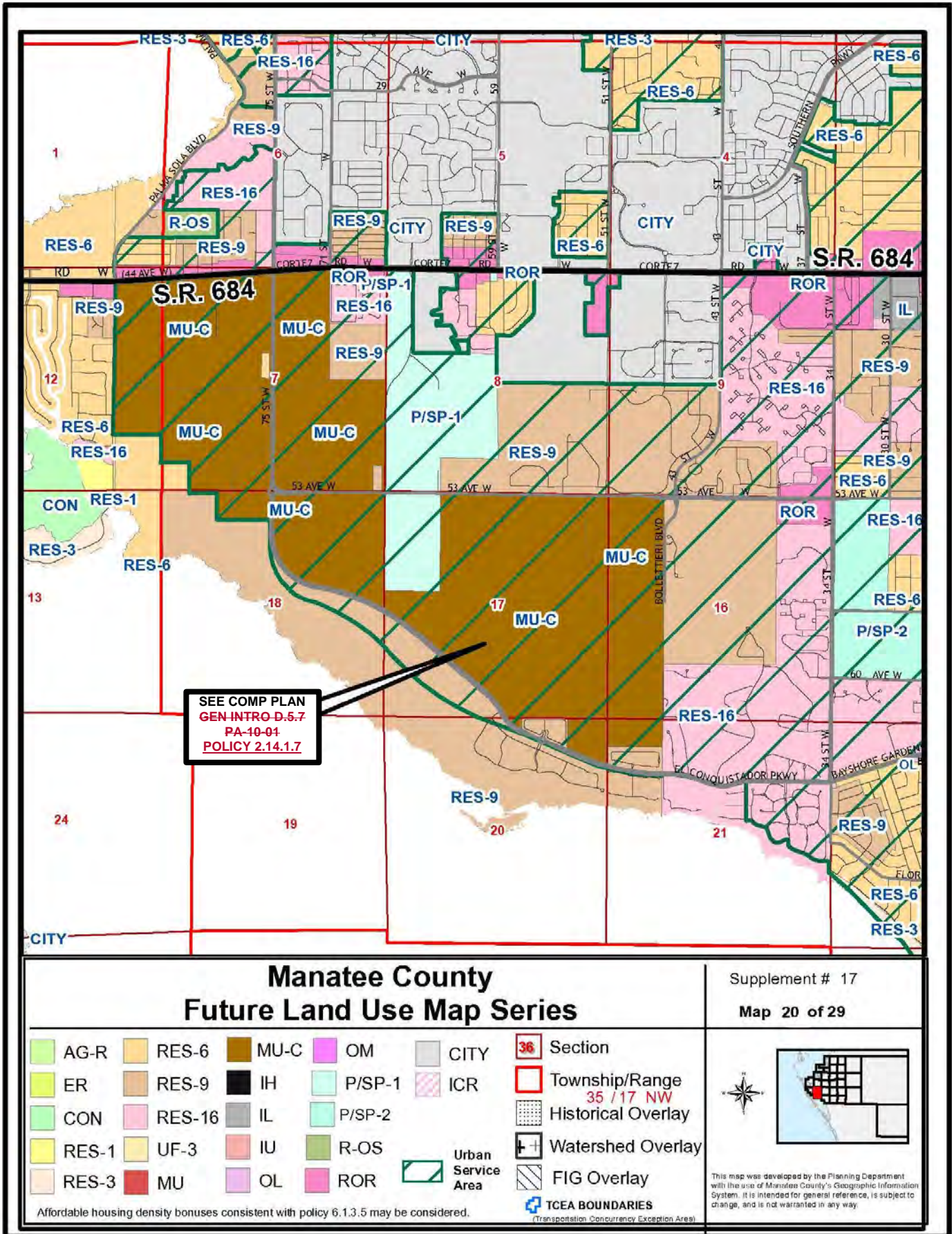


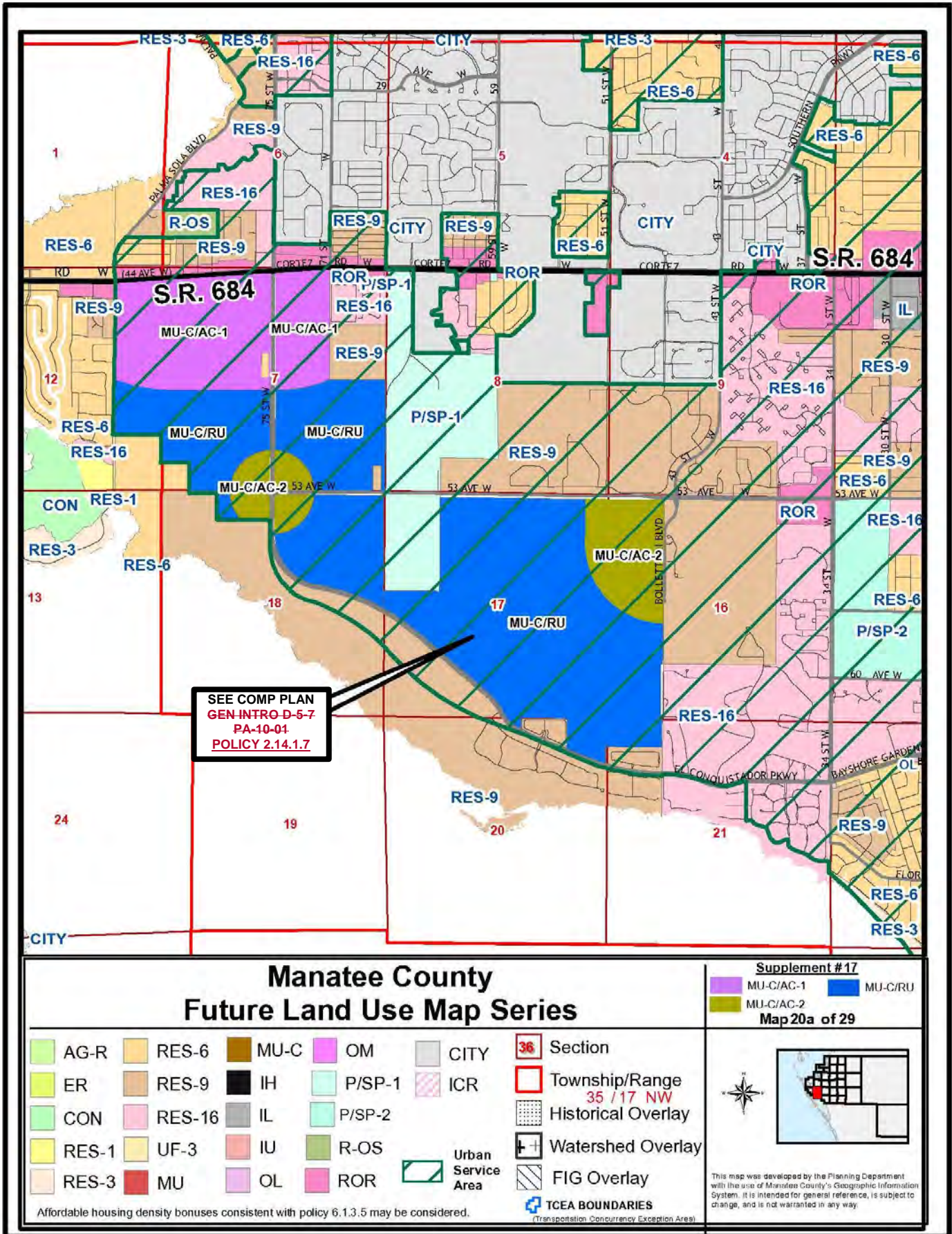


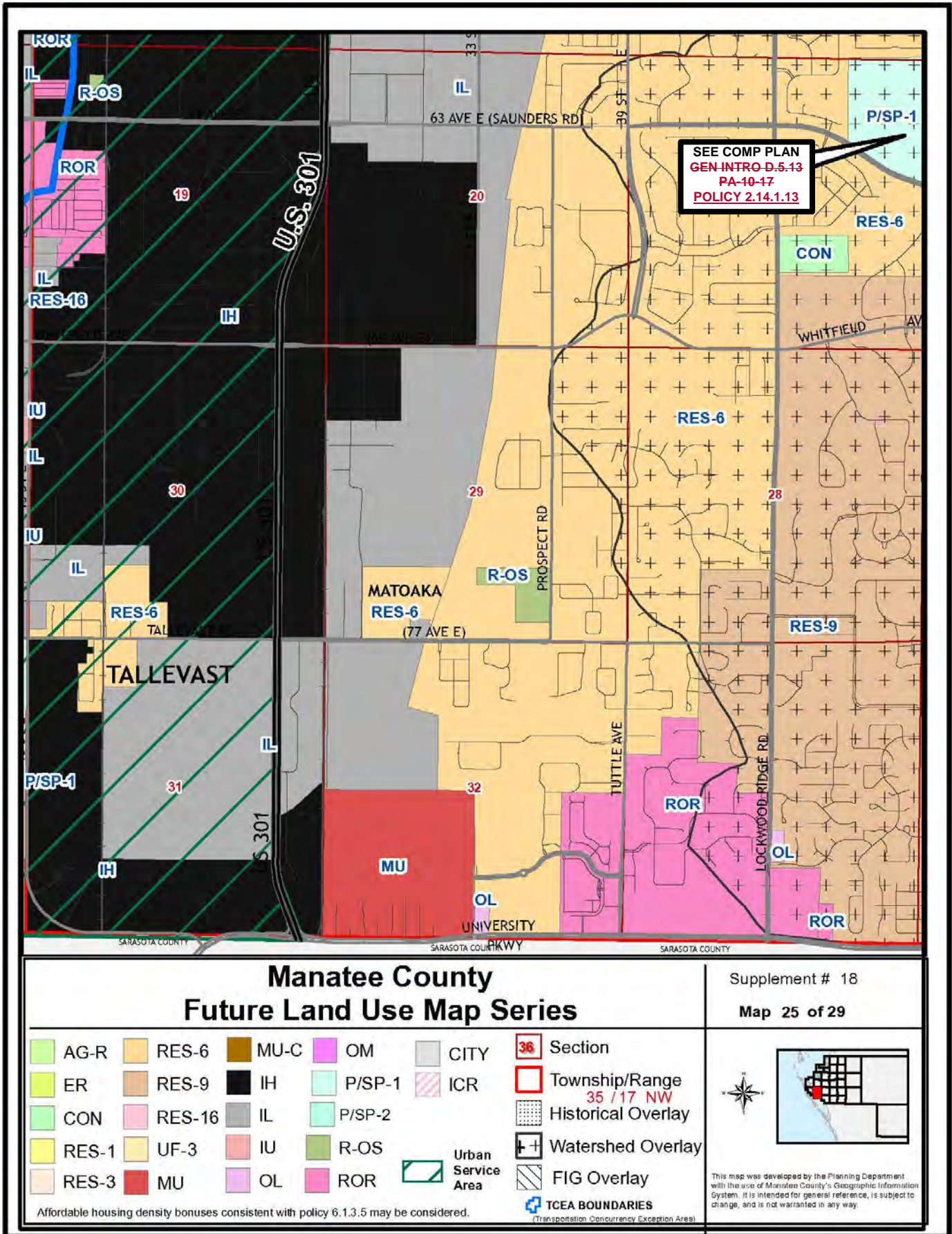


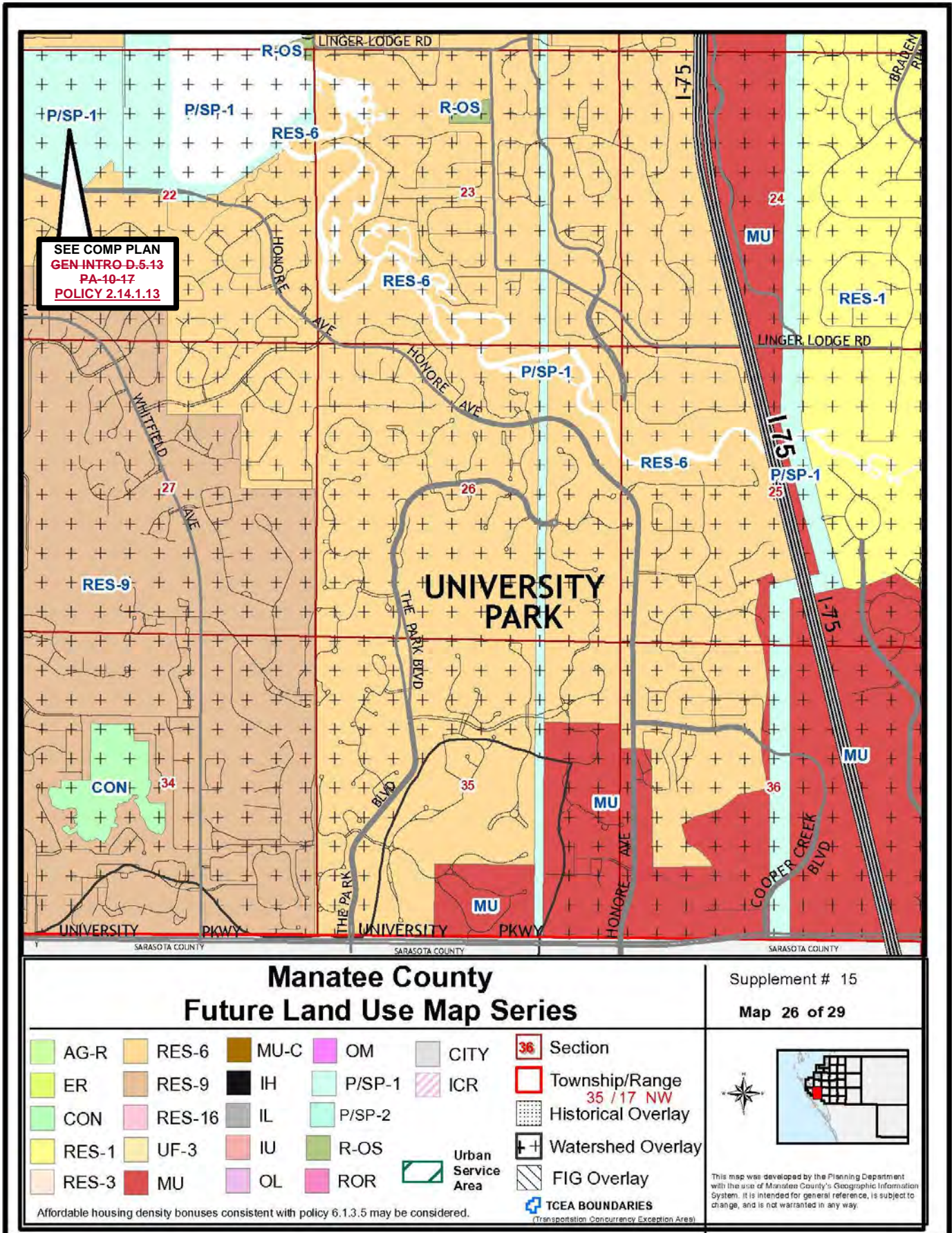












COMPREHENSIVE PLAN
COUNTYWIDE AMENDMENTS
LAND USE OPERATIVE PROVISIONS

1. Deletion of Section A, Using the Future Land Use Map Series.

~~A. Using The Future Land Use Map (Series)~~

~~1) Boundary Interpretation~~

~~When utilizing the Future Land Use Map (Series) for determining the designation of a specific parcel of land or water, the following rules shall be used for determining the location of any boundary on the Future Land Use Map:~~

~~a) any boundaries for categories on the Future Land Use Map which cannot be determined as being located along a logical natural or man-made boundary through the use of the 1":1000' map series referenced in Policy 2.2.3.2 above shall generally be considered, and shall be located pursuant to an administrative determination by the Manatee County Planning Department, to coincide with the natural or man-made feature or boundary located proximate to the boundary shown on the Future Land Use Map. Such boundaries may include, but not limited to, rivers, streams, property boundaries, zoning lines, section lines, roadways and railroads.~~

~~b) Where there is a lack of agreement between the Manatee County Planning Department and any property owner (or authorized representative thereof) regarding an administrative determination made pursuant to (a) above, a property owner may elect to file a written request to the Planning Department for a final determination by the Board of County Commissioners. Any such written request shall be processed so as to receive final BOCC action within thirty (30) days of receipt of the written request by the Planning Department. Any final determination made by the Board of County Commissioners shall not be subject to additional interpretation or change unless through the Plan Amendment process.~~

~~2) Corrections of Mapping Errors~~

~~Where a designation on the Future Land Use Map has been erroneously labeled or located, or erroneously printed, and records at the Planning Department, or Board 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, but shall be transmitted to the State Land Planning Agency at the submittal date of any adopted Comprehensive Plan amendments.~~

~~3) Multiple Future Land Use Categories or Multiple Uses on a Project~~

~~Where a single project contains property designated under more than one future land use category, or overlay district, and/or contains multiple land uses, issuance of a development order consistent with policies 2.2.1.2, 2.2.1.3, and 2.3.1.1, shall occur only if:~~

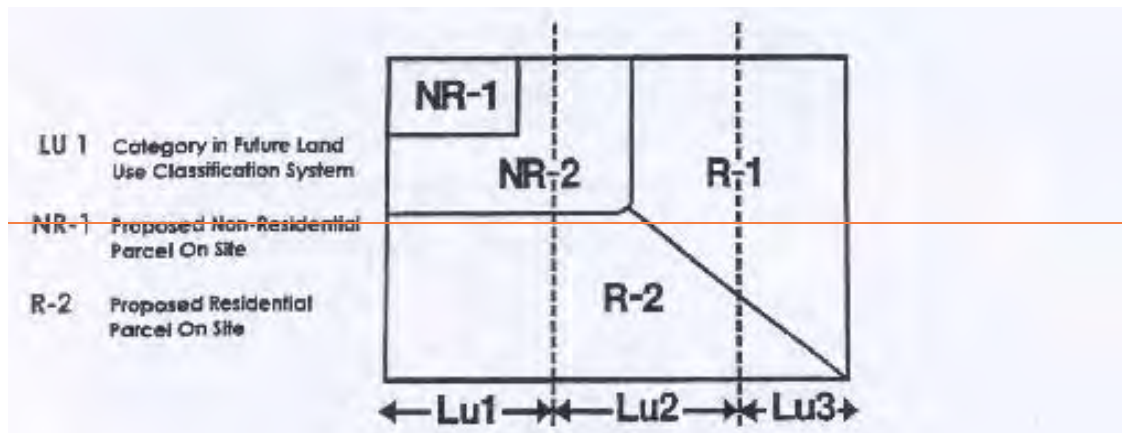
~~a) **For Non-special Approval Projects:** Compliance with maximum gross density and maximum net density, or with the applicable maximum Floor Area Ratio, within each portion of the project site designated under a single future land use category is achieved (i.e., the single project is reviewed for density/intensity compliance as if constituting two or more sub-projects,~~

with each sub-project containing only one future land use category). Planned unit development projects, submitted under the special approval process, as defined herein, are exempted from compliance with this requirement.

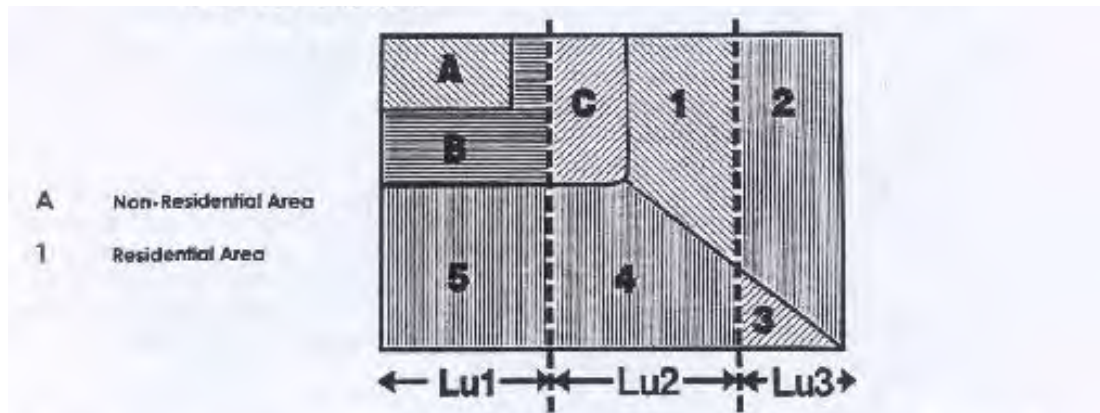
- b) ~~for Special Approval Projects:~~ Project development parameters are determined to be consistent with the future land use categories on the project site using the review procedure described below. This review procedure is illustrated by way of the following example of a project containing multiple uses on a site designated under multiple land use categories.

PROJECT REVIEW

ILLUSTRATED ON THE FOLLOWING PAGE



STEP 1: Define "Areas" containing Only One Use And Only One Future Land Use Category



STEP 2: Determine Gross Nonresidential Acreage Or Gross Residential Acreage of Each "Area"

- (i) Utilizing "areas" defined in STEP 1 above, and utilizing the definitions of "gross residential acreage" and "gross nonresidential acreage", determine the gross residential acreage for each "area" proposed for residential uses, and determine gross non residential acreage for each "area" proposed for nonresidential use.

STEP 3: Determine the Project's Overall Consistency with Gross Density or Intensity Limits Associated with Each Future Land Use Category.

- i) For each of the eight "areas" defined in STEP 1, and for which gross

~~residential/nonresidential acreage has been determined in STEP 2, determine the maximum number of residential units or the maximum gross nonresidential building floor area permitted. This is calculated for each "area" using either:~~

$$\frac{\text{Maximum No. of Residential units}}{[\text{Maximum Gross Density (based on the future land use category)} \times (\text{Gross Residential Acreage in that "area"})]}$$

~~OR~~

$$\frac{\text{Maximum Gross Floor Area}}{[\text{Maximum Floor Area Ratio (based on the future land use category)} \times (\text{Gross Non-residential Acreage in that "area"} \times 43,560 \text{ sq. ft./acre})]}$$

- ~~ii) Sum the maximum number of residential units permitted in all proposed residential "areas" to a total and compare this sum with the total number of residential units (and/or equivalent residential units) proposed for the project. If the total number of residential, and equivalent residential, units proposed for the project is equal to or less than the sum of the maximum number of dwelling units permitted, the project has established **gross density compliance** with the Future Land Use Map.~~
- ~~iii) Sum the maximum gross floor area permitted in all proposed nonresidential "areas" to a total and compare this sum with the total gross floor area of nonresidential uses proposed for the project. If the total gross building area of nonresidential uses proposed for the project is equal to or less than the maximum gross floor area permitted, the project has established **intensity compliance**.~~

~~STEP 4: Determine The Project's Consistency With Limits on Net Density Associated With Each Future Land Use Category~~

- ~~i) During certain development order review and approval process, determining proposed net density of the project, or of residential parts of a project, cannot occur because of a lack of detailed site design information. In this case, where **gross density compliance** and (if applicable) **intensity compliance** have been established for a proposed project, a development order shall be issued conditioned upon demonstration of net density compliance, at a later phase in the development review process.~~

~~However, when the appropriate detail is available to evaluate net density compliance, each "area" (see STEP 1) shall be reviewed for net density compliance, using the following procedure:~~

- ~~1) determine net residential acreage (as defined herein) for each proposed residential "area."~~
- ~~2) determine, for each "area," proposed net residential density using:~~

$$\frac{\text{Proposed Net Residential Density}}{\frac{\text{Total Number of Proposed Dwelling* Units in "area"}}{\text{Net Residential Acreage in "area"}}}$$

~~* Includes residential, and equivalent residential (see Policy 6.1.2.3) units.~~

- ~~ii) Where the Proposed Net Residential Density for all residential "areas" on the project are equal to or less than the maximum net density for each "area's" future land use designation, the project has established net density compliance.~~

~~e) **Required Minimum Information to Be Submitted for Density/Intensity Compliance Review of Special Approval Projects:** In order to facilitate this review, and to facilitate the issuance of a development order, all applicants shall provide a single plan or plat which accurately delineates or indicates the following, where applicable:~~

~~i) total number of proposed dwelling units.~~

~~ii) total number of proposed equivalent residential units (see policy 6.1.2.3) by categories specified in any land development regulations developed pursuant to § 163.3202, F.S.~~

~~iii) total proposed gross nonresidential floor area.~~

~~iv) wetland jurisdictional line(s).~~

~~v) landward or outer extent of any required setback on site.~~

~~vi) normal water (for freshwater areas) or mean high water (for tidally influenced bodies) of any water body on site.~~

~~vii) location of all boundaries delineating the extent of future land use categories on the project site, and the future land use category on either side of such boundary line.~~

~~viii) location of all boundaries delineating each residential or nonresidential "area" [see STEP 1 above] within the proposed project, listing acreage under each "area," and listing the total number of dwelling units, equivalent dwelling units, or gross building floor area proposed for each "area." No residential or nonresidential "area" shown on this plat or plan may extend into more than one future land use category, as any such occurrence would make compliance review impossible. To accomplish this:~~

~~— the term "area" shall be construed to mean area containing a homogenous use, and not meaning each area to be conveyed subsequent to development.~~

~~— where multiple uses are proposed and may be vertically or horizontally integrated or mixed within a single "area," then the project applicant shall notate affected "areas", shown on the plan or plat, for which the division between certain parcels is "conceptual, for density/intensity compliance review only." All proposed uses shall therefore be shown on the plan or plat as linked to be an "area" on the site.~~

~~An appropriate number of unique line types shall be utilized on the plat or plan to distinguish between any two boundary types shown on the plat or plan.~~

2. Deletion of **Section B, Industrial Uses Prohibited in Residential Categories**, and **Section C, Residential Uses Permitted in Industrial Categories**, which will be addressed in the Future Land Use policies.

~~B. Industrial Uses Prohibited in Residential Categories~~

~~In no instance will industrial uses (other than office uses which may be permitted within the ROR category, or other than small office uses which may be permitted within residential designations at certain locations, or light industrial and office uses which may be permitted within the MU category, NCG Overlay, or water dependent industrial uses within residential designations at locations with existing and operating industrial facilities as of the adoption date of the Comprehensive Plan – May 11, 1989), be permitted to locate within any future land use category permitting residential development.~~

~~C. Residential Uses Permitted in Industrial Categories~~

~~As part of a planned unit development (special approval project) containing both industrial and residential uses, and containing both industrial and residential land use categories, residential uses may be permitted to locate on portions of the project site designated as II (Industrial Light), where consistency with other goals, objectives, and policies is achieved.~~

3. Deletion of Section D, Distributing Commercial Potential on a Project Site.

~~D. Distributing Commercial Potential 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.~~

4. Renumbering of Section E, Commercial Locational Criteria.

AE. Commercial Locational Criteria (See Objective 2.10.4)

5. Deletion of numbering of paragraph (4) under Section A.3, Large Commercial Projects.

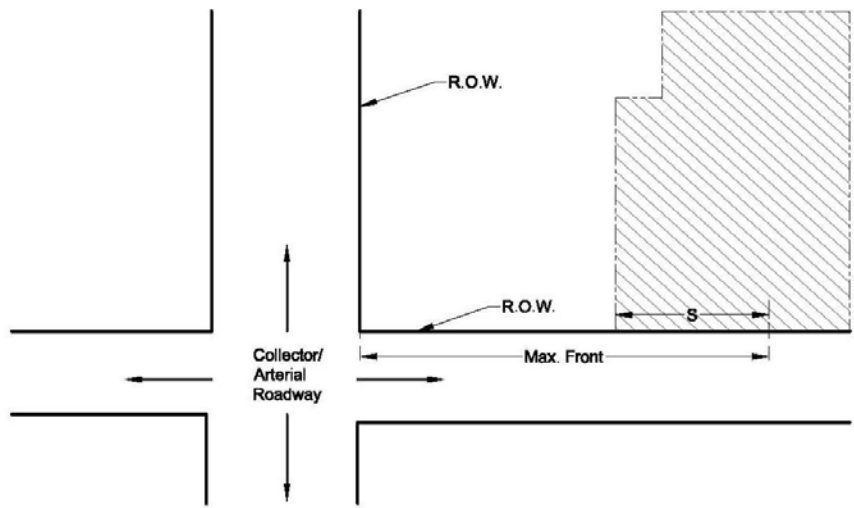
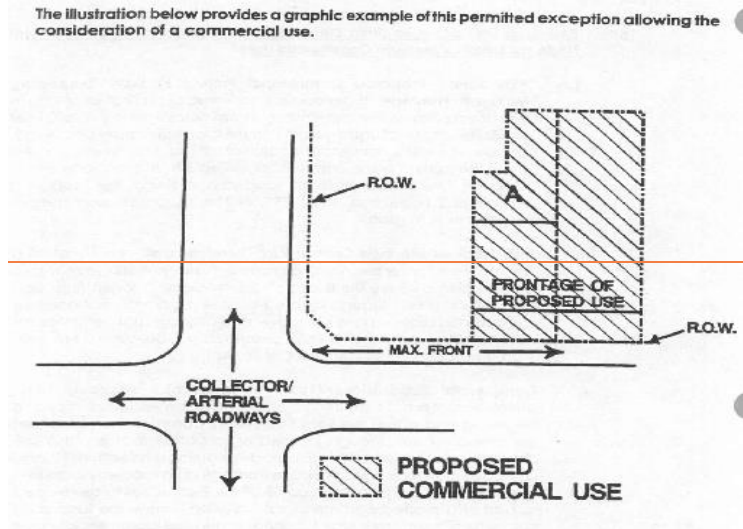
3) Large Commercial Projects

Any large commercial projects (i.e. exceeding 150,000 square feet of gross building area) shall be located completely within an area designated as ROR, MU or UF-3 (with limitations, see Policies under 2.2.1.11) on the Future Land Use Map. Also, large projects exceeding 150,000 square feet shall be located within an area of high access and directly -accessed from at least one roadway shown on the Existing Roadway Functional Classification Map (Map 5A) as arterial, at time of review for issuance of a development order. High access location should provide numerous options for trip distribution, provide for multi-modal opportunities and able to move large volume of traffic. Furthermore, require that all access points be limited to functionally classified roadways or frontage roads.


~~(4)~~ Illustration of Locational Criteria for Consideration of Small and Medium Commercial Uses.

6. Cleaning up graphics under Section A.4, Permitted Exceptions to Limits on Maximum Frontage for a Commercial Node for Small or Medium Commercial Uses.

The illustration below provides a graphic example of this permitted exception allowing the consideration of a commercial use.

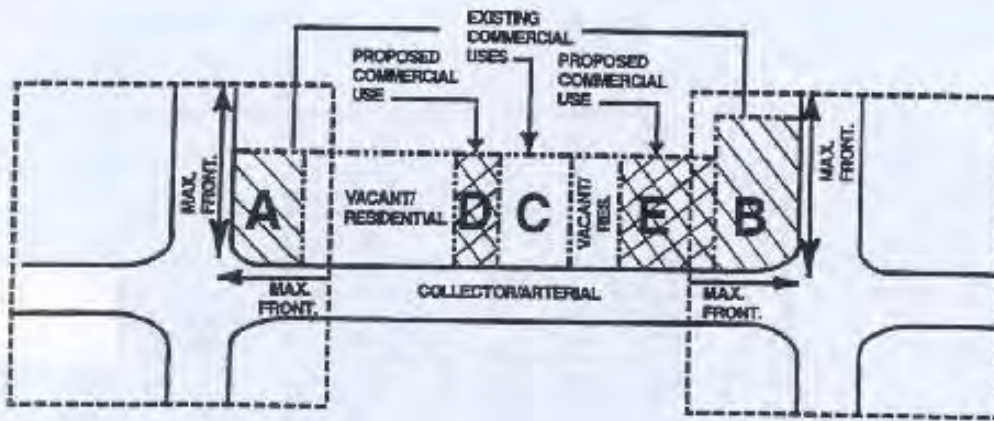
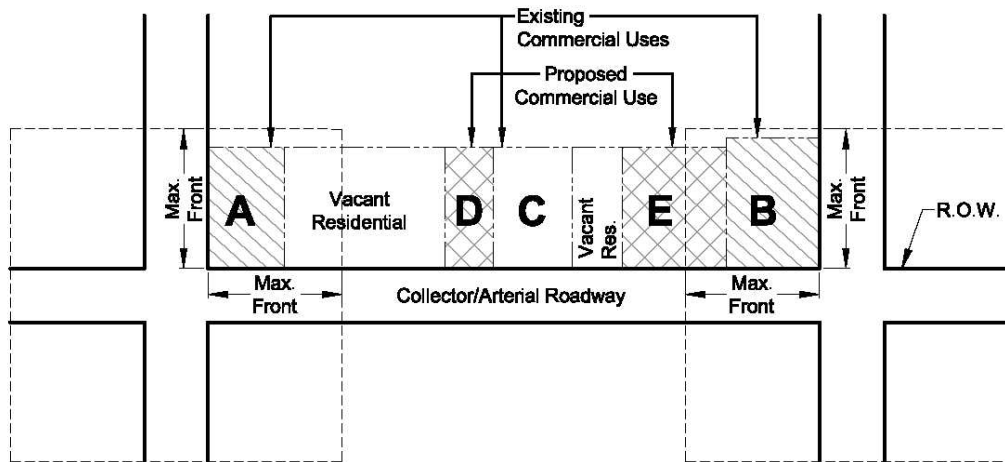


LEGEND

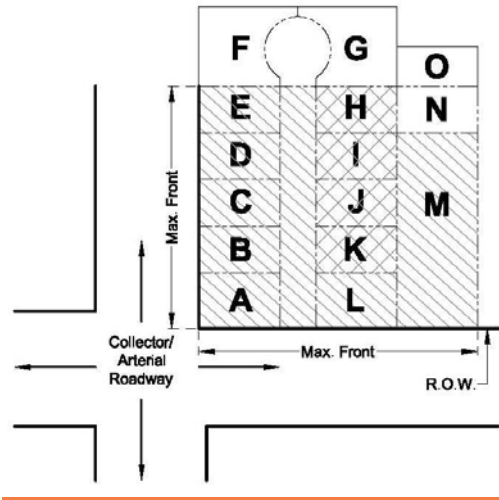
 Proposed commercial use

- Where “s” is equal to or greater than 75% of total proposed frontage of commercial use, proposed use may be considered for approval.
- Where “s” is less than 75% of total proposed frontage of commercial use, proposed use shall not be considered for approval.







The following graphic illustrates the context within which infill commercial projects may be considered.

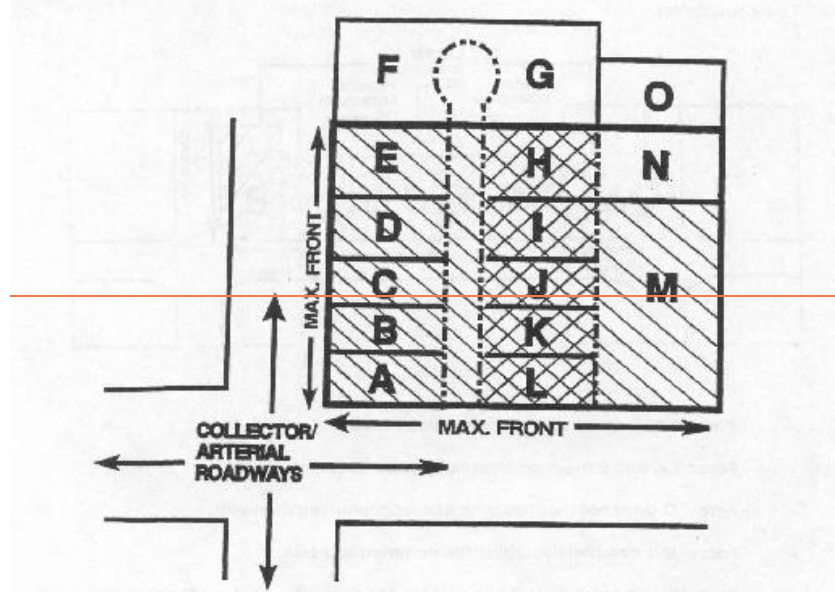


- Parcels A, B, C are existing commercial uses.
- Parcels A and B meet commercial locational requirements.
- Parcel C does not meet commercial locational requirements.
- Parcel D is completely outside the commercial node.
- Parcel E is partially within the commercial node **but** does not qualify for commercial development because the parcel does not meet the requirements for the 75% rule.
- Parcel D may be considered for approval, even though completely outside of the commercial node, if determined to be appropriate infill development.
- Parcel E may be considered for approval, even given the parcel's being unable to qualify under the 75% rule, if determined to be appropriate infill development.









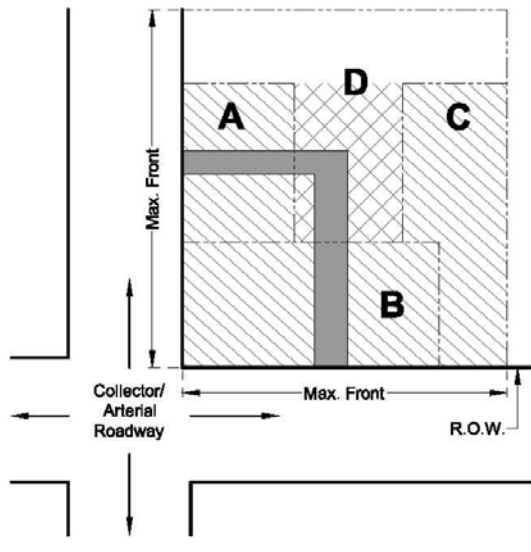
LEGEND

-  Parcel Boundaries
 -  Parcel Boundary and Identifications
 -  Parcels A, B, C, D, E, L, and M meet commercial locational requirements criteria
 -  Parcels H, I, J, and K may be considered for approval due to being subdivided from lands which met commercial locational requirements criteria*
 -  Parcels or parts thereof not eligible for consideration (N, O, G, F)
 -  Depicts boundary of maximum possible node area
- * Parcels A through L comprise land area before subdividing










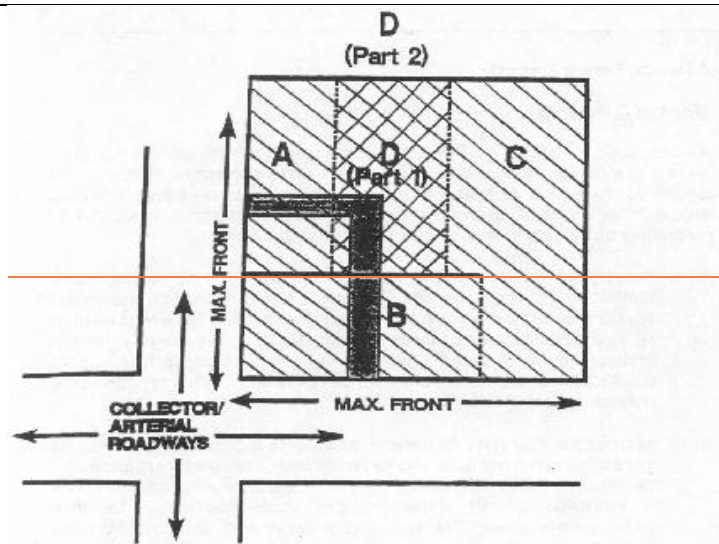
LEGEND

-  Parcel Boundaries
 -  Parcel Identifications
 -  Parcels A, B, C, D, E, L, M meet commercial locational requirements
 -  Parcels H, I, J, K may be considered for approval due to being subdivided from lands which met commercial locational requirements*
 -  Parcels or parts thereof not eligible for consideration (N, O, G, F)
 -  Depicts boundary of maximum possible node area
- * Parcels A through L comprise the land area before subdividing



LEGEND

-  Parcel Boundaries
-  Parcel Boundary and Identifications
-  Parcels A, B, C meet commercial locational requirements criteria
-  Parcel (D Part 1) may be considered for approval due to joint use of internal roadway with adjacent parcel meeting commercial locational requirements
-  Parcels or parts thereof not eligible for consideration (D Part 2)
-  Depicts boundary of maximum possible node area
-  Depicts joint use or private internal roadway



LEGEND

- Parcel Boundaries
- | |
|----------|
| A |
|----------|

 Parcel Identifications
- | |
|--|
| |
|--|

 Parcels A, B, C, meet commercial locational requirements
- | |
|--|
| |
|--|

 Parcel (D Part 1) may be considered for approval due to joint use of internal roadway with adjacent parcel meeting commercial locational requirements
- | |
|--|
| |
|--|

 Parcels or parts thereof not eligible for consideration (D Part 2)
- | |
|--|
| |
|--|

 Depicts boundary of maximum possible node area
- | |
|--|
| |
|--|

 Depicts joint use of private internal roadway

-
7. Deletion of **Section F(1), Level of Service Review Process – General Guidelines** (moving subsection (1)(a) to LDC Section 360.3, moving subsection (1)(b) to Policy 2.4.1.1, deleting subsection (1)(c) as the provision is already stated in LDC Section 360.5.D, moving parts of (1)(d) to Policy 2.4.1.2, deleting the Implementation Mechanisms under (1)(d) as they have already been addressed in LDC Section 360.6, deleting subsection (1)(e) as it is already addressed in Policy 2.4.3, and moving subsection (1)(f) to LDC Section 360.4.A.2).

~~F. Level of Service Review Process~~

~~1) General Guidelines~~

~~As described in Policy 2.4.1.1 and 2.4.1.2, compliance with certain adopted level of service standards is required for all developments. Policy 2.4.1.4 describes the points at which level of service review, and issuance of a required Certificate of Level of Service Compliance shall occur. The following guidelines also apply to this review/certification process:~~

- ~~a) 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 sign an affidavit prior to Manatee County accepting any such application for that development order. This required affidavit shall indicate 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.~~
- ~~b) any development order that is applied for and that may be issued prior to requesting one or more of development orders or approvals (1) through (4) as specified in Policy 2.4.1.1 may be approved (where consistent with the goals/objectives/policies of this Comprehensive Plan and where consistent with all other applicable development regulations) without the simultaneous issuance of a Certificate Of Level of Service Compliance.~~
- ~~e) Issuance of a Certificate of Level of Service Compliance may be conditioned where necessary to ensure such compliance.~~
- ~~d) Expirations:
 - ~~i) Recognizing that accurate review of a project for compliance with adopted levels of service requires that the time frame between completion of the review and project construction be limited (to ensure that a substantial change in the status of public facility provision to the project site does not occur in the interim period), all Certificates of Level of Service Compliance shall contain an expiration date of no less than one year, and no more than three years from the date of issuance, of the original Certificate of Level of Service subject to the exceptions provided herein. A process for addressing requests for extensions of expiring Certificates of Level of Service and any requirements for local land development agreements to provide for the extended term of the CLOS will be specified in the Land Development Regulations. If a Certificate of Level of Service is obtained according to Policy 2.4.1.1, a subsequent CLOS for potable water and sanitary sewer shall have the same expiration date as the original CLOS. Obtaining a CLOS for potable water and sanitary sewer at final development stage does not extend the original expiration date of the CLOS.~~~~

~~Implementation Mechanism:~~

~~a) Amendments to the Land Development Code pursuant to Section 163.3180 F.S., and Rule 9J 5.005 F.A.C., will be enacted to address the processing of requests to extend the expiration dates for expiring Certificates of Level of Service compliance.~~

~~ii) Building permits on the project shall be obtained within this time frame, i.e., prior to expiration of the original Certificate. Construction may continue to completion beyond this time frame, i.e., after expiration of the Certificate, if the building permits do not expire.~~

~~iii) Exception: Building permits for single family detached dwelling units on individual lots within a residential subdivision, which previously received a Certificate of Level of Service Compliance, shall not be required to obtain a new Certificate of Level of Service Compliance if said subdivision received final subdivision plat approval and was recorded in the public records before its Certificate of Level of Service Compliance expired.~~

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

~~f) Provide an exemption for the issuance of a development order for the development of one single family dwelling unit on a legal lot of record existing prior to adoption of this Comprehensive Plan from review for compliance with adopted level of service standards (See also Subsection D.2.1 of the General Introduction and Definitions Chapter of this plan). Nothing in this provision shall exempt any such proposed development from other applicable regulations.~~

8. **Deletion of Section F(2), Level of Service Review Process – Roadway Level of Service Review Process** (moving provisions to LDC Section 360.8).

~~2) Roadway Level of Service Review Process~~

~~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. 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.~~

~~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.~~

~~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.~~

~~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 details 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.~~

~~For purposes of the transportation analysis, project traffic may be distributed only on those roadways or improvements either:~~

- ~~— shown on the Existing Roadways Functional Classification Map.~~
- ~~— 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).~~
- ~~— 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).~~
- ~~— 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.~~
- ~~— Upon satisfactory completion of the required transportation analysis the following actions will be taken:~~

~~**— WHERE:**~~

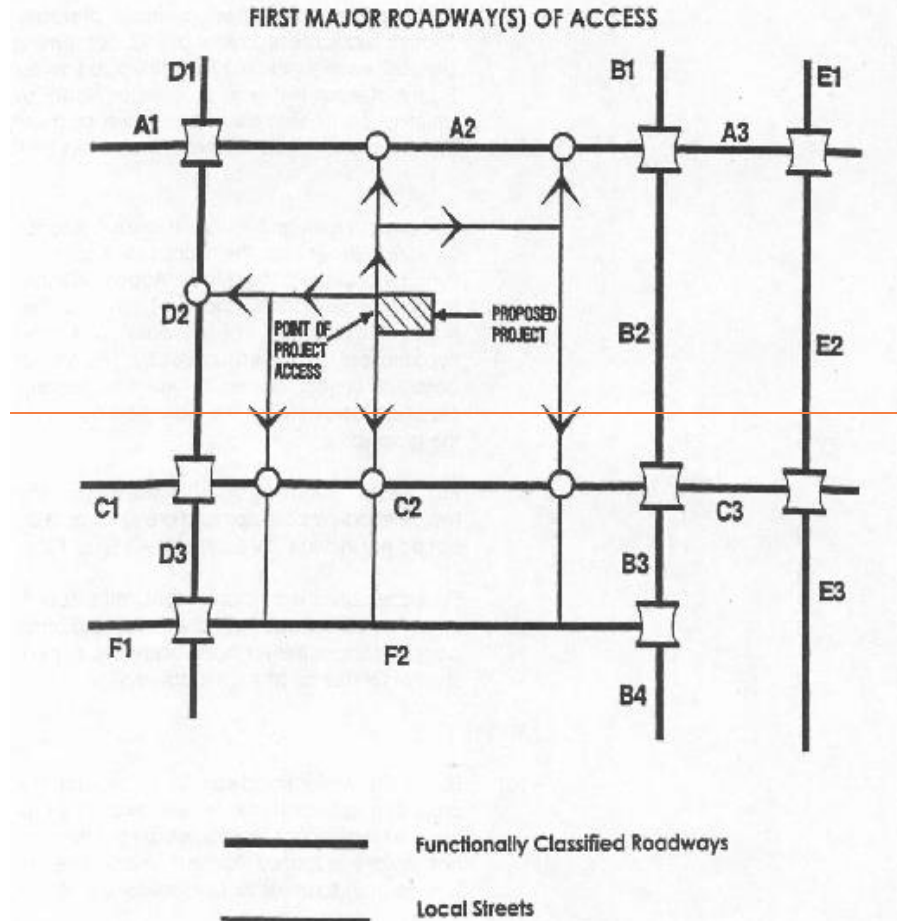
- ~~— Project traffic is projected to maintain adopted peak hour Level of Service Standards on all roadways shown on the Roadway Functional Classification Map and within the Study Area of the proposed project or project phase [as defined above], and~~
- ~~— Project traffic is projected to maintain peak 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:~~

-
- ~~— 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~~
 - ~~— 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:~~
 - ~~i) the Certificate of Level of Service Compliance is conditioned on construction of improvements necessary to meet Level of Service, or~~
 - ~~ii) 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 (i) 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 II) 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:~~
 - ~~— change in proposed project access and implementation of assurances to achieve preferred access.~~
 - ~~— change in permitted land uses, density/intensity, or magnitude of the proposed development.~~
 - ~~— 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.~~
 - ~~— phasing of the proposed project and implementing a phased development order approval process contingent on roadway improvements.~~
 - ~~— 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 (□).

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 (○) on the graphic.

a) ~~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:~~

~~i) 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.~~

~~ii) 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:~~

~~1) 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.~~

~~2) 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.~~

9. Deletion of **Section G, Community Design and Compatibility** (some provisions deleted, some moved to the LDC, and others moved to the Goals, Objectives and Policies section).

~~G. Community Design and Compatibility~~

~~1) Understanding Community Design and Compatibility~~

~~a) Introduction~~

~~The local governments of Manatee County recognized the importance of creating a shared vision for the future physical development of our community. This task focused on building upon the results of Imagine Manatee to a sense of the future of the county which is not reliant on political boundaries.~~

~~After months of intensive effort, the local governments approved the final document. The complete study is part of the Technical Support Document of this Comprehensive Plan.~~

~~Utilizing the study requires understanding and utilizing the following three components:~~

~~b) Character Vision Graphic~~

~~The Character Vision Graphic was created as a "broad brush" map of the character study area that defines existing and future character areas using the typologies as established in the Community Character and Compatibility Study (Reference the Technical Support Document of the Comprehensive Plan).~~

~~The purpose of the graphic is to serve as an illustrative depiction of the general types of communities within the County denoting general descriptions of development form and character wherein specific design guidelines could be developed to address the character issues facing the county and its cities.~~

~~This graphic provides guidance for the application of design guidelines based upon character type, identified by location.~~

~~As example, where areas are to be designated as future urban, urban standards should be applied to~~

~~future development / redevelopment (e.g., roadway connectivity, reinforcement of the pedestrian accessibility, master storm water design, etc.) to preserve the integrity of the urban place.~~

~~It is imperative that this graphic evolve as the local governments continue to refine existing character areas and identify new character areas.~~

~~e) Guiding Principles~~

~~A set of Guiding Principles are identified for each character type. These principles have been identified to give expression to community values and concerns within each character area. As development / redevelopment is undertaken, the guiding principles will provide valuable guidance in addressing issues of compatibility.~~

~~d) Design Review Process~~

~~The design review process requires identification of: the existing or proposed character area; the guiding principles for the character area; and any detailed plans which provide for additional understanding of community character and concerns.~~

~~There must be an understanding of the context in which the development/ redevelopment is proposed. The following steps shall be used in the evaluation of specific proposals:~~

~~1. Is the site urban, suburban, or a hybrid of the two?~~

~~Review the Character Vision Graphic~~

~~2. Is the site on a corridor, industrial area or on the waterfront?~~

~~Review the Guiding Principles~~

~~3. Is the site part of an area with a more detailed vision?~~

~~Review specific area / corridor / neighborhood plans~~

~~2) Guiding Principles~~

~~a. Guiding Principles—Urban Form~~

~~i. Generally~~

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

~~1. **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.~~

~~2. **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.~~

~~3. **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.~~

~~4. **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.~~

~~5. **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.~~

~~6. **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.~~

~~ii. **Downtowns—Urban Centers**~~

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

~~1. **Housing**—Provision of sufficient housing capacity, including affordable and workforce housing.~~

~~2. **Transportation**—Optimization of transportation infrastructure that promotes multi-modal opportunities and recognizes the functional integration of the downtown / urban centers with adjacent neighborhoods.~~

~~3. **Sustainability**—Promotion of sustainable development practices.~~

~~4. **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.~~

~~5. **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.~~

~~6. **Waterfront**—Promote appropriately scaled building transitions to the waterfront.~~

~~7. **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.~~

~~8. **Employment**—Provision of sufficient employment capacity.~~

~~iii. **Traditional Urban Neighborhoods.**—The following principles shall guide development in traditional urban neighborhoods:~~

~~1. **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. **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~~

~~b. Suburban Form~~

~~i. Generally. The following principles shall be used to guide the physical development of suburban areas:~~

~~1. **Activity Centers**—Location of mixed-use activity centers in sufficient size and proximity to neighborhoods to serve the daily needs of residents.~~

~~2. **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 shall provide a variety of open space / park amenities to serve their residents.~~

~~3. **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.~~

~~4. **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.~~

~~5. **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.~~

~~i. **Suburban Neighborhoods.** The following guiding principles shall be used to guide the development of suburban neighborhoods:~~

~~1. **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~~

~~2. **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~~

~~3. **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.~~

~~4. **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~~

~~ii. **Suburban Centers—New Mixed Use Activity Centers**—The following principles shall be used to guide the development of suburban centers and new mixed-use activity centers:~~

- ~~1. **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.~~
- ~~2. **Integrated Infrastructure**—Mixed-use centers should have integrated infrastructure, vertical and / or horizontal integration of different land uses and coordinated access.~~
- ~~3. **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.~~

~~e. **Corridors:**~~

~~The following guiding principles shall be used for development along corridors:~~

- ~~i. **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.~~
- ~~ii. **Mix of Travel Modes**—Streets should be designed to accommodate a mix of travel modes including vehicles, bikes, transit, and pedestrians.~~
- ~~iii. **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.~~
- ~~iv. **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.~~

d. ~~Industrial Areas.~~

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

- ~~i. **Jobs / Housing Balance**—Create a balanced land use pattern of employment activity and housing to serve the citizens of Manatee County.~~
- ~~ii. **Multimodal Transportation**—Create a land use pattern that recognizes the economic importance of multimodal transportation hubs as centers of economic activity.~~
- ~~iii. **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.~~
- ~~iv. **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.~~

e. ~~Waterfront Areas.~~

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

- ~~i. **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.~~
- ~~ii. **Environmental Quality**—Development which protects and improves the environmental quality of the adjacent water body.~~
- ~~iii. **Pedestrian Friendly Design**—Development which promotes and encourages access for pedestrians and bicyclists.~~
- ~~iv. **Public Waterfront Spaces**—Development of quality waterfront public areas which provide for a range of recreational opportunities and encourage public interaction.~~
- ~~v. **Connecting Waterfront Spaces**—Development of a connected pedestrian network of waterfront spaces.~~
- ~~vi. **Waterfront Vistas**—Panoramic water views of great beauty are preserved and created.~~
- ~~vii. **Waterfront Transition**—Development which creates appropriately scaled transitions of height and bulk to the waterfront.~~
- ~~viii. **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.~~
- ~~ix. **Maritime Business / Industry**—Places of maritime industry and commerce are appropriately maintained.~~

f. ~~Mixed Use Community (MU-C).~~

~~The following guiding principles shall be used for development within the Mixed Use Community Future Land Use Category. These principles are intended as a supplement to those which are enumerated above based upon the character type as indicated on the Character Vision Graphic.~~

-
- ~~i. Employment Centers and Commercial uses—Focus employment centers and commercial uses scaled at regional and community serving levels into the AC-1 and AC-2 Subareas. Distribute such uses throughout the Subareas to achieve efficient interrelationships between such centers and residential areas and the existing employment centers and commercial centers in the immediately surrounding area.~~
 - ~~ii. Neighborhood retail Uses—Focus neighborhood retail uses into the AC-3 Subarea to provide for the needs of both existing and future residents.~~
 - ~~iii. Residential development—Design neighborhoods to become places where people find affordable, quality, and smartly designed options for living. To ensure a wide range of housing types is accommodated, Subareas AC-1 and AC-2 shall have a minimum gross density of 6.0 units/acre.~~
 - ~~iv. Light Industrial and Research/Corporate Uses—Permit such uses within AC-1, AC-2, and AC-3 subareas at appropriate scales and intensities in conjunction with other uses planned for the subareas.~~
 - ~~v. Interconnectivity—Neighborhoods shall be interconnected, each with well defined neighborhood centers as the building blocks to define urban form and not isolated development pods dedicated to single uses. Residential neighborhoods shall be connected to employment centers, activity centers, retail centers and town centers so that shops and services are easily accessible, incorporating foot paths and sidewalks with adequate lighting and signage with distinct separation between pedestrians and traffic through the arrangement of buildings and parking lots to encourage residents and visitors to walk between places.~~
 - ~~vi. Streets—Streets shall be designed as “complete streets” to accommodate alternative modes of transportation and the needs of all users, including pedestrians, bicyclists and transit riders, and to enable all travelers to use the roadway safely and efficiently.~~

**COMPREHENSIVE PLAN
COUNTYWIDE AMENDMENTS
TRAFFIC SUB-ELEMENT**

1. Amendment to Element title:

Traffic ~~Sub~~-Element

2. Amendment to **Objective 5.0.4:**

Objective: 5.0.4

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

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

b) Any future plans to expand the TCEA must include a detailed transportation analysis supporting the expanded boundary.

3. Amendment to **Policy 5.0.4.5:**

Policy: 5.0.4.5

Mitigating measure(s) may include but not be limited to the following:

Implementation Mechanism:

~~a)c) Adopt provisions in the Land Development Code and Administrative Procedures within 12 months of the effective date of this Ordinance~~ Land development regulations developed pursuant to § 163.3202, F.S., and consistent with this policy.

4. Amendment to **Policy 5.2.1.5.**

Policy: 5.2.1.5

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

5. Amendment to **Policy 5.2.2.7:**

Policy: 5.2.2.7

Require the provision of adequate on and/or off-street parking facilities for all land uses, ~~to avoid the use of roadways as parking areas, thus preserving~~

~~the capacity of such roadways to carry traffic between land uses.~~

Implementation Mechanism:

- a) Maintain and develop parking requirements by land use in the land development ~~regulations code~~ developed pursuant to § 163.3202, F.S., ~~of minimum off-street parking requirements, by land use.~~

6. Amendment to **Policy 5.2.2.9:**

Policy: 5.2.2.9

Implement requirements for on and/or off-street on-site parking facilities for all land uses, ~~to avoid the use of roadways as parking areas, thus preserving the capacity of such roadways to carry traffic between land uses.~~ Requirements shall ensure the safe and convenient circulation of on-site vehicular and non-vehicular traffic, and to ensure adequate site access and circulation of emergency vehicles. These regulations may include, but not be limited to, appropriate parking volume requirements, permitted consideration of shared/joint-use parking areas, private roadway/parking aisle requirements, loading area requirements, and requirements for pedestrian and/or bicycle circulation systems where required or otherwise utilized.

Implementation Mechanism(s):

- a) Land development regulations developed pursuant to § 163.3202, F.S., and consistent with this policy.
- ~~b) — Conditioning, as necessary, of Certificates of Level of Service Compliance to ensure consistency with requirements developed pursuant to this policy.~~

7. Amendment to **Policy 5.3.3.1:**

Policy: 5.3.3.1

Continue to implement the approved Traffic Calming Plan that identifies acceptable traffic calming measures for neighborhoods requesting such measures. Implementation shall include neighborhood citizen participation to incorporate preferences of traffic calming measures for each neighborhood.

Implementation Mechanism(s):

- a) Manatee County Public Works Department, Community Services Department (Transit Division), and Planning Building and Development Services Departments coordination to implement this policy.

8. Amendment to **Table 5-1, Manatee County Peak Hour Level of Service Standards Twenty Year Roadway Requirements/Right-Of-Way Needs:**

**TABLE 5-1 (PA-14-02)
MANATEE COUNTY PEAK HOUR LEVEL OF SERVICE STANDARDS
TWENTY YEAR ROADWAY REQUIREMENTS / RIGHT-OF-WAY NEEDS**
Page 7 of 17

Facility Adopted 12-04-14 Effective 01-17-15	Limits	Jur	Current Year LOS Std	Five Year LOS Std	Twenty Year LOS Std	Twenty Year Functional Classification	Twenty Year # of Lanes	Twenty Year ROW Needs (width in ft) *
Bunker Hill Rd	SR 62 W – SR 62 E	MC	C	C	C	Collector	2	100
Business US 41 <i>+ Potential for reduced right-of-way within Urban Core (see Comprehensive Plan for Urban Core policies/map)</i>	+ Cortez Rd – 26th Ave W City Limits (Bradenton) 17th St E/Memphis Rd (Palmetto City Limits) – US 41	ST	D	D	D	Arterial	4	120
		ST	D	D	D	Arterial	4	120
Canal Rd	US 301 – Memphis Rd/17 th St E (Palmetto)	MC	D	D	D	Collector	4	120
	Memphis Rd/17 th St E – Mendoza Rd/ 37 th St E (Palmetto)	MC	D	D	D	Collector	4	120
	Mendoza Rd/37 th St E – US 41 (Palmetto)	MC	D	D	D	Collector	4	120

Up to an additional 24' of right-of-way shall be required at the intersection of two or more thoroughfare roadways when turn lanes are necessary. Said right-of-way shall run for a depth/distance equal to the potential commercial node depth (800'- 1500' depending on the future land use category). Additional right of way shall be required when intersection realignments are necessary for public safety such as removing offsets, correcting misalignments or mitigating unsafe sight conditions or upon finding the additional right of way is needed for another public purpose. Roadways identified on the Future Traffic Maps (5B, 5C and 5D) with notation such as "AA", "BB", "CC" will be assigned a street or road name at the appropriate time by the Planning Department – Addressing Division

See Attached Addendum for thoroughfares that shall not have an entitlement for commercial node designation without Special Approval by the BOCC.



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

September 20, 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. 16-23, which was filed in this office on September 20, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb