

RESOLUTION NO. R-26-034

NOTICE OF DENIAL

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; PROVIDING NOTICE OF DENIAL OF APPLICATION NO. PDR-24-32(Z)(G) REQUESTING THE REZONING OF APPROXIMATELY 683.3 ± ACRES FROM A (GENERAL AGRICULTURE) TO PDR PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT AND APPROVAL OF A GENERAL DEVELOPMENT PLAN FOR A MAXIMUM OF 2,047 SINGLE FAMILY DWELLING UNITS AND 15,000 SQUARE FEET OF PUBLIC USE FACILITIES (POTENTIAL FIRE STATION), SAID PROPERTY BEING GENERALLY LOCATED ALONG THE NORTH SIDE OF BUCKEYE ROAD BETWEEN I-75 AND FORT HAMER ROAD WITH NO ADDRESS ASSIGNED, PARRISH (MANATEE COUNTY); PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hecht Manatee Property LTD (Owner) and Lennar Homes, LLC (Contract Purchaser) (collectively the “Applicants”) filed Application No. PDR-24-32(Z)(G) to rezone approximately 683.3 acres described in Exhibit “A”, attached hereto, from A (General Agriculture) to PDR (Planned Development Residential) Zoning District, and approve a General Development Plan for a maximum of 2,047 single-family dwelling units and a maximum of 15,000 square feet of public use facilities (potential fire station) (sometimes referred herein collectively as the “Application”); and,

WHEREAS, the Manatee County Planning Commission (the “Planning Commission”), held a duly noticed public hearing on November 13, 2025 on the Application, as the County’s Local Planning Agency pursuant to § 163.3174, Florida Statutes and Land Development Code (“LDC”) § 301.1.A; and,

WHEREAS, the Board of County Commissioners of Manatee County, Florida (the “Board”) held a duly noticed public hearing on the Application on December 4, 2025 as continued to February 12, 2026, and directed Staff and the County Attorney to prepare a formal written notice of the Application’s denial for the April 23, 2026 Board meeting, in accordance with § 125.022(5), Florida Statutes.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida:

Section 1. Findings.

- A. The recitals set forth above are hereby incorporated into this Resolution.
- B. The Board is authorized and empowered to consider, approve, and/or deny the Application to rezone and the proposed General Development Plan

pursuant to the County's Land Development Code ("LDC") §§ 200, 300, 321,342 and 402.6, 402.7, 531.40 and 531.47.

- C. The applicant[s] shall bear the burden of demonstrating by competent and substantial evidence that the application satisfies the standards and requirements of the LDC and the Comprehensive Plan. LDC § 312.8B.
- D. "In deciding whether to recommend approval, approval with modification or denial of a proposed GDP, the approving authority [the Board] shall consider whether the proposed plan is consistent with the Comprehensive Plan and [the LDC], including but not limited to the standards applicable to each PD district contained in Chapter 4." See LDC § 321.3.
- E. For large projects, as defined in Section 200, LDC as a development that contains eight hundred (800) residential units or more, the application requirements in Section 321.1.C. must be met.
- F. For rezonings, the Board may deny the rezoning request if it determines "that the proposed [zoning atlas] amendment is not consistent with the Comprehensive Plan or does not promote the public health, safety or welfare...". LDC § 342.2.F.
- G. Section 163.3194(3)(a) of the Community Planning Act provides that "[a] land development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, and land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." Fla. Stat. §. 163.3194(3)(a).
- H. Section 163.3194(3)(b), of the Community Planning Act provides that "[a] development approved or undertaken by a local government shall be consistent with the comprehensive plan, if the land uses, densities or intensities, capacity or size, timing and other aspects of the development are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." Fla. Stat. §. 163.3194(3)(b).
- I. In its review of the Application, the Board considered the underlying record which consists of public hearing testimony and evidence, and the documents, records, information, etc. identified in Section 6 of the Procedures for the Manatee County Board of County Commissioners' Meetings (collectively referred to herein as the "Record"). See Resolution No. R-25-013.

- J. The "Project", "Large Project", "Project Area", or the "Property" shall mean the parcel or tract of land (as described in Exhibit "A") requested to be rezoned to the PDR (Planned Development Residential) Zoning District (683.3 acres) and for which a general development plan ("GDP") approval was requested for a Large Project proposing a maximum of 2,047 single-family dwelling units and 15,000 square feet of public use facilities (potential fire station). See Exhibit B. Site Location Map.
- K. The Property (683.3 acres) is currently in the A (General Agriculture) Zoning District.
- L. The Property is in the Urban Fringe-3 (UF-3) Future Land Use Classification).
- M. The maximum allowed density for the UF-3 FLUC is 2.99 DU/GA (dwelling units per gross acres). The Large Project proposed a density of 2,047 single-family dwelling units; the maximum number of dwelling units allowed for the Project in the UF-3 FLUC. See Staff Report, pages 3, 22.
- N. The maximum height of the Project's buildings is two (2) stories (35 feet). The maximum height allowed is two (2) stories (35 feet). See Staff Report, pages 6, 7. Staff did not have enough information to evaluate building height compatibility with a general development plan. *Id.* at page 25.
- O. The Project proposed a maximum of 1.70 acres of wetland impacts out of an overall wetland acreage of 106.68 acres. See page 10, Staff Report. The maximum development potential for the Project is limited by the impacts to wetlands proposed in the General Development Plan. See Staff Report, pages 22, 28.
- P. There are 177.60 acres of existing Native Upland Habitat in the Project. Only 17.2 acres of Native Upland Habitat are being preserved (9.7%). See Staff Report, pages 12, 23, and 29.
- Q. There are approximately 20 Gopher Tortoises on the Project Site potentially impacted. See Staff Report, pages 12,13, 29. See Environmental Narrative for Lone Valley Project, prepared by Applied Bionomics (July 8, 2024) and Clearview Land Design P.L. dated June 18, 2025.
- R. An assessment of available EMS (Emergency Medical Services) resources dated January 22, 2025, prepared by the Mantee County Department of Public Safety, EMS Division, it was found that there are currently insufficient EMS resources present to support the proposed Large Project. See Staff Report, pages 17,18, 29, and § 321.1.C.12. LDC.

- S. The potential non-residential uses proposed for the Project on the General Development Plan include a public use facility. A general development plan does not provide enough detail to analyze site design such as building location and setbacks. See Staff Report, page 25, Section 531.40, LDC. A public use facility could include a range of uses such of land, buildings, or structures by Manatee County or other governmental agency to provide protective, administrative, social, or recreational services directly to the general public, including police or fire stations, County buildings, post offices, and any other public facility providing the above services. Section 200, LDC. Applicant indicated a development intent on the GDP to include a fire station within the proposed 15,000 square feet of public use facilities.
- T. The properties to the north are in Hillsborough County with Vacant Acreage, Agricultural Land with Improvements, to the south is Buckeye Road and Planned Development Mixed Use/Vacant Residential Platted land, to the east is Planned Development Mixed Use/Agricultural Land with Improvements and to the west, Planned Development Mixed Use/Vacant Acreage and Grazing. See Staff Report, pages 5,14.
- U. The Project Area is located within the Little Manatee River Watershed, a flood prone area (i.e. rainfall). See Staff Report, page 8, and Little Manatee River Watershed Management Study. The Project is located in X- Zone and A-Zone. See Staff Report, pages 8,17.32.
- V. The Multimodal Site Access and Safety Analysis (MSASA) prepared by Kimley Horn, dated August 13, 2025, (the "Multimodal Site Access and Safety Analysis") states the Project is located north of Buckeye Road, east of I-75, and west of US 301 in Manatee County. There are proposed two (2) full access connections (proposed roundabout) along Buckeye Road for residential access, and one (1) full access connection along Buckeye Road (potential fire station access).
- W. The Multimodal Site Access and Safety Analysis provide the Project is anticipated to generate 1,169 net, new trips (296 entering/873 existing) in the A.M. peak-hour and 1,704 net, new trips (1,701) entering/633 exiting the P.M. peak-hour. See Staff Report, page 18, and Table 1, Peak Hour Project Trip Generation, MSASA.
- X. The review by Staff, dated September 5, 2025 of the Multimodal Site Access and Safety Analysis, states the Project will impact three (3) links on Buckeye Road, one (1) link on Carter Road, four links on Sawgrass Road, and four (4) links on Fort Hamer Road Extension. See Acceptance Memo of Multimodal Site Access and Safety Analysis, as attached to Staff Report.
- Y. However, there is no estimated deadline for future improvements to the two impacted links of Fort Hamer Road Extension projected to operate at

greater than Level of Service Standard, See Table 5. Background Roadway Conditions Analysis, in the Multimodal Site Access and Safety Analysis, Staff Report, page 9.

- Z. The following provisions, in addition to those referenced above, are relevant to the analysis of the Project's consistency with the Comprehensive Plan and compliance with the LDC:
1. Comprehensive Plan Policy 2.10.1.2, Future Land Use Element: "Promote the development of commercial uses in nodes, and discourage scattered, incremental commercial development."
 2. Comprehensive Plan, Policy 2.2.1.11, UF-3: Establish the Urban Fringe-3 Future Land Use Category.
 3. Comprehensive Plan Policy 2.1.2.3, Future Land Use Element: "Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development."
 4. Comprehensive Plan Policy 2.1.1.4, Future Land Use Element: "Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment."
 5. Comprehensive Plan Policy 2.1.2.4, Future Land Use Element: "Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, in areas which are internal to, or are a contiguous expansion of the built environment."
 6. Comprehensive Plan Objective 2.9.1—Strong Communities, Future Land Use Element.
 7. Comprehensive Plan Policy 2.1.2.7, Future Land Use Element: "Review all proposed development for compatibility and appropriate timing of development. . . ."
 8. Comprehensive Plan Objective 2.6.1—Compatibility through Screening, Buffering, Setback, and Other Mitigative Measures, Future Land Use Element.
 9. Comprehensive Plan Objective 2.6.2—Residential Compatibility/Transition, Future Land Use Element.

10. Comprehensive Plan Policy 2.2.1.6, Future Land Use Element: "The land development regulations may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to address 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 the Future Land Use Map."
11. Comprehensive Plan Objective 2.3.3—Floodplain Management, Future Land Use Element.
12. Section 200, Definitions, Land Development Code, defines "Compatibility" to mean: "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."
13. LDC § 342.4.A - Review Criteria for All Zoning Map Amendments.
14. LDC § 402.6 - General Design Requirement for all Planned Development Site Plans.
15. LDC § 321.1.C. - Large Projects.
16. LDC § 402.7.D. - PDR Standards.
17. LDC § 531.40. - Public Use Facilities
18. LDC § 531.47. - Residential uses
19. LDC § 706.9.- Development Transfer Allowed for Wetlands and their Wetland Buffers.
20. LDC § 400.8. - Future Land Use Categories and Zoning District, Table 4-1, provides the implementing zoning district for the UF-3 FLUC:

The following table correlates individual zoning district with future land use category. Not all the zoning districts shown under a future land use category, however, are presumed to be appropriate for a site with that particular future land use

designation. The factors listed in LDC § 342.3. (Rezone Criteria) need to be met in order to approve the zoning map amendment request.

Planned Development (PD) Districts are allowed within all Comprehensive Plan Future Land Use map categories, provided the rezoning request meets the requirements of LDC § 342.4. and is consistent with the Comprehensive Plan and corresponding Future Land Use designation. See Exhibit C, Table 4-12: Schedule of Uses for PD Districts.

UF-3 (Urban Fringe-3) FLUC: CON, A-1, RSF-1, RSF-2, RSF-3, RVP, RDD-3., MP-1, NC-S, NC-M, PR-S, PR-M, GC, RES-1 (Residential): CON, A, A-1, RSF-1, RVP, MP-1, NC-S, NC-M, PR-S, PR-M, and GC, subject to compliance with the Comprehensive Plan and LDC.

Section 2. Conclusions. Based upon the above findings, the Record, the Comprehensive Plan, and the LDC, the Board hereby makes the following conclusions:

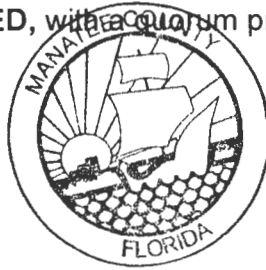
- A. The Applicants failed to meet their burden of proving and demonstrating that the proposed rezone, Large Project described in the general development plan, as contained in the Application are consistent with the Comprehensive Plan, and comply with the standards for approval in the applicable provisions of the LDC.
- B. The Applicants failed to demonstrate that the level of intensity of the proposed public facility use establishes a transition of intensities and uses across the proposed PDR Zone District boundaries. Additionally, the Applicants failed to demonstrate how the Project would promote safe traffic circulation patterns and not create any external impacts that would adversely affect surrounding development, uses, and zoning.
- C. The Applicants failed to include residential support uses, as defined in the LDC, to serve the proposed residential uses, as depicted in the General Development Plan to enhance trip capture rates and serve the surrounding area.
- D. Due to the above findings, the Record, the Comprehensive Plan and LDC, the Board finds that maintaining the existing A (General Agriculture) Zoning District accomplishes a legitimate public purpose, and promotes the health, safety, and welfare of the public.
- E. The Board specifically denies the Application—specifically, Applicants' proposed rezone request and Large Project described in the general development plan applicable to the Property described in the legal description in Exhibit A.

- F. The existing A (General Agriculture) Zoning District of the 683.3 acres remains in full force and effect, and the Applicant may opt to request a change in use consistent with those listed under the A Zoning District, as detailed in LDC § 401.2: Uses in Agriculture and Residential District, LDC (See Exhibit D) subject to compliance with the Comprehensive Plan and LDC.

Section 3. Severability. It is hereby declared to be the intention of the Board that the phrases, clauses, sentences, paragraphs, and sections in this Resolution be deemed severable, and if any phrase, clause, sentence, paragraph or section hereof is declared unconstitutional or otherwise invalid by the valid judgement of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Resolution.

Section 4. Effective Date. The effective date of this Resolution shall be the date of adoption of this Resolution.

DULY ADOPTED, with a quorum present and voting, this 23rd day of April, 2026.



BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: T. H. [Signature]
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: [Signature]
Deputy Clerk

EXHIBIT A

LEGAL DESCRIPTION

683.3 Acres

BEG AT THE NW COR OF SEC 6, TWN 33S, RNG 19E, TH N 89 DEG 38 MIN 30 SEC E ALG THE N LN OF SD SEC 6, A DIST OF 5407.86 FT; TH S 00 DEG 23 MIN 49 SEC W ALG THE E LN OF SD SEC 6, A DIST OF 5595.05 FT; TH N 89 DEG 22 MIN 17 SEC W ALG THE NLY R/W LN OF BUCKEYE RD, A DIST OF 5325.06 FT; TH N 00 DEG 27 MIN 39 SEC W ALG THE W LN OF SD SEC 6, A DIST OF 5502.84 FT TO THE POB; LESS R/W PARCEL 102 (O.R. 1632 P 1702) DESC AS: A PORTION OF TRACTS 13 AND 14 IN BLK 3 OF SEC 6-33S-19E PER PLAT OF UNIT NO 1 MANATEE RIVER FARMS, BEING DESC AS FOLL: COM AT THE SW COR OF THE SW 1/4 OF SD SEC 6; TH S 89 DEG 30 MIN 43 SEC E FOR 1501.28 FT ALG THE S LN OF SD SW 1/4; TH N 00 DEG 29 MIN 17 SEC E FOR 30.00 FT TO A PT ON THE S LN OF SD TRACT 13 AND THE POB; TH N 00 DEG 29 MIN 17 SEC E FOR 10.00 FT; TH S 89 DEG 30 MIN 43 SEC E FOR 465.00 FT; TH S 00 DEG 29 MIN 17 SEC W FOR 10.00 FT TO A PT ON THE S LN OF SD TRACT 14; TH N 89 DEG 30 MIN 43 SEC W FOR 465.00 FT ALG THE S LN OF SD TRACT 13 AND 14 TO THE POB. (1946/3103) PI#3943.1000/9

Exhibit B
Site Location Map



EXHIBIT C

Table 4-12: Schedule of Uses for PD Districts

Land Use		PD R	PD O	PD C	PDR P	PD I	PD PI	PD W	PDM U	PDR V	PDM H	PDG C	PD A	PDE Z
AGRICULTURAL USES														
Agricultural Research Facilities	—	X	X	P	P	X	P	X	P	X	X		P	P
Agricultural Uses	531.1	P	P	P	P	P	P	P	P	P	P	X	P	P
Agricultural Products Processing Plants	531.1	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.1	X	X	X	X	P	X	X	SP	X	X	X	P	P
Short Term Agricultural Uses	531.1	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.1	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Sawmills	531.1	X	X	X	X	P	X	X	P	X	X	X	X	P
Slaughterhouses	531.1	X	X	X	X	P	X	X	P	X	X	X	X	X
Stockyards and Feedlots ⁴	531.1	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X

COMMERCIAL - RETAIL														
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Food Truck Park	531.64	X	P	P	P	P	X	P	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X

Car Wash: Full Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	—	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Free Standing Emergency Department (FSED) ⁵	531.62	X	X	P	X	X	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital ¹		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	P
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X

Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P ²	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	P ³	P	P ³	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
Recreational Vehicle Parks and Subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X

Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants ⁴	—	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/S P	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P
Public Use Facilities	531.40	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	—	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	P

Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	X	X	P	P	X	X	X	X	X	X	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52												
Water Dependent Uses	531.60	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X
Earthmoving, Minor	702	P	P	P	P	P	P	P	P	P	P	X	P	P
Game Preserve	—	X	X	P	X	X	P	X	P	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Mining	531.30	X	X	X	X	X	P	X	X	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X

RECREATION USES														
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Accessory Dwelling Unit ⁶	511.18	P	X	X	X	X	X	X	P	X	X	X	P	X
Assisted Living Facility, Large ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes ¹	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family,	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X

Attached Dwellings (3 to 9 units)														
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	—	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.50	X	X	X	X	X	P	X	P	X	X	X	X	X

Schools, Elementary	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.50	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	P	P	X	P	X	X	X	X	X
Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	P

EXHIBIT D

Table 4-2: Uses in Agriculture and Residential Districts

Land Use	See Sec. #	CON	R/O S	A	A-1	RS F	RSM H	RD D	RMF	VIL
AGRICULTURAL USES										
Agricultural Research Facilities	—	X	X	P	P	X	X	X	X	P
Agricultural Uses	531.1	SP	SP	P	P	SP	SP	SP	SP	P
Agricultural Products Processing Plants	531.1	X	X	P	X	X	X	X	X	SP
Animal Products Processing Facility	531.1	X	X	SP	X	X	X	X	X	SP
Short Term Agricultural Uses	531.1	X	X	P	P	P	P	P	P	P
Stables or Equestrian Centers: Private	531.41	X	X	P	P	X	X	X	X	P
Stables or Equestrian Centers: Public	531.41	X	X	P	P	X	X	X	X	P
Tree Farm	531.1	P	P	P	P	P	P	P	P	P
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	SP	X	X	X	X	P
Farming Service Establishments	531.18	X	X	P	SP	X	X	X	X	P
Farm Worker Housing	531.19	X	X	P	SP	X	X	X	X	SP
Pet Service (Kennel) Establishments	531.38	X	X	P	SP	X	X	X	X	SP
Sawmills	531.1	X	X	P	X	X	X	X	X	SP
Slaughterhouses	531.1	X	X	SP	X	X	X	X	X	X
Stockyards and Feedlots	531.1	X	X	SP	X	X	X	X	X	SP
Veterinary Hospitals	531.58	X	X	P	SP	X	X	X	X	P
COMMERCIAL - RETAIL										
Alcoholic Beverage Establishment	531.4	X	X	X	X	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	X	X	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	X	X	X	X	X	X	X
Auction Houses, Open	531.6	X	X	X	X	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	X	X	X	X	X	X	SP
Lumberyard	531.9	X	X	P	X	X	X	X	X	X
Drive-Through Establishments	531.16	X	X	X	X	X	X	X	X	P
Food Truck Park	531.64	X	X	X	X	X	X	X	X	P
Gas Pumps	531.51	X	X	X	X	X	X	X	X	P

Mobile Vending Park	531.65	X	X	X	X	X	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	X	X	X	X	X	X	SP
Restaurant	531.48	X	X	X	X	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	X	X	X	X	X	X	X/P ¹	P
Retail Sales, General	531.49	X	X	X	X	X	X	X	X	P/SP
Service Station	531.51	X	X	X	X	X	X	X	X	SP
Vehicle Sales, Rental, Leasing	531.57	X	X	X	X	X	X	X	X	SP
COMMERCIAL - SERVICES										
Banking: Bank	—	X	X	X	X	X	X	X	X	P
Banking: Bank/Drive-through	531.16	X	X	X	X	X	X	X	X	P
Bed and Breakfast	531.7	X	X	P	SP	SP	X	P	P	P
Business Services	—	X	X	X	X	X	X	X	X	P
Printing, Medium	—	X	X	X	X	X	X	X	X	P
Printing, Small	—	X	X	X	X	X	X	X	X	P
Car Wash: Full Service	531.10	X	X	X	X	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	X	X	X	X	X	X	SP
Car Wash: Self-Service	531.10	X	X	X	X	X	X	X	X	P
Clinics	—	X	X	X	X	X	X	X	X	P
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	SP	X	X	X	X	P
Construction equipment	531.18	X	X	X	X	X	X	X	X	SP
Equipment Sales, rental, leasing, storage and repair - light	—	X	X	P	SP	X	X	X	X	P
Food Catering Service Establishment	531.21	X	X	X	X	X	X	X	X	X
Free Standing Emergency Department (FSED) ³	531.62	X	X	X	X	X	X	X	X	X
Funeral Chapel	531.22	X	X	P	P	SP	SP	SP	SP	P
Funeral Home	531.22	X	X	SP	SP	SP	SP	SP	SP	SP
Hospital ²	—	X	X	X	X	X	X	X	X	X
Intensive Services: All Others	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	X	X	X	X	X
Intensive Services: Industrial Service Establishment	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	X	X	X	X	X	X	X

Laboratories, Medical and Dental	—	X	X	X	X	X	X	X	X	P
Lodging Places: Boarding House	531.28	X	X	X	X	X	X	X	P	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	X	X	X
Lodging Places: Dormitories	531.28	X	X	X	X	X	X	X	P	X
Lodging Places: Hospital Guest House	531.28	X	X	X	X	X	X	X	SP	X
Lodging Places: Hotel/motel	531.28	X	X	X	X	X	X	X	X	SP
Office	531.61	X	X	P	P	P	P	P	P	P
Personal Service Establishment	—	X	X	X	X	X	X	X	X	P
Dry Cleaners: Pick-up	—	X	X	X	X	X	X	X	X	P
Rental Service Establishment	—	X	X	X	X	X	X	X	X	P
Repair Service Establishment	—	X	X	X	X	X	X	X	X	P
Recreational Vehicle Parks and subdivisions	531.42	X	X	X	X	X	X	X	X	SP
Vehicle Repair: Major	531.56	X	X	X	X	X	X	X	X	X
Vehicle Repair: Community Serving	—	X	X	X	X	X	X	X	X	SP
Vehicle Repair: Neighborhood Serving	—	X	X	X	X	X	X	X	X	SP
Veterinary Clinic	531.58	X	X	P	SP	X	X	X	X	P
Wholesale Trade Establishment	—	X	X	X	X	X	X	X	X	X
INDUSTRIAL										
Industrial, Heavy	531.25	X	X	X	X	X	X	X	X	X
Firework/Sparkler Manufacture	531.25	X	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	X	X	X	X	X	X
Research and Development Activities	—	X	X	X	X	X	X	X	X	X
COMMUNITY SERVICE USES										
Civic, Social, and Fraternal Organizations/Clubs	531.14	X	X	P	P/SP	P/S P	P/ SP	P/S P	P/SP	P
Correctional Facilities: Community	—	X	X	SP	X	X	X	X	X	X
Correctional Facilities: Major	—	X	X	SP	X	X	X	X	X	X
Cultural Facilities	531.15	X	X	P	P	SP	SP	SP	SP	SP
Emergency Shelters	531.45	X	X	P/S P	P/SP	P/S P	P/ SP	P/S P	P/SP	P
Emergency Shelter Home	531.45	X	X	P	P	P	P	P	P	X

Personal Wireless Service Facilities	531.37	See Section 531.37									
Public Community Uses	531.39	X	X	P	P/SP	P/S P	P/ SP	P/S P	P/SP	P	
Public Use Facilities	531.40	X	X	P	P	P	P	P	P	P	
Post Offices	—	X	X	P	P	P	P	P	P	P	
Radio, TV, Communications, Microwave Facilities	—	SP	SP	P/S P	SP	SP	SP	SP	SP	X	
Rehabilitation Center	531.44	X	X	SP	SP	SP	SP	SP	SP	SP	
Utility Use	531.54	SP	SP	P	P	P	P	P	P	P	
Alternative Energy Generation Facility	531.54	X	X	P	X	X	X	X	X	X	
Utility Use, Heavy	531.54	X	X	X	X	X	X	X	X	X	
MISCELLANEOUS USES											
Flea Markets: Enclosed	531.20	X	X	X	X	X	X	X	X	X	
Flea Markets: Open	531.20	X	X	X	X	X	X	X	X	X	
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	X	X	X	X	X	X	X	
Outdoor Advertising Signs	—	X	X	X	X	X	X	X	X	X	
Outdoor Storage (Principal Use)	531.36	X	X	X	X	X	X	X	X	X	
Parking, Commercial (Principal Use)	—	X	X	X	X	X	X	X	X	X	
Sexually Oriented Businesses	531.52	See 531.52									
Water Dependent Uses	531.60	X	X	X	X	X	X	X	X	X	
OPEN USE OF LAND - LIGHT											
Cemetery: Human and Pet	531.11	X	X	SP	SP	SP	SP	SP	SP	P	
Earthmoving, Minor	702	X	X	P	P	P	P	P	P	P	
Game Preserve	—	P	SP	P	SP	X	X	X	X	P	
OPEN USE OF LAND - HEAVY											
Earthmoving, Major	702	X	X	SP	SP	X	X	X	X	SP	
Junkyards	531.27	X	X	X	X	X	X	X	X	X	
Mining	531.30	X	X	X	X	X	X	X	X	X	
Solid Waste Management Facilities	531.53	X	X	SP	X	X	X	X	X	X	
Landfills	531.53	X	X	SP	X	X	X	X	X	X	
RECREATION USES											
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	
Recreation, High Intensity	531.41	X	P	SP	X	X	X	X	X	X	
Recreation, Low Intensity	531.41	X	P	P	P	P	P	P	P	P	

Recreation, Medium Intensity	531.41	X	P	SP	X	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	SP	SP	X	X	X	X	X
RESIDENTIAL USES										
Accessory Dwelling Unit	511.18	X	X	P	P	P	X	X	X	P
Assisted Living Facility, Large ²	531.45	X	X	SP	SP	SP	SP	SP	SP	SP
Assisted Living Facility, Small ²	531.45	X	X	SP	P	P	P	P	P	P
Community Residential Homes	531.45	X	X	P	P	P	P	P	P	P
Group Housing	531.23	X	X	SP	SP	X	X	X	P	SP
Mobile Homes, Individual	531.32	X	X	P/S P	X	X	P	X	X	P/SP
Mobile Home Parks	531.32	X	X	X	X	X	P	X	X	X
Mobile Home Subdivisions	531.32	X	X	X	X	X	P	X	X	X
Nursing Homes ²	531.35	X	X	X	X	SP	X	SP	SP	P
Recovery Home, Large	531.45	X	X	SP	X	X	X	X	SP	X
Recovery Home, Small	531.45	X	X	SP	SP	SP	SP	SP	SP	SP
Residential Treatment Facilities	531.46	X	X	SP	SP	SP	SP	SP	SP	SP
Residential Use: Duplexes	531.47	X	X	X	X	X	X	P	P	SP
Residential Use: Multiple Family Dwellings	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Single Family, Detached Dwellings	531.47	X	X	P	P	P	X	P	P	P
Residential Use: Single Family, Semi-Detached Dwellings	531.47	X	X	X	X	X	X	P	P	SP
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Waterfront Structures (Residential other than multi-family)	531.47	X	X	P	P	P	P	P	P	P
Residential Use: Waterfront Structures (Multi-Family)	531.47	X	X	X	X	X	X	X	P	P
RESIDENTIAL SUPPORT USES										
Adult Day Care Center	—	X	X	P	P	P	P	P	P	X
Child Care Center, Accessory	511.2	X	X	P/S P	P/SP	SP	X	P/S P	P/SP	P
Child Care Center, Small	531.12	X	X	P/S P	P/SP	P/S P	X	P/S P	P/SP	P

			X							
Child Care Center, Large	531.12	X	X	P/S P	P/SP	X	X	X	P/SP	P/SP
Churches/Places of Worship	531.13	X	X	P/S P	P/SP	P/S P	P/ SP	P/S P	P/SP	P
Environmental Education Facilities	—	P	P	P	P	P	X	P	X	P
Family Day Care Home	—	X	X	P	P	P	P	P	P	P
Schools, College/Universities	531.50	X	X	X	X	X	X	X	X	X
Schools, Elementary	531.50	X	X	P	P	P	P	P	P	P
Schools, High and Middle	531.50	X	X	SP	SP	SP	SP	SP	SP	SP
Schools of Special Education	531.50	X	X	P	P	P	P	P	P	SP
Schools, Public	531.50	X	X	P	P	P	P	P	P	P
TRANSPORTATION USES										
Aircraft Landing Field	531.2	X	X	P	X	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	X	X	X	X
Airport, Private or Public	531.3	X	X	SP	X	X	X	X	X	X
Bus and Train Passenger Station	—	X	X	P	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	X	X	X	X	X
Heliport	531.24	X	X	X	X	X	X	X	X	X
Helistop	531.24	X	X	SP	X	X	X	X	X	SP
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	X	X	X	X	X
Intermodal Terminal	—	X	X	X	X	X	X	X	X	X
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	X	X	X	X	X
Bus RR/Maintenance Facility		X	X	SP	X	X	X	X	X	SP
Railroad Switching/Classification Yard	—	X	X	X	X	X	X	X	X	X
WAREHOUSING										
Mini Warehouses, Self- storage	531.31	X	X	X	X	X	X	X	X	SP
Warehouses	531.59	X	X	X	X	X	X	X	X	X



April 23, 2026 - Land Use Meeting

Subject

Resolution R-26-034 Denying Application PDR-24-32(Z)(G) – Lone Valley -GDP - PLN2408-0070 - James J. McDevitt III, MURP, Development Services Team Leader - District 1

Category

CONSENT AGENDA

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Sarah Schenk, Chief Assistant County Attorney

Action Requested

ACTION: I move to adopt Resolution No. R-26-034 providing the Notice of Denial for Ordinance PDR-24-32(Z)(G) – Lone Valley -GDP - PLN2408-0070

Enabling/Regulating Authority

N/A

Applicable Advisory Board

Manatee County Comprehensive Plan
Manatee County Land Development Code

Background Discussion

The Board of County Commissioners voted to deny the project at the Land Use meeting on February 12, 2026.

Attorney Review

Other (Requires explanation in field below) Schenk
Sarah Schenk drafted the Resolution.

Instructions to Board Records

Please forward a copy of the executed document to Bobbi.roy@mymanatee.org.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs N/A

RESOLUTION NO. R-26-034

NOTICE OF DENIAL

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; PROVIDING NOTICE OF DENIAL OF APPLICATION NO. PDR-24-32(Z)(G) REQUESTING THE REZONING OF APPROXIMATELY 683.3 ± ACRES FROM A (GENERAL AGRICULTURE) TO PDR PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT AND APPROVAL OF A GENERAL DEVELOPMENT PLAN FOR A MAXIMUM OF 2,047 SINGLE FAMILY DWELLING UNITS AND 15,000 SQUARE FEET OF PUBLIC USE FACILITIES (POTENTIAL FIRE STATION), SAID PROPERTY BEING GENERALLY LOCATED ALONG THE NORTH SIDE OF BUCKEYE ROAD BETWEEN I-75 AND FORT HAMER ROAD WITH NO ADDRESS ASSIGNED, PARRISH (MANATEE COUNTY); PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hecht Manatee Property LTD (Owner) and Lennar Homes, LLC (Contract Purchaser) (collectively the “Applicants”) filed Application No. PDR-24-32(Z)(G) to rezone approximately 683.3 acres described in Exhibit “A”, attached hereto, from A (General Agriculture) to PDR (Planned Development Residential) Zoning District, and approve a General Development Plan for a maximum of 2,047 single-family dwelling units and a maximum of 15,000 square feet of public use facilities (potential fire station) (sometimes referred herein collectively as the “Application”); and,

WHEREAS, the Manatee County Planning Commission (the “Planning Commission”), held a duly noticed public hearing on November 13, 2025 on the Application, as the County’s Local Planning Agency pursuant to § 163.3174, Florida Statutes and Land Development Code (“LDC”) § 301.1.A; and,

WHEREAS, the Board of County Commissioners of Manatee County, Florida (the “Board”) held a duly noticed public hearing on the Application on December 4, 2025 as continued to February 12, 2026, and directed Staff and the County Attorney to prepare a formal written notice of the Application’s denial for the April 23, 2026 Board meeting, in accordance with § 125.022(5), Florida Statutes.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida:

Section 1. Findings.

- A. The recitals set forth above are hereby incorporated into this Resolution.
- B. The Board is authorized and empowered to consider, approve, and/or deny the Application to rezone and the proposed General Development Plan

pursuant to the County's Land Development Code ("LDC") §§ 200, 300, 321,342 and 402.6, 402.7, 531.40 and 531.47.

- C. The applicant[s] shall bear the burden of demonstrating by competent and substantial evidence that the application satisfies the standards and requirements of the LDC and the Comprehensive Plan. LDC § 312.8B.
- D. "In deciding whether to recommend approval, approval with modification or denial of a proposed GDP, the approving authority [the Board] shall consider whether the proposed plan is consistent with the Comprehensive Plan and [the LDC], including but not limited to the standards applicable to each PD district contained in Chapter 4." See LDC § 321.3.
- E. For large projects, as defined in Section 200, LDC as a development that contains eight hundred (800) residential units or more, the application requirements in Section 321.1.C. must be met.
- F. For rezonings, the Board may deny the rezoning request if it determines "that the proposed [zoning atlas] amendment is not consistent with the Comprehensive Plan or does not promote the public health, safety or welfare...". LDC § 342.2.F.
- G. Section 163.3194(3)(a) of the Community Planning Act provides that "[a] land development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, polices, and land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." Fla. Stat. §. 163.3194(3)(a).
- H. Section 163.3194(3)(b), of the Community Planning Act provides that "[a] development approved or undertaken by a local government shall be consistent with the comprehensive plan, if the land uses, densities or intensities, capacity or size, timing and other aspects of the development are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." Fla. Stat. §. 163.3194(3)(b).
- I. In its review of the Application, the Board considered the underlying record which consists of public hearing testimony and evidence, and the documents, records, information, etc. identified in Section 6 of the Procedures for the Manatee County Board of County Commissioners' Meetings (collectively referred to herein as the "Record"). See Resolution No. R-25-013.

- J. The “Project”, “Large Project”, “Project Area”, or the “Property” shall mean the parcel or tract of land (as described in Exhibit “A”) requested to be rezoned to the PDR (Planned Development Residential) Zoning District (683.3 acres) and for which a general development plan (“GDP”) approval was requested for a Large Project proposing a maximum of 2,047 single-family dwelling units and 15,000 square feet of public use facilities (potential fire station). See Exhibit B. Site Location Map.
- K. The Property (683.3 acres) is currently in the A (General Agriculture) Zoning District.
- L. The Property is in the Urban Fringe-3 (UF-3) Future Land Use Classification).
- M. The maximum allowed density for the UF-3 FLUC is 2.99 DU/GA (dwelling units per gross acres). The Large Project proposed a density of 2,047 single-family dwelling units; the maximum number of dwelling units allowed for the Project in the UF-3 FLUC. See Staff Report, pages 3, 22.
- N. The maximum height of the Project’s buildings is two (2) stories (35 feet). The maximum height allowed is two (2) stories (35 feet). See Staff Report, pages 6, 7. Staff did not have enough information to evaluate building height compatibility with a general development plan. *Id.* at page 25.
- O. The Project proposed a maximum of 1.70 acres of wetland impacts out of an overall wetland acreage of 106.68 acres. See page 10, Staff Report. The maximum development potential for the Project is limited by the impacts to wetlands proposed in the General Development Plan. See Staff Report, pages 22, 28.
- P. There are 177.60 acres of existing Native Upland Habitat in the Project. Only 17.2 acres of Native Upland Habitat are being preserved (9.7%). See Staff Report, pages 12, 23, and 29.
- Q. There are approximately 20 Gopher Tortoises on the Project Site potentially impacted. See Staff Report, pages 12, 13, 29. See Environmental Narrative for Lone Valley Project, prepared by Applied Bionomics (July 8, 2024) and Clearview Land Design P.L. dated June 18, 2025.
- R. An assessment of available EMS (Emergency Medical Services) resources dated January 22, 2025, prepared by the Mantee County Department of Public Safety, EMS Division, it was found that there are currently insufficient EMS resources present to support the proposed Large Project. See Staff Report, pages 17, 18, 29, and § 321.1.C.12. LDC.

- S. The potential non-residential uses proposed for the Project on the General Development Plan include a public use facility. A general development plan does not provide enough detail to analyze site design such as building location and setbacks. See Staff Report, page 25, Section 531.40, LDC. A public use facility could include a range of uses such of land, buildings, or structures by Manatee County or other governmental agency to provide protective, administrative, social, or recreational services directly to the general public, including police or fire stations, County buildings, post offices, and any other public facility providing the above services. Section 200, LDC. Applicant indicated a development intent on the GDP to include a fire station within the proposed 15,000 square feet of public use facilities.
- T. The properties to the north are in Hillsborough County with Vacant Acreage, Agricultural Land with Improvements, to the south is Buckeye Road and Planned Development Mixed Use/Vacant Residential Platted land, to the east is Planned Development Mixed Use/Agricultural Land with Improvements and to the west, Planned Development Mixed Use/Vacant Acreage and Grazing. See Staff Report, pages 5,14.
- U. The Project Area is located within the Little Manatee River Watershed, a flood prone area (i.e. rainfall). See Staff Report, page 8, and Little Manatee River Watershed Management Study. The Project is located in X- Zone and A-Zone. See Staff Report, pages 8,17.32.
- V. The Multimodal Site Access and Safety Analysis (MSASA) prepared by Kimley Horn, dated August 13, 2025, (the “Multimodal Site Access and Safety Analysis”) states the Project is located north of Buckeye Road, east of I-75, and west of US 301 in Manatee County. There are proposed two (2) full access connections (proposed roundabout) along Buckeye Road for residential access, and one (1) full access connection along Buckeye Road (potential fire station access).
- W. The Multimodal Site Access and Safety Analysis provide the Project is anticipated to generate 1,169 net, new trips (296 entering/873 existing) in the A.M. peak-hour and 1,704 net, new trips (1,701) entering/633 exiting the P.M. peak-hour. See Staff Report, page 18, and Table 1, Peak Hour Project Trip Generation, MSASA.
- X. The review by Staff, dated September 5, 2025 of the Multimodal Site Access and Safety Analysis, states the Project will impact three (3) links on Buckeye Road, one (1) link on Carter Road, four links on Sawgrass Road, and four (4) links on Fort Hamer Road Extension. See Acceptance Memo of Multimodal Site Access and Safety Analysis, as attached to Staff Report.
- Y. However, there is no estimated deadline for future improvements to the two impacted links of Fort Hamer Road Extension projected to operate at

greater than Level of Service Standard, See Table 5. Background Roadway Conditions Analysis, in the Multimodal Site Access and Safety Analysis, Staff Report, page 9.

- Z. The following provisions, in addition to those referenced above, are relevant to the analysis of the Project's consistency with the Comprehensive Plan and compliance with the LDC:
1. Comprehensive Plan Policy 2.10.1.2, Future Land Use Element: "Promote the development of commercial uses in nodes, and discourage scattered, incremental commercial development."
 2. Comprehensive Plan, Policy 2.2.1.11, UF-3: Establish the Urban Fringe-3 Future Land Use Category.
 3. Comprehensive Plan Policy 2.1.2.3, Future Land Use Element: "Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development."
 4. Comprehensive Plan Policy 2.1.1.4, Future Land Use Element: "Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment."
 5. Comprehensive Plan Policy 2.1.2.4, Future Land Use Element: "Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, in areas which are internal to, or are a contiguous expansion of the built environment."
 6. Comprehensive Plan Objective 2.9.1—Strong Communities, Future Land Use Element.
 7. Comprehensive Plan Policy 2.1.2.7, Future Land Use Element: "Review all proposed development for compatibility and appropriate timing of development. . . ."
 8. Comprehensive Plan Objective 2.6.1—Compatibility through Screening, Buffering, Setback, and Other Mitigative Measures, Future Land Use Element.
 9. Comprehensive Plan Objective 2.6.2—Residential Compatibility/Transition, Future Land Use Element.

10. Comprehensive Plan Policy 2.2.1.6, Future Land Use Element: “The land development regulations may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to address 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 the Future Land Use Map.”
11. Comprehensive Plan Objective 2.3.3—Floodplain Management, Future Land Use Element.
12. Section 200, Definitions, Land Development Code, defines “Compatibility” to mean: "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."
13. LDC § 342.4.A - Review Criteria for All Zoning Map Amendments.
14. LDC § 402.6 - General Design Requirement for all Planned Development Site Plans.
15. LDC § 321.1.C. - Large Projects.
16. LDC § 402.7.D. - PDR Standards.
17. LDC § 531.40. - Public Use Facilities
18. LDC § 531.47. - Residential uses
19. LDC § 706.9.- Development Transfer Allowed for Wetlands and their Wetland Buffers.
20. LDC § 400.8. - Future Land Use Categories and Zoning District, Table 4-1, provides the implementing zoning district for the UF-3 FLUC:

The following table correlates individual zoning district with future land use category. Not all the zoning districts shown under a future land use category, however, are presumed to be appropriate for a site with that particular future land use

designation. The factors listed in LDC § 342.3. (Rezone Criteria) need to be met in order to approve the zoning map amendment request.

Planned Development (PD) Districts are allowed within all Comprehensive Plan Future Land Use map categories, provided the rezoning request meets the requirements of LDC § 342.4. and is consistent with the Comprehensive Plan and corresponding Future Land Use designation. See Exhibit C, Table 4-12: Schedule of Uses for PD Districts.

UF-3 (Urban Fringe-3) FLUC: CON, A-1, RSF-1, RSF-2, RSF-3, RVP, RDD-3., MP-1, NC-S ,NC-M, PR-S, PR-M, GC, RES-1 (Residential): CON, A, A-1, RSF-1, RVP, MP-1, NC-S, NC-M, PR-S, PR-M, and GC, subject to compliance with the Comprehensive Plan and LDC.

Section 2. Conclusions. Based upon the above findings, the Record, the Comprehensive Plan, and the LDC, the Board hereby makes the following conclusions:

- A. The Applicants failed to meet their burden of proving and demonstrating that the proposed rezone, Large Project described in the general development plan ,as contained in the Application are consistent with the Comprehensive Plan, and comply with the standards for approval in the applicable provisions of the LDC.
- B. The Applicants failed to demonstrate that the level of intensity of the proposed public facility use establishes a transition of intensities and uses across the proposed PDR Zone District boundaries. Additionally, the Applicants failed to demonstrate how the Project would promote safe traffic circulation patterns and not create any external impacts that would adversely affect surrounding development, uses, and zoning.
- C. The Applicants failed to include residential support uses, as defined in the LDC, to serve the proposed residential uses, as depicted in the General Development Plan to enhance trip capture rates and serve the surrounding area.
- D. Due to the above findings, the Record, the Comprehensive Plan and LDC, the Board finds that maintaining the existing A (General Agriculture) Zoning District accomplishes a legitimate public purpose, and promotes the health, safety, and welfare of the public.
- E. The Board specifically denies the Application—specifically, Applicants’ proposed rezone request and Large Project described in the general development plan applicable to the Property described in the legal description in Exhibit A.

- F. The existing A (General Agriculture) Zoning District of the 683.3 acres remains in full force and effect, and the Applicant may opt to request a change in use consistent with those listed under the A Zoning District, as detailed in LDC § 401.2: Uses in Agriculture and Residential District, LDC (See Exhibit D) subject to compliance with the Comprehensive Plan and LDC.

Section 3. Severability. It is hereby declared to be the intention of the Board that the phrases, clauses, sentences, paragraphs, and sections in this Resolution be deemed severable, and if any phrase, clause, sentence, paragraph or section hereof is declared unconstitutional or otherwise invalid by the valid judgement of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Resolution.

Section 4. Effective Date. The effective date of this Resolution shall be the date of adoption of this Resolution.

DULY ADOPTED, with a quorum present and voting, this _____ day of April, 2026.

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

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

EXHIBIT A

LEGAL DESCRIPTION

683.3 Acres

BEG AT THE NW COR OF SEC 6, TWN 33S, RNG 19E, TH N 89 DEG 38 MIN 30 SEC E ALG THE N LN OF SD SEC 6, A DIST OF 5407.86 FT; TH S 00 DEG 23 MIN 49 SEC W ALG THE E LN OF SD SEC 6, A DIST OF 5595.05 FT; TH N 89 DEG 22 MIN 17 SEC W ALG THE NLY R/W LN OF BUCKEYE RD, A DIST OF 5325.06 FT; TH N 00 DEG 27 MIN 39 SEC W ALG THE W LN OF SD SEC 6, A DIST OF 5502.84 FT TO THE POB; LESS R/W PARCEL 102 (O.R. 1632 P 1702) DESC AS: A PORTION OF TRACTS 13 AND 14 IN BLK 3 OF SEC 6-33S-19E PER PLAT OF UNIT NO 1 MANATEE RIVER FARMS, BEING DESC AS FOLL: COM AT THE SW COR OF THE SW 1/4 OF SD SEC 6; TH S 89 DEG 30 MIN 43 SEC E FOR 1501.28 FT ALG THE S LN OF SD SW 1/4; TH N 00 DEG 29 MIN 17 SEC E FOR 30.00 FT TO A PT ON THE S LN OF SD TRACT 13 AND THE POB; TH N 00 DEG 29 MIN 17 SEC E FOR 10.00 FT; TH S 89 DEG 30 MIN 43 SEC E FOR 465.00 FT; TH S 00 DEG 29 MIN 17 SEC W FOR 10.00 FT TO A PT ON THE S LN OF SD TRACT 14; TH N 89 DEG 30 MIN 43 SEC W FOR 465.00 FT ALG THE S LN OF SD TRACT 13 AND 14 TO THE POB. (1946/3103) PI#3943.1000/9

Exhibit B
Site Location Map



EXHIBIT C

Table 4-12: Schedule of Uses for PD Districts

Land Use		PD R	PD O	PD C	PDR P	PD I	PD PI	PD W	PDM U	PDR V	PDM H	PDG C	PD A	PDE Z
AGRICULTURAL USES														
Agricultural Research Facilities	—	X	X	P	P	X	P	X	P	X	X		P	P
Agricultural Uses	531.1	P	P	P	P	P	P	P	P	P	P	X	P	P
Agricultural Products Processing Plants	531.1	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.1	X	X	X	X	P	X	X	SP	X	X	X	P	P
Short Term Agricultural Uses	531.1	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.1	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Sawmills	531.1	X	X	X	X	P	X	X	P	X	X	X	X	P
Slaughterhouses	531.1	X	X	X	X	P	X	X	P	X	X	X	X	X
Stockyards and Feedlots ⁴	531.1	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X

COMMERCIAL - RETAIL

Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Food Truck Park	531.64	X	P	P	P	P	X	P	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X

COMMERCIAL - SERVICES

Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X

Car Wash: Full Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	—	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Free Standing Emergency Department (FSED) ⁵	531.62	X	X	P	X	X	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital ¹		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	P
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X

Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P ²	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	P ³	P	P ³	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
Recreational Vehicle Parks and Subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X

Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants ⁴	—	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/S P	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P
Public Use Facilities	531.40	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	—	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	P

Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	X	X	P	P	X	X	X	X	X	X	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52												
Water Dependent Uses	531.60	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X
Earthmoving, Minor	702	P	P	P	P	P	P	P	P	P	P	X	P	P
Game Preserve	—	X	X	P	X	X	P	X	P	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Mining	531.30	X	X	X	X	X	P	X	X	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X

RECREATION USES														
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Accessory Dwelling Unit ⁶	511.18	P	X	X	X	X	X	X	P	X	X	X	P	X
Assisted Living Facility, Large ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes ¹	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family,	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X

Attached Dwellings (3 to 9 units)														
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	—	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.50	X	X	X	X	X	P	X	P	X	X	X	X	X

Schools, Elementary	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.50	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	P	P	X	P	X	X	X	X	X
Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	P

EXHIBIT D

Table 4-2: Uses in Agriculture and Residential Districts

Land Use	See Sec. #	CON	R/O S	A	A-1	RS F	RSM H	RD D	RMF	VIL
AGRICULTURAL USES										
Agricultural Research Facilities	—	X	X	P	P	X	X	X	X	P
Agricultural Uses	531.1	SP	SP	P	P	SP	SP	SP	SP	P
Agricultural Products Processing Plants	531.1	X	X	P	X	X	X	X	X	SP
Animal Products Processing Facility	531.1	X	X	SP	X	X	X	X	X	SP
Short Term Agricultural Uses	531.1	X	X	P	P	P	P	P	P	P
Stables or Equestrian Centers: Private	531.41	X	X	P	P	X	X	X	X	P
Stables or Equestrian Centers: Public	531.41	X	X	P	P	X	X	X	X	P
Tree Farm	531.1	P	P	P	P	P	P	P	P	P
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	SP	X	X	X	X	P
Farming Service Establishments	531.18	X	X	P	SP	X	X	X	X	P
Farm Worker Housing	531.19	X	X	P	SP	X	X	X	X	SP
Pet Service (Kennel) Establishments	531.38	X	X	P	SP	X	X	X	X	SP
Sawmills	531.1	X	X	P	X	X	X	X	X	SP
Slaughterhouses	531.1	X	X	SP	X	X	X	X	X	X
Stockyards and Feedlots	531.1	X	X	SP	X	X	X	X	X	SP
Veterinary Hospitals	531.58	X	X	P	SP	X	X	X	X	P
COMMERCIAL - RETAIL										
Alcoholic Beverage Establishment	531.4	X	X	X	X	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	X	X	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	X	X	X	X	X	X	X
Auction Houses, Open	531.6	X	X	X	X	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	X	X	X	X	X	X	SP
Lumberyard	531.9	X	X	P	X	X	X	X	X	X
Drive-Through Establishments	531.16	X	X	X	X	X	X	X	X	P
Food Truck Park	531.64	X	X	X	X	X	X	X	X	P
Gas Pumps	531.51	X	X	X	X	X	X	X	X	P

Mobile Vending Park	531.65	X	X	X	X	X	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	X	X	X	X	X	X	SP
Restaurant	531.48	X	X	X	X	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	X	X	X	X	X	X	X/P ¹	P
Retail Sales, General	531.49	X	X	X	X	X	X	X	X	P/SP
Service Station	531.51	X	X	X	X	X	X	X	X	SP
Vehicle Sales, Rental, Leasing	531.57	X	X	X	X	X	X	X	X	SP
COMMERCIAL - SERVICES										
Banking: Bank	—	X	X	X	X	X	X	X	X	P
Banking: Bank/Drive-through	531.16	X	X	X	X	X	X	X	X	P
Bed and Breakfast	531.7	X	X	P	SP	SP	X	P	P	P
Business Services	—	X	X	X	X	X	X	X	X	P
Printing, Medium	—	X	X	X	X	X	X	X	X	P
Printing, Small	—	X	X	X	X	X	X	X	X	P
Car Wash: Full Service	531.10	X	X	X	X	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	X	X	X	X	X	X	SP
Car Wash: Self-Service	531.10	X	X	X	X	X	X	X	X	P
Clinics	—	X	X	X	X	X	X	X	X	P
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	SP	X	X	X	X	P
Construction equipment	531.18	X	X	X	X	X	X	X	X	SP
Equipment Sales, rental, leasing, storage and repair - light	—	X	X	P	SP	X	X	X	X	P
Food Catering Service Establishment	531.21	X	X	X	X	X	X	X	X	X
Free Standing Emergency Department (FSED) ³	531.62	X	X	X	X	X	X	X	X	X
Funeral Chapel	531.22	X	X	P	P	SP	SP	SP	SP	P
Funeral Home	531.22	X	X	SP	SP	SP	SP	SP	SP	SP
Hospital ²	—	X	X	X	X	X	X	X	X	X
Intensive Services: All Others	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	X	X	X	X	X
Intensive Services: Industrial Service Establishment	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	X	X	X	X	X	X	X

Laboratories, Medical and Dental	—	X	X	X	X	X	X	X	X	P
Lodging Places: Boarding House	531.28	X	X	X	X	X	X	X	P	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	X	X	X
Lodging Places: Dormitories	531.28	X	X	X	X	X	X	X	P	X
Lodging Places: Hospital Guest House	531.28	X	X	X	X	X	X	X	SP	X
Lodging Places: Hotel/motel	531.28	X	X	X	X	X	X	X	X	SP
Office	531.61	X	X	P	P	P	P	P	P	P
Personal Service Establishment	—	X	X	X	X	X	X	X	X	P
Dry Cleaners: Pick-up	—	X	X	X	X	X	X	X	X	P
Rental Service Establishment	—	X	X	X	X	X	X	X	X	P
Repair Service Establishment	—	X	X	X	X	X	X	X	X	P
Recreational Vehicle Parks and subdivisions	531.42	X	X	X	X	X	X	X	X	SP
Vehicle Repair: Major	531.56	X	X	X	X	X	X	X	X	X
Vehicle Repair: Community Serving	—	X	X	X	X	X	X	X	X	SP
Vehicle Repair: Neighborhood Serving	—	X	X	X	X	X	X	X	X	SP
Veterinary Clinic	531.58	X	X	P	SP	X	X	X	X	P
Wholesale Trade Establishment	—	X	X	X	X	X	X	X	X	X
INDUSTRIAL										
Industrial, Heavy	531.25	X	X	X	X	X	X	X	X	X
Firework/Sparkler Manufacture	531.25	X	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	X	X	X	X	X	X
Research and Development Activities	—	X	X	X	X	X	X	X	X	X
COMMUNITY SERVICE USES										
Civic, Social, and Fraternal Organizations/Clubs	531.14	X	X	P	P/SP	P/S P	P/ SP	P/S P	P/SP	P
Correctional Facilities: Community	—	X	X	SP	X	X	X	X	X	X
Correctional Facilities: Major	—	X	X	SP	X	X	X	X	X	X
Cultural Facilities	531.15	X	X	P	P	SP	SP	SP	SP	SP
Emergency Shelters	531.45	X	X	P/S P	P/SP	P/S P	P/ SP	P/S P	P/SP	P
Emergency Shelter Home	531.45	X	X	P	P	P	P	P	P	X

Personal Wireless Service Facilities	531.37	See Section 531.37									
Public Community Uses	531.39	X	X	P	P/SP	P/S P	P/ SP	P/S P	P/SP	P	
Public Use Facilities	531.40	X	X	P	P	P	P	P	P	P	
Post Offices	—	X	X	P	P	P	P	P	P	P	
Radio, TV, Communications, Microwave Facilities	—	SP	SP	P/S P	SP	SP	SP	SP	SP	X	
Rehabilitation Center	531.44	X	X	SP	SP	SP	SP	SP	SP	SP	
Utility Use	531.54	SP	SP	P	P	P	P	P	P	P	
Alternative Energy Generation Facility	531.54	X	X	P	X	X	X	X	X	X	
Utility Use, Heavy	531.54	X	X	X	X	X	X	X	X	X	
MISCELLANEOUS USES											
Flea Markets: Enclosed	531.20	X	X	X	X	X	X	X	X	X	
Flea Markets: Open	531.20	X	X	X	X	X	X	X	X	X	
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	X	X	X	X	X	X	X	
Outdoor Advertising Signs	—	X	X	X	X	X	X	X	X	X	
Outdoor Storage (Principal Use)	531.36	X	X	X	X	X	X	X	X	X	
Parking, Commercial (Principal Use)	—	X	X	X	X	X	X	X	X	X	
Sexually Oriented Businesses	531.52	See 531.52									
Water Dependent Uses	531.60	X	X	X	X	X	X	X	X	X	
OPEN USE OF LAND - LIGHT											
Cemetery: Human and Pet	531.11	X	X	SP	SP	SP	SP	SP	SP	P	
Earthmoving, Minor	702	X	X	P	P	P	P	P	P	P	
Game Preserve	—	P	SP	P	SP	X	X	X	X	P	
OPEN USE OF LAND - HEAVY											
Earthmoving, Major	702	X	X	SP	SP	X	X	X	X	SP	
Junkyards	531.27	X	X	X	X	X	X	X	X	X	
Mining	531.30	X	X	X	X	X	X	X	X	X	
Solid Waste Management Facilities	531.53	X	X	SP	X	X	X	X	X	X	
Landfills	531.53	X	X	SP	X	X	X	X	X	X	
RECREATION USES											
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	
Recreation, High Intensity	531.41	X	P	SP	X	X	X	X	X	X	
Recreation, Low Intensity	531.41	X	P	P	P	P	P	P	P	P	

Recreation, Medium Intensity	531.41	X	P	SP	X	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	SP	SP	X	X	X	X	X
RESIDENTIAL USES										
Accessory Dwelling Unit	511.18	X	X	P	P	P	X	X	X	P
Assisted Living Facility, Large ²	531.45	X	X	SP	SP	SP	SP	SP	SP	SP
Assisted Living Facility, Small ²	531.45	X	X	SP	P	P	P	P	P	P
Community Residential Homes	531.45	X	X	P	P	P	P	P	P	P
Group Housing	531.23	X	X	SP	SP	X	X	X	P	SP
Mobile Homes, Individual	531.32	X	X	P/S P	X	X	P	X	X	P/SP
Mobile Home Parks	531.32	X	X	X	X	X	P	X	X	X
Mobile Home Subdivisions	531.32	X	X	X	X	X	P	X	X	X
Nursing Homes ²	531.35	X	X	X	X	SP	X	SP	SP	P
Recovery Home, Large	531.45	X	X	SP	X	X	X	X	SP	X
Recovery Home, Small	531.45	X	X	SP	SP	SP	SP	SP	SP	SP
Residential Treatment Facilities	531.46	X	X	SP	SP	SP	SP	SP	SP	SP
Residential Use: Duplexes	531.47	X	X	X	X	X	X	P	P	SP
Residential Use: Multiple Family Dwellings	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Single Family, Detached Dwellings	531.47	X	X	P	P	P	X	P	P	P
Residential Use: Single Family, Semi-Detached Dwellings	531.47	X	X	X	X	X	X	P	P	SP
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Waterfront Structures (Residential other than multi-family)	531.47	X	X	P	P	P	P	P	P	P
Residential Use: Waterfront Structures (Multi-Family)	531.47	X	X	X	X	X	X	X	P	P
RESIDENTIAL SUPPORT USES										
Adult Day Care Center	—	X	X	P	P	P	P	P	P	X
Child Care Center, Accessory	511.2	X	X	P/S P	P/SP	SP	X	P/S P	P/SP	P
Child Care Center, Small	531.12	X	X	P/S P	P/SP	P/S P	X	P/S P	P/SP	P

			X							
Child Care Center, Large	531.12	X	X	P/S P	P/SP	X	X	X	P/SP	P/SP
Churches/Places of Worship	531.13	X	X	P/S P	P/SP	P/S P	P/ SP	P/S P	P/SP	P
Environmental Education Facilities	—	P	P	P	P	P	X	P	X	P
Family Day Care Home	—	X	X	P	P	P	P	P	P	P
Schools, College/Universities	531.50	X	X	X	X	X	X	X	X	X
Schools, Elementary	531.50	X	X	P	P	P	P	P	P	P
Schools, High and Middle	531.50	X	X	SP	SP	SP	SP	SP	SP	SP
Schools of Special Education	531.50	X	X	P	P	P	P	P	P	SP
Schools, Public	531.50	X	X	P	P	P	P	P	P	P
TRANSPORTATION USES										
Aircraft Landing Field	531.2	X	X	P	X	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	X	X	X	X
Airport, Private or Public	531.3	X	X	SP	X	X	X	X	X	X
Bus and Train Passenger Station	—	X	X	P	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	X	X	X	X	X
Heliport	531.24	X	X	X	X	X	X	X	X	X
Helistop	531.24	X	X	SP	X	X	X	X	X	SP
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	X	X	X	X	X
Intermodal Terminal	—	X	X	X	X	X	X	X	X	X
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	X	X	X	X	X
Bus RR/Maintenance Facility		X	X	SP	X	X	X	X	X	SP
Railroad Switching/Classification Yard	—	X	X	X	X	X	X	X	X	X
WAREHOUSING										
Mini Warehouses, Self- storage	531.31	X	X	X	X	X	X	X	X	SP
Warehouses	531.59	X	X	X	X	X	X	X	X	X

AGENDA SPEAKER FORM

Agenda Item No. and Project

Name: ALL of them

Name: Cynthia Keogh

County of Residence: _____
Manatee

Position:

For: _____

Against: X

Comment: _____

Would you like to be notified of a
Dispute Resolution proceeding?
If so, how would you like to be
notified?

X NO
Email, Phone, or Mailing Address.

Enter here: _____

