



August 6, 2026 - Land Use Meeting

Subject

9:00 A.M. TIME CERTAIN Ordinance No. 26-19 / PA-25-03 Comprehensive Plan Rewrite County-Initiated Comprehensive Plan Text Amendment-PLN2506-0044 - Legislative-Kimley-Horn & Associates, CONSULTANT and Rachel Layton, Division Manager – TO BE CONTINUED TO NO DATE SET AND TO BE READVERTISED.

Amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; amending and restating the following eleven elements; Element 1, Definitions; Element 2, Future Land Use; Element 3, Conservation; Element 4, Coastal Management; Element 5, Transportation; Element 6, Housing; Element 7, Historic and Cultural; Element 8, Recreation and Open Space; Element 9, Public Facilities; Element 11, Intergovernmental Coordination; amending other supportive material as deemed necessary in order to maintain internal consistency; providing for adoption of amendments; providing for effect on other ordinances and regulations; providing for codification, providing for applicability.

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: Kelley Klepper, AICP, Kimley-Horn & Associates, Consultant Development Services

Staff: Rachel Layton, AICP, Division Manager, 941-748-4501 ext. 6862,
rachel.layton@mymanatee.org

Contact: Abigail Bonds, Planning and Zoning Tech III, 941748-4501 x3927,
Abigail.bonds@mymanatee.org

Action Requested

Motion to continue:

I move to continue the public hearing for Ordinance 26-19/PA-25-03 to no date set and to be readvertised.

ALTERNATIVE MOTIONS

TRANSMIT:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the technical support documents, the action of the Planning Commission, and finding the

request to be CONSISTENT with the Manatee County Comprehensive Plan, in compliance with the applicable provisions of Section 340 of the Land Development Code and the applicable portions of Chapter 163, Part II, Florida Statutes, Community Planning Act, I move to TRANSMIT Manatee County Ordinance No. 26-19 / PA-25-03.

NOT TO TRANSMIT:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the technical support documents, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan, not in compliance with the applicable provisions of Section 340 of the Land Development Code and the applicable portions of Chapter 163, Part II, Florida Statutes, Community Planning Act, I move NOT TO TRANSMIT Manatee County Ordinance No. 26-19 / PA-25-03.

PLANNING COMMISSION RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the technical support documents, and finding the request to be consistent with the Manatee County Comprehensive Plan, in compliance with the applicable provisions of Page 2 of 14 – PA-25-03 / Ordinance 26-19 – Comprehensive Plan Rewrite County Initiated Comprehensive Plan Text Amendment (PLN2506-0044) Section 340 of the Land Development Code and the applicable portions of Chapter 163, Part II, Florida Statutes, Community Planning Act, I move to recommend transmittal of Manatee County Ordinance No. 26-19 / PA-25-03 and further recommend the transmittal public hearing be held after July 17, 2026, to allow for public comment, as recommended by the Planning Commission.

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

PLANNING COMMISSION ACTION:

- On May 14, 2026, by a vote of 6 – 0, the Planning Commission recommended transmittal, with Chairman DeLesline absent.

PUBLIC COMMENT AND CORRESPONDENCE:

May 14, 2026 – Planning Commission

Public Comments:

- Ken Piper addressed the changes, difference in pages numbers, the need for public hearings, and written comments, and communication programs, and evaluations of the Comprehensive Plan should take place every seven years. He does not agree there was public participation.
- Mark VanDeRee expressed concern that public concerns were not addressed, and suggested not sending the Plan for transmittal, and citizens are very concerned with stormwater management and potable water needs, wetland protections, and the need to make meaningful changes to protect the wetlands.

- Elizabeth Arnold expressed concern regarding Rangeland Parkway and 44th Avenue East going beyond C.R. 675 and feels that the update to the Comprehensive Plan is too robust for the citizens to review the changes.
- Larry Arnold explained District 1 residents will be upset that this plan is being pushed through without a Commissioner in District 1. There is no benefit to move this forward too quickly.
- Heidi Minihkeim requested the rewrite be delayed.
- Glen Gibellina read a statement opposing the rewrite and expressed concern regarding Kimley Horn not conferring with the Affordable Housing Advisory Committee regarding the affordable housing element.
- Cynthis Keough stated the rewrite does not meet the needs of Manatee County residents, who need more protections.

Background Discussion

- A County-Initiated Comprehensive Plan Rewrite Amendment PLN2506-0044. The Community Planning Act codified in the applicable portions of Chapter 163, Part II, F.S. requires the County adopt and amend a Comprehensive Plan to guide the County's future development and growth. The proposed Amendments to the Comprehensive plan thus serve the public health, safety, and welfare. The proposed amendments update the Plan in a holistic manner. This includes reorganization, deletion of text that is no longer relevant, updating references, including new goals, updating best practices and making modifications that reflect current practices. These amendments may also include additions such as new incentives for the development of affordable housing and new incentives for commercial development.
- Specifically this rewrite amends the Introduction, Elements 1-9 and Element 11.

PLANNING COMMISSION ACTION:

- On May 14, 2026, by a vote of 6 – 0, the Planning Commission recommended transmittal, with Chairman DeLesline absent.

PUBLIC COMMENT AND CORRESPONDENCE:

May 14, 2026 – Planning Commission

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BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- On June 4, 2026, by a vote of 5-1, the Board of County Commissioners voted to continue the public hearing to August 6, 2026, Board of County Commissioners Land Use Meeting with Chairman Siddique voting nay.

PUBLIC COMMENT AND CORRESPONDENCE:

June 4, 2026– Board of County Commissioners Land Use

- Ashley Bowling expressed concern regarding language in the amendment, adding Terra Ceia as a community, reducing public notices, transparency, taking tools away from the public, and feels the changes were not made in the spirit of Carol Ann Felts' intentions.
- Cynthia Keogh addressed issues with using the Manatee County website, missing language on activity nodes, and having property rights taken away.
- Ken Piper addressed the difference between rewrite and update, Chapter 2, public comments, and future development.
- Michael Harrison opposed the amendment, government overreach, local rule, encouraged the Board to consider what citizens want, questioned the definition of affordable housing, and suggested postponing the vote until after the election.
- Tamara Hart opposed the amendment and encouraged smart growth.
- Glen Gibellina expressed concern with the Planning Commission vote, rushing this item, affordable housing, form-based code, Kimley-Horn working on the amendment, and opposed approving the amendment.
- John Dunn opposed the amendment and cited Florida Statute regarding changes to the Comprehensive Plan.
- Heidi Minihkeim opposed voting on this due to no representation for District 1, disagrees with Kimley-Horn working on the amendment, and adding roads east of the FDAB.
- Sloan McAllister opposed new roads east of the FDAB, cluster houses, and destroying the way of life in Myakka City.

- Eddie Speir addressed the need for townhalls with Commissioners, the rights of citizens to speak, the need for more information, and opposed Kimley-Horn being involved in writing the amendment.
- Mark VanDeRee opposed the transmittal and urged getting rid of policy 2.1.2.8, future changes, potable water supply, and requested independent planners and attorneys work on the Plan.
- Kevin McPherson urged protecting Myakka City and postponing the vote on the Comprehensive Plan.
- Norman Baillie opposed 15-minute cities and walkable communities, and requested a section regarding potable water supplies.
- Tim Mays requested not transmitting the amendment and discussed the Planning Commission vote and SB 180.
- Elizabeth Arnold addressed the difficulty of finding the Comprehensive Plan on the website, not finding the hard copy and at the libraries, opposed suburban growth, urban sprawl, redevelopment, Policy 2.1.2.4, questioned the boundaries of Terra Ceia and Myakka City, no representation for District 1, SB 180, and growth in northern Manatee County.
- Elaine Johnson urged rebuilding trust in the community, information provided at the workshops was not informative, and the need for townhalls with the Commissioners.
- Larry Arnold discussed no representation in District 1, red flags in the amendment, nodes, activity centers, overlays, neighborhood action plans need to be addressed, and urged the Board to not approve the transmittal.
- Pamela Plant requested transmittal be delayed until District 1 has representation.
- Dena Sabou addressed the length of time it takes to get a public record request filled, and delaying the vote until District 1 has representation.
- Charlene Kow requested the vote be delayed until next year, or until SB 180 sunsets.

Nothing was entered into the record.

Attorney Review

Other (Requires explanation in field below) Schenk

Sarah Schenk reviewed and responded by emails to Matter # FY25/26-0315.

Instructions to Board Records

Ensure that the Chairperson signs page 5 of the letter.

Please forward a copy of the transmittal letter to bobbi.roy@mymanatee.org for timely distribution to the Florida Commerce.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



August 6, 2026 - Land Use Meeting

Subject

Updates to Agenda

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested

Updates incorporated appropriately

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates (dated August 3, 2026) for the meeting of 8/6/2026 9:00 AM - August 6, 2026 - Land Use Meeting

CONSENT:

Community and Veteran Services

13. Deferred to August 25, 2026 - Authorize the Chair of the Board of County Commissioners to execute an Assignment and Assumption of Promissory Note, Mortgage and Land Use Restriction Agreement to facilitate the re-recording of the document with the appropriate County signature authority. Deborah Ash, Community and Veterans Services Department - District 4

This item is deferred to August 25, 2026

ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

1. Ordinance No. 26- 34 Establishment of West Manatee District Community Development District - Legislative - Laura Gonzalez, Principal Planner - District 5 - Revised Motion to be

continued to September 3, 2026 at 9:00 a.m., or as soon thereafter as same may be heard.

2. Ordinance No. 26-27 f/k/a Ordinance No. 18-32 Petition to Amend the Boundaries of the Aviary at Rutland Ranch Community Development District Contraction of Boundaries- Legislative- Laura Gonzalez, Principal Planner - District 1 - Revised Motion to be continued to August 25, 20206 at 9:00 a.m., or as soon thereafter as same may be heard.

3. PA-25-13 / Ordinance 26-01 County Initiated Comprehensive Plan Text Amendment 5-1 Series - PLN2510-0080 - Legislative - Elizabeth Shulman, Senior Planner - Countywide - Revised motion to be continued to no date set and to be readvertised.

4. 9:00 A.M. TIME CERTAIN Ordinance No. 26-19 / PA-25-03 Comprehensive Plan Rewrite County-Initiated Comprehensive Plan Text Amendment-PLN2506-0044 - Legislative-Kimley-Horn & Associates, CONSULTANT and Rachel Layton, Division Manager - Revised motion to be continued to no date set and to be readvertised. Item moved to Presentations upon request.

ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

6. Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Elizabeth Shulman, Senior Planner-District 2 - APPLICANT REQUEST CONTINUANCE TO SEPTEMBER 3, 2026 - Revised motion to continue to incorporate Ordinance number in motion.

12. R-26-081- PLN2511-0146-2104 53rd Avenue East, Bradenton, FL 34203 (“Property”)- Quasi-Judicial - James J. McDevitt III, MURP, Development Services Team Leader-District 2 - Revised motion to be continued to August 25, 2026, at 9:00 a.m., or as soon thereafter as same may be heard. This item was moved to Presentation Upon Request.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

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TRANSMIT:

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Applicable Advisory Board**PLANNING COMMISSION ACTION:**

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PUBLIC COMMENT AND CORRESPONDENCE:**May 14, 2026 – Planning Commission****Public Comments:**

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Attorney Review

Other (Requires explanation in field below) Schenk

Sarah Schenk reviewed and responded by emails to Matter # FY25/26-0315.

Instructions to Board Records

Ensure that the Chairperson signs page 5 of the letter.

Please forward a copy of the transmittal letter to bobbi.roy@mymanatee.org for timely distribution to the Florida Commerce.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



Development Services Department

Administration Division

9000 Town Center Parkway, Lakewood Ranch, FL 34202

Phone number: (941) 748-4501

MEMORANDUM

To: Agenda Division

From: Nicole M. Knapp *Nicole M. Knapp*

Date: August 3, 2026

Subject: Ordinance 26-19/PA-25-03 Comprehensive Plan Re-Write County Initiated
Comprehensive Plan Text Amendment PLN2506-0044

Summary of Revisions

Given the volume and nature of the public comments received in advance of the transmittal hearing, the public hearing for the Comprehensive Plan Re-Write will be continued to a future agenda date to allow staff additional time to review and evaluate the comments. Additionally, because the remaining agenda items have also requested continuances to future meeting dates, there is no other business remaining on the agenda, making a continuance of this item appropriate.

The continued hearing date will be noticed in accordance with applicable public notice requirements once it has been re-scheduled.

VACANT

District 1

AMANDA
BALLARD

District 2

TAL
SIDDIQUE

District 3

MIKE
RAHN

District 4

DR. BOB
MCCANN

District 5

JASON
BEARDEN

At Large

GEORGE W.
KRUSE

At Large

Board of County Commissioners (Transmittal): August 6, 2026

ORDINANCE NO. 26-19 / PA-25-03
COMPREHENSIVE PLAN REWRITE
COUNTY-INITIATED COMPREHENSIVE PLAN TEXT AMENDMENT
PLN2506-0044

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED (THE MANATEE COUNTY COMPREHENSIVE PLAN); PROVIDING A PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING AND RESTATING THE FOLLOWING ELEVEN ELEMENTS; ELEMENT 1, DEFINITIONS; ELEMENT 2, FUTURE LAND USE; ELEMENT 3, CONSERVATION; ELEMENT 4, COASTAL MANAGEMENT; ELEMENT 5, TRANSPORTATION; ELEMENT 6, HOUSING; ELEMENT 7, HISTORIC AND CULTURAL; ELEMENT 8, RECREATION AND OPEN SPACE; ELEMENT 9, PUBLIC FACILITIES; ELEMENT 11, INTERGOVERNMENTAL COORDINATION; AMENDING OTHER SUPPORTIVE MATERIAL AS DEEMED NECESSARY IN ORDER TO MAINTAIN INTERNAL CONSISTENCY; PROVIDING FOR ADOPTION OF AMENDMENTS; PROVIDING FOR EFFECT ON OTHER ORDINANCES AND REGULATIONS; PROVIDING FOR CODIFICATION, PROVIDING FOR APPLICABILITY, PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Planning Commission:	May 14, 2026
Board of County Commissioners (Transmittal):	June 4 and August 6, 2026
Board of County Commissioners (Adoption):	October 8, 2026

ALTERNATIVE MOTIONS

TRANSMIT:

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PUBLIC COMMENT AND CORRESPONDENCE:

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- Norman Baillie opposed 15-minute cities and walkable communities, and requested a section regarding potable water supplies.
- Tim Mays requested not transmitting the amendment and discussed the Planning Commission vote and SB 180.
- Elizabeth Arnold addressed the difficulty of finding the Comprehensive Plan on the website, not finding the hard copy and at the libraries, opposed suburban growth, urban sprawl, redevelopment, Policy 2.1.2.4, questioned the boundaries of Terra Ceia and Myakka City, no representation for District 1, SB 180, and growth in northern Manatee County.
- Elaine Johnson urged rebuilding trust in the community, information provided at the workshops was not informative, and the need for townhalls with the Commissioners.

- **Larry Arnold discussed no representation in District 1, red flags in the amendment, nodes, activity centers, overlays, neighborhood action plans need to be addressed, and urged the Board to not approve the transmittal.**
- **Pamela Plant requested transmittal be delayed until District 1 has representation.**
- **Dena Sabou addressed the length of time it takes to get a public record request filled, and delaying the vote until District 1 has representation.**
- **Charlene Kow requested the vote be delayed until next year, or until SB 180 sunsets.**

Nothing was entered into the record.

BACKGROUND INFORMATION:

The Community Planning Act codified in the applicable portions of Chapter 163, Part II, F.S. requires the County adopt and amend a Comprehensive Plan to guide the County's future development and growth. The proposed Amendments to the Comprehensive plan thus serve the public health, safety, and welfare.

The proposed amendments update the Plan in a holistic manner. This includes reorganization, deletion of text that is no longer relevant, updating references, including new goals, updating best practices and making modifications that reflect current practices. These amendments also include additions such as new incentives for the development of affordable housing and new incentives for commercial development. The year 2045 has been updated to 2050 throughout the Plan.

PREVIOUS STUDIES AND VISIONING

Since 2000, Manatee County has conducted several public visioning and planning exercises. The outcome of these have stressed the community desire to address sprawl and provide better infill, development and redevelopment opportunities in the County.

Comprehensive Plan & Evaluation & Appraisal Reports

The Comprehensive Plan and Future Land Use Map serve as the vision documents for growth and land use in unincorporated Manatee County. Established by requirement of the 1985 Growth Management Act, those documents as well as the Land Development Code and Zoning Map, generally provide a suburban based growth plan for unincorporated Manatee County.

Manatee Community Character & Compatibility Study (2005)

The Manatee Council of Governments sponsored this study to ensure that the community develops in a compatible manner across governmental jurisdictions. The goal of the study was to create a framework to ensure that new development was more compatible with existing development or land-use codes in adjacent jurisdictions. It focused on future building heights, waterfronts, activity centers, long-range transportation, and overall community character. The study provided insight as to what the community's desires were with regard to development and redevelopment. The study was adopted into the County's Comprehensive Plan and recommendations are generally reflected in the proposed amendments.

OneBay (2007; 2009-2010)

A consortium of Tampa Bay regional organizations initiated this study to promote a regional approach to growth management as an antidote to suburban sprawl, to preserve scarce resources, and to promote economic development. The study's recommendations largely echo those of previous studies: support development patterns that seamlessly integrate with transportation systems, including rapid transit, bike lanes, sidewalks and shuttles; higher-density, mixed-use projects clustered around employment centers and/or transit stations; development that enhances open space and promotes green objectives.

It recommended mixed uses, focused on multi-modal transportation, expanded non-residential development opportunities at nodes, open space planning, sustainable development, and

respecting the character of existing neighborhoods. OneBay had numerous large scale citizen input workshops and an online comment system.

How Will We Grow? Report & Urban Land Institute Panel Report for Manatee County

The *How Will We Grow? Report* provided an introspective look, not only at development review, land use and infrastructure planning, but also considered three alternatives to growth and weighed their impacts. A panel from the Urban Land Institute (ULI) reviewed the report and presented its findings to the Board in 2013. In June 2013, the Board gave direction to move forward with various changes consistent with a hybrid of Alternative 2, which includes changes to the land development regulations to better facilitate development and redevelopment along the urban corridors in SW County, and Alternative 3, which focuses on concentrating growth within activity centers to provide closer support services for existing and lower density single-use residential communities.

Sarasota-Manatee Metropolitan Planning Organization Long Range Transportation Plan

The Sarasota-Manatee Metropolitan Planning Organization's (MPO) 2050 Long Range Transportation Plan (LRTP) was adopted in October 2025. Per federal requirements, the MPO must develop and update its LRTP, which identifies and assesses infrastructure improvements to the transportation network for a minimum of 20 years. The plan utilizes population and employment forecasts for the county to the year 2050 as inputs for the regional travel demand model to determine future improvements to the transportation network. Key components of the plan are its regional transit-oriented development and land use vision.

The LRTP identifies core transit areas/corridors and support areas based on a number of variables including measures of physical form, such as land use diversity, density/intensity, pedestrian conditions; and demographic factors (age and income).

The proposed Plan changes will potentially increase densities and intensities along the transportation network, with specific incentives in the urban core and with mixed-use development which will help to strengthen and foster investments in transit. The LRTP identifies necessary changes to zoning and land development regulations along key corridors as follows:

- Mix of uses to include residential density and employment.
- Include higher intensities and mix of uses near transit stations.
- Reduce block size and encourage or require road connections as well as sidewalk and bike connections throughout the area.

The proposed amendments are consistent with the vision and direction of the MPO's 2050 LRTP for Manatee County.

Manatee County Strategic Plan

The Manatee County Government Strategic Plan is the County's first comprehensive roadmap for how we grow, invest and deliver services in a clear and accountable way. It establishes a countywide vision and mission focused on service, transparency and responsible growth and organizes our work into six high-level goals. This plan is structured as a living document that can be updated as conditions evolve, while still providing a clear, countywide framework for decision-

making and accountability. The strategic policies of the first goal, Land Management and Development Policy, are generally reflected in the proposed amendments.

ENVISION Manatee

The Board of County Commissioners engaged Kimley-Horn & Associates as the County's consultant to prepare an update to the Comprehensive Plan in 2023. During 2023, 2024, and 2026, Kimley-Horn and County staff conducted multiple public outreach meetings on the Comprehensive Plan throughout Manatee County during evening and weekend meetings.

PROPOSED PLAN AMENDMENTS:

The following sections contain a general description of the amendments by element. Ordinance Exhibits A through L include a list of the proposed changes to each element/chapter of the Plan. The proposed text amendments are provided and shown in ~~strike-through~~ and underline format.

The following elements are being updated as a part of the Comprehensive Plan Rewrite^{1,2}:

Introduction

Provided clarifications on the formatting of the Plan, struck through outdated references such as sections related to publishing in newspapers, updated references.

Element 1 – Definitions

Added new definitions for clarification purposes and rewrote several definitions for clarification purposes, updated references.

Element 2 – Future Land Use

New Low-Income Affordable Housing Incentive: Between UF-3 and RES-16 an additional 3 units per acre were added to the affordable housing bonus density residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as “Affordable Housing” at or below eighty (80) percent Annual Median Income (AMI). An accompanying addition in the same amount was applied to net density. Consistent with existing policy, properties within the Coastal Evacuation Area (CEA) and Coastal High Hazard Area (CHHA) are not eligible for this additional density. RES-3 was not included for this new bonus.

New Future Land Use Category: Policy 2.2.1.26.4. Mixed Use—Community/Community Serving (MU-C/CS). The MU-C/CS category is intended to accommodate medium and high density residential, and support uses including affordable housing. This classification includes a 10-unit density bonus above the standard 9 for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as “Affordable Housing” at or below sixty (60) percent

¹ For a more detailed outline of the proposed amendments, see Attachment 3, the “Summary of Amendments”.

² For supporting data and analysis for Elements 2 through 11 please see Attachment 4, “2025 Data Inventory and Analysis”.

Annual Median Income (AMI). Properties within the CEA and CHHA are not eligible for this additional density.

New Commercial Development Incentive: 2.0 Floor Area Ratio (FAR) added to RES-9, RES-12 and RES-16 if the development is in the urban core and meets urban corridor design standards.

Activity node distance for Small Commercial was extended from 800 feet to 1,000 feet.

Activity node distance for Medium Commercial was extended from 1,500 feet to 2,000 feet.

P/SP-1 no longer needs to go through the Planned Development (PD) process if the underlying property is less than 10 acres and the underlying zoning permits the use (exceptions include stormwater facilities etc.).

Mini warehouse and outdoor storage are now exempt from Commercial Locational Criteria in IH and IL. This is meant to not restrict commercial uses that are bulky and low trip generators to intersections where commercial uses that generate higher trip demand belong.

Reorganized the Future Land Use Classifications to be in order of density/intensity.

Reorganized the Overlays to be in alphabetical order.

Element 3 – Conservation

Updated voluntary and informative opportunities to participate in to improve air quality and reduce local air emissions. Updated references to partner agencies on the federal, local and state level. Update best practices on encouraging the use of green infrastructure. Make the plan consistent with existing groundwater management rules and solid waste rules. Update the plan to be consistent with Florida State Statutes on relevant protections such as watershed protection and stormwater infrastructure.

Element 4 – Coastal Management

Update references on the proper nomenclature of partner agencies and organizations. Suggest best practices for voluntary improvements of estuarine areas. Encourage the expanded use of living shorelines.

Element 5 – Transportation

Strikethrough references that are redundant. Added a section on safety approach encouraging the reduction of traffic related crashes. Include context classification as an identification category for thoroughfares consistent with Florida Department of Transportation (FDOT) and provide explanation of context classification. Added optional context classification maps and an optional trail map. Remove five-year level of service standard as it is not used.

Element 6 – Housing

Reword policies to be clearer. Add a policy on encouraging housing diversity and updated review processes. Increase the distance in which the County will consider performance standards for affordable housing to be within a mile of a bus route rather than a quarter mile.

Encourage affordable housing benefiting from density bonuses to distribute affordable housing throughout the entire development and disperse evenly within each phase.

Element 7 – Historic and Cultural

Update reference of Planning Department to Development Services. Reword policies and implementation mechanisms for clarification.

Element 8 – Recreation and Open Space

Update Recreation Facilities Adopted Performance Measures Table 8-1 based on state standards and Manatee County Staff as needed to accommodate local recreation needs. Update facilities and their conversions to fit current needs such as removing shuffleboard and adding pickleball. Update boat ramp standards to utilize registered boaters rather than total population. Update references to Sports and Leisure Services Department. Update references to the Parks Recreation and Open Space (PROS) Master Plan. Move Table 8-1 to the top of the Element to be more readily accessible.

Element 9 – Public Facilities

Add information of Total Maximum Daily Load (TMDL) and Basin Management Action Plans (BMAPs) consistent with state standards. Reword policies for clarification purposes. Ensure references to the 100-year Floodplain now reference the FEMA 1% annual chance Flood Hazard Area. Incorporate National Pollutant Discharges Elimination System in compliance with the federal Clean Water Act and state administrative code.

Element 11 – Intergovernmental Coordination

Reword policies for clarification purposes. Update references from Planning Department to Development Services

Per FS 163.3177 The Comprehensive Plan must contain a capital improvements element that must be reviewed on an annual basis. This update took place on 12/4/2025, Ordinance 25-59. Therefore Element 10 – Capital Improvements will not be modified during this amendment process.

CONSISTENCY OF THE PROPOSED AMENDMENT WITH THE COMPREHENSIVE PLAN JUSTIFICATION FOR PLAN AMENDMENTS

According to the Comprehensive Plan, Introduction, Section C.2.3.2, amendment of any part of the Comprehensive Plan shall be considered a major policy decision by the Board of County Commissioners. Section C.2.3.2 also states that justification for an amendment to the Comprehensive Plan may require a change in circumstances be demonstrated, or an error, inconsistency, or oversight.

In addition, Section C.2.3.3, of the Comprehensive Plan states that the Board of County Commissioners shall amend the Comprehensive Plan only upon finding that the goal, objective, policy, or map sought to be amended is no longer in the best interest of the public.

As discussed above, the proposed amendments are in the best interest of the public and accommodate changing conditions.

Legislative Policy Decision

Amendments to the Comprehensive Plan are a legislative policy decision of the Board of County Commissioners. The Board shall determine whether the Proposed Text Amendments are in the best interest of the public considering:

- Are the proposed Text Amendments compatible with the development trends in the area of consideration?
- Are the proposed Text Amendments compatible with surrounding uses and densities or intensities?

As stated above, the changes proposed will clarify provisions already in place, resolve inconsistencies between elements, and update policies for compliance with State Statutes. Collectively, the proposed amendments to the Comprehensive Plan will help to streamline and clarify existing objectives, goals, and policies. Therefore, the amendments can be found to be in the best interest of the public.

Consistency with Current Goals, Objectives and Policies

The proposed Plan Amendments are consistent with the following cited objectives and policies of the Comprehensive Plan.

GOAL 2.1.	A distribution of Future Land Use designations have been adopted throughout unincorporated Manatee County with the intent to limit urban sprawl, provide a predictable and functional urban form, encourage development and redevelopment in the existing urban core area and within existing and proposed nodes (as identified within this Plan), and allow public facilities and services to be provided in a relatively cost efficient manner.
Objective 2.1.3	Revitalization of the Urban Core Area: Limit urban sprawl through the infill and redevelopment of residential and non-residential uses into the urban core area thereby encouraging the continued livability and economic prosperity of these areas.
Objective 2.7.1	Regulatory/Incentive Mechanisms: Maintain land development regulations which regulate and provide incentives for new development and redevelopment to achieve comprehensive plan objectives.
Objective 2.8.1	Incentives: Periodically review land development regulations and strategies to ensure incentives for reduction of inconsistent land uses and incentives for redevelopment and renewal of blighted areas are effective.
Policy 2.9.1.4.	Encourage the development of a variety of housing options and architectural styles within a community.
Objective 2.10.4	Locational Criteria and Development Standards. Consistency of all commercial uses approved with required locational criteria and development standards.

Objective 2.10.5. Land Use Operative Provisions. Establish appropriate groupings of commercial uses around intersecting thoroughfares.

GOAL 6.1 Manatee County Acknowledges That Affordable Living Hinges on Diversity and Accessibility of Housing Options, and Proximity to Employment, Services, Shopping, and Multi-Modal Transportation. The County Places Particular Emphasis on Meeting the Needs of Financially Disadvantaged Individuals and Special Needs Populations.

Objective 6.1.1 Private Sector Delivery. Maintain a flexible regulatory process which assist the private sector in the delivery of a variety of housing products.

Policy 6.1.1.1. Permit a range of dwelling unit types and sizes within all relevant residential future land use categories, contingent upon adherence to the goals, objectives, and policies outlined in this Plan (refer to Element 2 Objective 2.2.1).

Objective 6.1.3 Affordable Housing. Continue developing and implementing programs aimed at meeting the affordable housing need aligned with the County's Area Median Income (AMI).

Policy 6.1.3.4. Promote the development of diverse dwelling units within a single development, including varying sizes, ownership models, types, and costs or rents, wherever feasible.

Specifically, the proposed amendment is consistent with Element 13, Property Rights, of the Comprehensive Plan, Goal 13.1, Objective 13.1.1.and Policy 13.1.1.1 as follows:

GOAL 13.1 Respect judicially acknowledged and constitutionally protected private property rights.

Objective 13.1.1 Private Property Rights. Ensure private property rights are considered in the local decision-making process.

Policy 13.1.1.1 In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, the following shall be considered in all local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

Implementation Mechanism:

(a) Review Land Development Regulations for compliance with this Element.

SUMMARY

In the opinion of Staff, PA-25-13 is consistent with the Comprehensive Plan and in accordance with Section 340 of the Land Development Code.

Positive Aspects

- Streamlines the Comprehensive Plan through reorganization, clarification, and removal of outdated or redundant provisions.
- Provides internal consistency between plan elements and aligns policies with current state statutes, best practices and regulatory requirements.
- Supports economic development through added flexibility and incentives for commercial and mixed-use development, especially within the Urban Core therefore maximizing existing infrastructure.
- The proposed development intensity increases will allow more compact, urban, mixed-use development, which provides for internal trip capture and the reduction in vehicle miles traveled (VMT).
- Encourages the development of low-income affordable housing and very low-income affordable housing.

Negative Aspects

- The potential of increased traffic on existing constrained roadway system associated with potentially more residential units and greater commercial square footage.

Mitigating Factors

- The amendments emphasize directing growth to the urban core, activity centers, and corridors where infrastructure, public services, and multimodal transportation networks already exist or are planned.
- Updated transportation policies, including safety measures and multimodal enhancements, as well as the promotion of complete streets, are intended to reduce vehicle miles traveled (VMT).
- Affordable housing and mixed-use incentives promote internal trip capture and reduce external traffic impacts.
- Environmental and infrastructure updates ensure consistency with current regulations, including stormwater, water quality, and floodplain management standards, helping to mitigate environmental impacts of growth.
- Consistent with the vision of the Comprehensive Plan, 2050 MPO LRTP, How Will We Grow?, and the Urban Land Institute Report for Manatee County, the area is intended to contain a concentration of higher density and intensity uses that support each other and reduce VMT. There is an intensive grid roadway system, a network of existing public infrastructure, libraries, transit and other existing County services that are ready to serve sites utilizing the new levels of development.
- Growth will occur incrementally, providing opportunities for infrastructure planning and coordination with the Capital Improvements Program.

PROPOSED CHANGES

The proposed amendments are shown in ~~strike-thru~~ / underline format in attached Exhibit A (1-11) to proposed Ordinance 26-19.

ATTACHMENTS:

1. Ordinance 26-19
2. Exhibit A-1-11
3. Summary of Changes (1-11)
4. 2025 Data Inventory & Analysis
5. Business Impact Estimate
6. Public Comments
7. Affidavit of Publishing
8. Transmittal Letter for Chairperson Signature

ORDINANCE NO. 26-19 / PA-25-03 COMPREHENSIVE PLAN
REWRITE COUNTY-INITIATED COMPREHENSIVE PLAN TEXT
AMENDMENT PLN2506-0044

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED (THE MANATEE COUNTY COMPREHENSIVE PLAN); PROVIDING A PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING AND RESTATING THE FOLLOWING ELEVEN ELEMENTS; ELEMENT 1, DEFINITIONS; ELEMENT 2, FUTURE LAND USE; ELEMENT 3, CONSERVATION; ELEMENT 4, COASTAL MANAGEMENT; ELEMENT 5, TRANSPORTATION; ELEMENT 6, HOUSING; ELEMENT 7, HISTORIC AND CULTURAL; ELEMENT 8, RECREATION AND OPEN SPACE; ELEMENT 9, PUBLIC FACILITIES; ELEMENT 11, INTERGOVERNMENTAL COORDINATION; AMENDING OTHER SUPPORTIVE MATERIAL AS DEEMED NECESSARY IN ORDER TO MAINTAIN INTERNAL CONSISTENCY; PROVIDING FOR ADOPTION OF AMENDMENTS; PROVIDING FOR EFFECT ON OTHER ORDINANCES AND REGULATIONS; PROVIDING FOR CODIFICATION, PROVIDING FOR APPLICABILITY, PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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 (2025) 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-25-03 has been initiated by the County to amend the Comprehensive Plan by amending the Introduction and Definitions, and applicable Goals, Objectives, and Policies within the following Elements: Future Land Use, Conservation, Coastal Management, Transportation, Housing, Historic and Cultural Resources, Public Facilities, and Intergovernmental Coordination; 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-25-03; and passed a motion to recommend transmittal of Plan Amendment 25-03 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,

WHEREAS, the Board of County Commissioners held a public hearing on June 4 and August 6, 2026, to consider Plan Amendment PA-25-03 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 _____, 2026, transmitted its review comments on Plan Amendment PA-25-03 and _____; and,

WHEREAS, the Florida Department of Transportation by letter dated _____, 2026 transmitted its review comments on Plan Amendment PA-25-03 and _____; and,

WHEREAS, the Southwest Florida Water Management District, by letter dated _____, 2026, transmitted its review comments on Plan Amendment PA-25-03 and _____; and,

WHEREAS, the Florida Fish and Wildlife Commission (FWWC) by letter dated _____, 2026, transmitted its review comments on Plan Amendment PA-25-03 and _____; and,

WHEREAS, the Florida Department of Environmental Protection, by correspondence dated _____, 2026, transmitted its review comments for Plan Amendment PA-25-03 and ____; and,

WHEREAS, pursuant to Section 163.3184, Florida Statutes, on _____, 2026, 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-25-03 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, 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. Comprehensive Plan Introduction: The Manatee County Comprehensive Plan Introduction is hereby amended to add new or amend or delete existing goals, objectives and policies as described in Exhibit “A-1” attached hereto and made a part of hereof by reference.

Section 4. Text Amendments to Definitions: The Manatee County Comprehensive Plan, Definitions is hereby amended to add new definitions or amend or delete existing definitions as described in Exhibit “A-2” attached hereto and made a part hereof by reference.

Section 5. Text Amendment to Future Land Use Element: The Manatee County Comprehensive Plan. Future Land Use Element is hereby amended to add new or amend or delete existing goals, objectives, and policies as described in Exhibit “A-3” attached hereto and made a part hereof by reference. None of the maps within Element 2. Future Land Use are amended by this Ordinance (inclusive of the Future Land Use Map Series, Maps 1-29, Maps A through N) and the same remains in full force and effect.

Section 6. Text Amendment to Conservation Element: The Manatee County Comprehensive Plan Conservation Element is hereby amended to add new or amend or delete existing goals, objectives, and policies as described in Exhibit “A-4” attached hereto and made a part hereof by reference.

Section 7. Text Amendment to Coastal Management Element: The Manatee County Comprehensive Plan Coastal Element is hereby amended to add new or amend or delete existing goals, objectives, and policies as described in Exhibit “A-5” attached hereto and made a part hereof by reference. None of the maps within Element 4. Coastal Management are amended by this Ordinance (inclusive of the FEMA Velocity Zone (V-Zone), Coastal High Hazard Area 2020, Coastal Evacuation Area-2017 and Coastal Planning Area 2017 maps) and the same remain in full force and effect.

Section 8. Text Amendment to Transportation Element: The Manatee County Comprehensive Plan Transportation Element is hereby amended to add new or amend or delete existing goals, objectives, and policies as described in Exhibit “A-6” attached hereto and made a part hereof by reference. None of the map series or tables within Element 5. Transportation are amended by this Ordinance and the same remain in full force and effect.

Section 9. Text Amendment to Housing Element: The Manatee County Comprehensive Plan Housing Element is hereby amended to add new or amend or delete

existing goals, objectives, and policies as described in Exhibit “A-7” attached hereto and made a part hereof by reference.

Section 10. Text Amendment to Historic and Cultural Element: The Manatee County Comprehensive Plan Historic and Cultural Element is hereby amended to add new or amend or delete existing goals, objectives, and policies as described in Exhibit “A-8” attached hereto and made a part hereof by reference.

Section 11. Text Amendment to Recreation and Open Space Element: The Manatee County Comprehensive Plan Recreation and Open Space Element is hereby amended to add new or amend or delete existing goals, objectives, and policies as described in Exhibit “A-9” attached hereto and made a part hereof by reference.

Section 12. Text Amendment to Public Facilities Element: The Manatee County Comprehensive Plan Public Facilities Element is hereby amended to add new or amend or delete existing goals, objectives, and policies as described in Exhibit “A-10” attached hereto and made a part hereof by reference.

Section 13. Text Amendment to Intergovernmental Coordination Element: The Manatee County Comprehensive Plan Intergovernmental Coordination Element is hereby amended to add new or amend or delete existing goals, objectives, and policies as described in Exhibit “A-11” attached hereto and made a part hereof by reference.

Section 14. Elements not being amended by this Ordinance: Element 10. Capital Improvements, Element 12. Public School Facilities and Element 13. Property Rights, are not being amended by this Ordinance and remain in full force and effect.

Section 15. 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 16. Applicability: The amendments set forth in this Ordinance shall apply to all applications, decisions, or controversies pending before the County upon the effective date hereof or filed or initiated thereafter.

Section 17. Codification: The publisher of the County’s Comprehensive Plan, CivicPlus, is directed to incorporate the Exhibits referenced in the following Sections of this Ordinance: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 into the Comprehensive Plan.

Section 17. Effective Date: The Ordinance shall become effective as provided by law.

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

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

By: _____
Chairperson

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

By: _____
Deputy Clerk

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INTRODUCTION



INTRODUCTION

Section A. Adoption.

A.1. Manatee County Governing Body Ordinance adopting this comprehensive plan.

Ordinance No.	Adopted Date	Effective Date
Ord. No. 89-01	05/11/89	05/15/89

A.2. Manatee County Board of County Commissioner's Ordinances amending this comprehensive plan.

Text Amendment History

Resolution/Ord. No.	PA Number	Name	Adopted Date	Effective Date
Ord. 90-03	PA 90-01	Manatee Walk/Rickie Paley	07/26/90	08/08/90
Ord. 90-04	PA-90-02	Mixon Fruit Farm	07/26/90	08/08/90
Ord. 90-05	PA-90-03	Gun Club	07/26/90	08/08/90
Ord. 90-06	PA-90-03 (B)	REC Uses in Watershed Overlay	07/26/90	08/08/90
Ord. 90-07	PA-90-04	Correcting Errors	07/26/90	08/08/90
Ord. 90-08	PA-90-05	Exempt SF dwelling in MU	07/26/90	08/08/90
Ord. 90-09	PA-90-06	Revisions to fire flow requirements	07/26/90	08/08/90
Ord. 90-10	PA-90-07	Exceptions to prohibitions/floodway	07/26/90	08/08/90
R-90-129	-		07/26/90	07/26/90
R-90-187	-		12/21/90	01/03/91
R-91-116	-		06/27/91	07/08/91
Ord. 90-44	PA-90-08	Sutton Properties	12/12/91	12/23/91
Ord. 90-45	PA-90-25	SF use in IL	12/12/91	12/23/91
Ord. 90-47	PA-90-11	Exempting SPOU from Commercial	12/12/91	12/23/91
Ord. 90-50	PA-90-14	Watson, Dodge, Forecast Marine & Yingling	12/12/91	12/23/91
Ord. 90-51	PA-90-15	Marlee Acres	12/12/91	12/23/91
Ord. 90-52	PA-90-16	Tallevast	12/12/91	12/23/91
Ord. 90-53	PA-90-17	Duette Park	12/12/91	12/23/91
Ord. 90-54	PA-90-18	JoAnne Grace	12/12/91	12/23/91
Ord. 90-55	PA-90-19	Red Barn	12/12/91	12/23/91
Ord. 90-56	PA-90-20	Amendment to Recreation/Open Space	12/12/91	12/23/91
Ord. 90-57	PA-90-21	Capital Improvement Element 90-95	12/12/91	12/23/91
Ord. 90-59	PA-90-24	Comm. Location Exemption - Myakka City	12/12/91	12/23/91
Ord. 91-01	PA-91-01	Implementation of Stormwater Reuse Plan	07/18/91	07/26/91
Ord. 91-02	PA-91-02	J. Cassidy	07/18/91	07/26/91
Ord. 91-06	PA-91-06	Earl McCarley	07/18/91	07/26/91
Ord. 91-08	PA-91-08	Ellenton Estates	07/18/91	07/26/91
Ord. 91-09	PA-91-09	Ronald Bernard	07/08/91	07/26/91
Ord. 91-10	PA-91-10	Rosemary, Azar, Sara, & Jack Marine	07/08/91	07/26/91
Ord. 91-11	PA-91-11	Norrie, Holmes, Arnold & Anderson	07/08/91	07/26/91
Ord. 91-12	PA-91-12	Nu-Gulf, Inc.	07/08/91	07/26/91
Ord. 91-13	PA-91-13	Callaghan & Figari	07/08/91	07/26/91
Ord. 91-14	PA-91-14	Silverman	07/08/91	07/26/91

Ord. 91-15	PA-91-15	Regional Activity Center	07/08/91	07/26/91
Ord. 91-16	PA-91-16	Public Works	07/08/91	07/26/91
Ord. 91-17	PA-91-17	Errors/Omissions/Oversights	07/08/91	07/26/91
Ord. 91-22	PA-91-18	Steve Marshall	07/18/91	07/26/91
Ord. 91-31	PA-90-23	Sy Sheer	02/28/91	03/11/91
Ord. 91-43	PA-91-19	Belle Meade/Spicer Subdivision	12/12/91	12/20/91
Ord. 91-44	PA-91-20	Wm. Roberts & L.H. Glasgow	12/12/91	12/20/91
Ord. 91-45	PA-91-21	Modifying ROR Uses to Recognize LI	12/12/91	12/20/91
Ord. 91-46	PA-91-22	Capital Improvements Update 91-96	12/12/91	12/20/91
Ord. 91-48	PA-91-24	Adjustments for Specific Deadlines E/C	12/12/91	12/20/91
Ord. 91-49	PA-91-25	Idlewild Court	12/12/91	12/20/91
Ord. 91-50	PA-91-26	Modifications to Plan Dev. Requirements	12/12/91	12/20/91
Ord. 91-51	PA-91-27	Palmetto Canning Company Area	12/12/91	12/20/91
Ord. 91-52	PA-91-28	Incorporate Portion of Port Manatee Master Plan	12/12/91	12/20/91
Ord. 91-54	PA-91-30	Rural Activity Center/General Commercial	12/12/91	12/20/91
Ord. 91-55	PA-91-31	Manatee County	12/12/91	12/20/91
Ord. 92-02	PA-92-02	Steve Marshall, North	06/26/92	07/02/92
Ord. 92-03	PA-92-03	Steve Marshall, South	06/25/92	07/02/92
Ord. 92-04	PA-92-04	Public Works	06/25/92	07/02/92
Ord. 92-05	PA-92-05	Establishes LOS Capacity/Afford. Housing	06/25/92	07/02/92
Ord. 92-06	PA-92-06	Tropicana	06/25/92	07/02/92
Ord. 92-07	PA-92-07	Rosemary Azar (Pit Grill)	06/25/92	07/02/92
Ord. 92-10	PA-92-10	Expiration of LOS for SF Detached Units	06/25/92	07/02/92
Ord. 92-11	PA-92-11	Amendments to Traffic Circulation Maps	06/25/92	07/02/92
Ord. 92-13	PA-92-13	Recreational Uses in AG/R Category	06/25/92	08/03/92
R-92-15	-	E/C Text & Formatting	03/26/92	04/06/92
Ord. 92-33	PA-92-15	Bradenton Motel Partners	11/10/92	11/20/92
Ord. 92-34	PA-92-16	Tropicana	11/10/92	11/20/92
Ord. 92-35	PA-92-17	Clarifies & Est. Affordable Housing Program	11/10/92	11/23/92
Ord. 92-36	PA-92-18	Update CIE - Peak Hour LOS Tables	11/10/92	11/23/92
Ord. 92-37	PA-92-19	Revisions to Parks Concurrency	11/10/92	11/23/92
Ord. 92-39	PA-92-14	Creekwood	11/10/92	11/23/92
Ord. 92-40	PA-92-20	Establish Environmental Action Commission	11/10/92	11/23/92
Ord. 92-41	PA-92-21	Correct Jurisdictional Boundaries	11/10/92	11/23/92
Ord. 92-42	PA-92-22	Repeals Regional Activity Center	11/10/92	11/23/92
Ord. 92-45	PA-92-23	Hauser, Paliss, Inc., Schubel	07/23/92	08/05/92
Ord. 92-47	PA-92-24	Establishes Access Limitations / Univ. Pky.	11/10/92	11/23/92
Ord. 93-06	PA-93-01	Updates Port Manatee Master Plan	10/28/93	01/06/94
Ord. 93-07	PA-93-02	Revises Provisions in Mixed Use Land Use	10/28/93	01/06/94
Ord. 93-08	PA-93-03	Est. Retail (Com)/Delete Retail Convenience	10/28/93	01/06/94
Ord. 93-09	PA-93-04	Est. Rural Rec. Clarifies Boat Dock Density	10/28/93	01/06/94
Ord. 93-11	PA-93-06	Jung S. Luck	08/26/93	01/06/94
Ord. 93-12	PA-93-08	S.E. Wastewater Treatment Plant	10/28/93	01/06/94
Ord. 93-13	PA-93-08	S.E. Wastewater Treatment Plant	10/28/93	01/06/94
Ord. 93-14(A)	PA-93-09(A)	Palma Sola Historic Overlay	12/16/93	02/28/94
Ord. 93-14(B)	PA-93-09(B)	Clarifies Historic Preservation Policies	10/28/93	01/06/94
Ord. 93-15	PA-93-10	Casco Dorado & Waterways Condos	10/28/93	01/06/94

Ord. 93-16	PA-93-11	Errors/Changed Circumstances	10/28/93	01/06/94
Ord. 93-18	PA-93-13	Updates Capital Improvement Element	12/16/93	02/28/94
Ord. 93-46	PA-93-14	Steve Gambill	10/28/93	01/06/94
Ord. 94-12	PA-94-01	Revises Mass Transit Policies	09/22/94	12/05/94
Ord. 94-13	PA-94-02	Development Compatibility Guidelines	09/22/94	12/05/94
Ord. 94-14	PA-94-03	Changed Circumstances /Tampa Bay NEP	09/22/94	12/05/94
Ord. 94-15	PA-94-04	Updates Traffic Circulation Map & Text	09/22/94	12/05/94
Ord. 94-18	PA-94-07	Indirect Access to Commercial Develop.	09/22/94	12/05/94
Ord. 94-20	PA-94-09	Updates Capital Improvement Element	12/15/94	03/01/95
Ord. 94-21	PA-94-10	LOS Classifications	09/22/94	12/05/94
Ord. 94-22	PA-94-11	Don Harvey	06/23/94	08/18/94
Ord. 95-01	PA-95-01	John Rekkas/Donna Stine Trust	01/26/95	05/19/95
Ord. 95-03	PA-95-03	Updates Capital Improvement Element	12/05/95	02/16/96
Ord. 95-05	PA-95-05	Amend Port Manatee Master Plan	09/28/95	12/18/95
Ord. 95-06	PA-95-06	Clarifications & Updates	09/28/95	12/18/95
Ord. 95-07	PA-95-07(B)	John I. Keen	09/28/95	12/18/95
Ord. 95-08	PA-95-07(A)	Betty Lou Glassburn	04/27/95	08/18/95
Ord. 95-09	PA-95-08	Updates Traffic Circulation Element	09/28/95	12/18/95
Ord. 95-28	PA-95-10	Needham L. & Georgia Jones	08/24/95	09/23/95
Ord. 95-30	PA-95-11	Skinner et al.	12/05/95	02/16/96
Ord. 95-31	PA-95-12	Specify Mini-warehouse F.A.R. & Location	12/05/95	02/16/96
Ord. 95-32	PA-95-13	Amend Notice Requirements Consist. w/state	12/05/95	02/16/96
Ord. 95-38	PA-95-14	City of Bradenton	10/03/95	11/02/95
Ord. 95-40	PA-95-15	Schroeder-Manatee Ranch, Inc.	01/25/96	05/18/96
Ord. 96-06	PA-96-01(A)	Dan S. Blalock	05/23/96	06/24/96
Ord. 96-07	PA-96-02	School Board-Location of School Facilities	11/26/96	02/10/97
Ord. 96-09	PA-96-04	Schott Et.Al.	04/25/96	05/27/96
Ord. 96-10	PA-96-05	Updates Capital Improvement Element	11/26/96	02/10/97
Ord. 96-11	PA-96-06	Manatee County School Board	06/20/96	07/21/96
Ord. 97-01	PA-97-01	Amend Comp Plan for FLU	04/02/98	06/11/98
Ord. 97-02	PA-97-02	SWFWMD	12/16/97	03/09/98
Ord. 97-03	PA-97-03	SWFWMD	12/16/97	03/09/98
Ord. 97-04	PA-97-04	Duette Park/Pedrick Property	12/16/97	03/09/98
Ord. 97-05	PA-97-05	Emerson Point	12/16/97	03/09/98
Ord. 97-06	PA-97-06	SWFWMD	12/16/97	03/09/98
Ord. 97-15	PA-97-15	Manatee County	04/02/98	06/11/98
Ord. 97-16	PA-97-16	Manatee County	04/02/98	06/11/98
Ord. 97-17	PA-97-17	Manatee County	04/02/98	06/11/98
Ord. 97-19	PA-97-19	Amendment to Port Manatee Plan	04/02/98	06/11/98
Ord. 97-20	PA-97-20	Fiscal Year 2002-Tables 12-1 thru 12-4 CIE	12/16/97	03/09/98
Ord. 97-21	PA-97-21	Robert Manning	12/16/97	03/09/98
Ord. 97-34	PA-97-22	Manatee County	12/16/97	03/09/98
Ord. 97-50	PA-97-36	City of Bradenton Reservoir	12/16/97	03/09/98
Ord. 97-52	PA-97-38	Manatee Glens	06/10/97	07/10/97
Ord. 97-54	PA-97-41	Add Hospitals & Definition for Hospitals	12/16/97	03/09/98
Ord. 98-02	PA-98-01	Ronald R. Baker/Burt K. Rogers	03/24/98	04/24/98
Ord. 98-03	PA-98-02	Port Manatee Master Plan	12/15/98	02/23/99

Ord. 98-23	PA-98-06	Updates Capital Improvement Element	12/15/98	02/23/99
Ord. 99-11	PA-99-03	Schroeder-Manatee Ranch, Inc.	12/15/99	04/11/00
Ord. 99-13	PA-99-05	Seiman's Palmetto	11/16/99	01/31/00
Ord. 99-14	PA-99-06	Text Amendment for Open Spaces	09/23/99	12/07/99
Ord. 99-15	PA-99-07	Rye Wilderness	09/23/99	12/07/99
Ord. 99-16	PA-99-08	ICE Text Amendment	09/23/99	12/07/99
Ord. 99-17	PA-99-09	C.T. & Maxine Adams	05/25/99	09/23/99
Ord. 99-24	PA-99-11	Amendment to Transportation Element	09/23/99	12/07/99
Ord. 99-32	PA-99-13	Riverview Pointe	06/29/99	07/29/99
Ord. 99-33	PA-99-14	Additions/Corrections/Oversights	11/16/99	01/31/00
Ord. 99-36	PA-99-17	Updates Capital Improvement Element	11/16/99	01/31/00
Ord. 99-42	PA-99-18	Cooper Creek Center	08/24/99	09/24/99
Ord. 99-49	PA-99-19	Sarasota Manatee Airport Authority	12/15/99	04/11/00
R-99-237	-	Manatee County (Revision)	11/16/99	12/16/99
Ord. 00-10	PA-00-07	Crescent Moon Enterprises	10/03/00	12/11/00
Ord. 00-12	PA-00-09	George Anderson	10/03/00	12/11/00
Ord. 00-18	PA-00-03	Exception to Locational/Neo-traditional	11/28/00	02/05/01
Ord. 00-33	PA-00-10	Port Manatee Master Plan Amendments	11/28/00	02/05/01
Ord. 00-34	PA-00-11	Cortez Schoolhouse	11/28/00	02/05/01
Ord. 00-36	PA-00-12	Urban Infill & Redevelopment Area	11/28/00	02/05/01
Ord. 00-37	PA-00-13	Lodging Units Accessory/Environ Resources	11/28/00	02/05/01
Ord. 00-41	PA-00-14	Updates Capital Improvement Element	11/28/00	02/05/01
Ord. 00-46	PA-00-15	University Square Mini Storage	11/28/00	02/05/01
Ord. 01-01	PA-01-01	Headstart/Tropicana	07/24/01	10/03/01
Ord. 01-02	PA-01-02	F. Brown Gregg	07/24/01	10/03/01
Ord. 01-03	PA-01-03	RoRo, Inc.	10/23/01	01/15/02
Ord. 01-04	PA-01-04	Comm. Location Exemption/Large Projects	07/24/01	10/03/01
Ord. 01-05	PA-01-05	Amendment/Issuance of Water CLOS	07/24/01	10/03/01
Ord. 01-06	PA-01-06	Clarifications, Oversights & Corrections	07/24/01	10/03/01
Ord. 01-07	PA-01-07	P/SP-1 FLU (Application and Process)	07/24/01	10/03/01
Ord. 01-09	PA-00-16	Brown Gregg	01/23/01	02/22/01
Ord. 01-12	PA-01-09	Jung S. Luck	10/23/01	01/15/02
Ord. 01-13	PA-01-10	Traffic Circulation Map Amendment	10/23/01	01/15/02
Ord. 01-14	PA-01-11	James Reeder	10/23/01	01/15/02
Ord. 01-17	PA-01-13	Updates Capital Improvement Element	10/23/01	01/15/02
Ord. 01-36	PA-01-14	Variable Width Wetland Buffers/Exotic Rem	10/23/01	01/15/02
Ord. 01-37	PA-01-15	David Pogan	06/26/01	07/26/01
Ord. 01-38	PA-01-16	Regency Oaks II	06/05/01	07/05/01
Ord. 01-42	PA-01-17	Graham Reeder	07/24/01	08/24/01
Ord. 02-02	PA-02-02	Palmetto Business Park	11/19/02	01/30/03
Ord. 02-04	PA-02-04	Removing Electrical Generation in AG/R	11/19/02	01/30/03
Ord. 02-05	PA-02-05	SBIA-Airport Parcel	03/26/02	04/25/02
Ord. 02-07	PA-02-07	Updates Capital Improvement Element	11/19/02	01/30/03
Ord. 02-08	PA-02-08	Traffic Circulation Maps Update	11/19/02	01/30/03
Ord. 02-09	PA-02-09	Peace River Watershed Overlay	11/19/02	01/30/03
Ord. 02-10	PA-02-10	Peace River Text Amendment	11/19/02	01/30/03
Ord. 02-13	PA-02-13	Florida Power & Light	11/19/02	01/30/03
Ord. 02-14	PA-02-14	Leftmark/BVT Bradenton Associates	10/22/02	11/23/02

Ord. 03-02	PA-03-02	Veterans Holding Co. of Braden River, Inc.	05/20/03	06/20/03
Ord. 03-04	PA-03-04	Port Manatee Master Plan Amendments	12/16/03	03/03/04
Ord. 03-06	PA-03-06	Creekside Oaks, LLC	12/16/03	03/03/04
Ord. 03-07	PA-03-07	SMR-LeCom	07/22/03	08/22/03
Ord. 03-56	PA-03-08	Establish Framework N County Gateway	12/16/03	03/03/04
Ord. 04-01	PA-04-01	Amendment to Traffic Circulation Sub.	12/14/04	02/21/05
Ord. 04-08	PA-04-08	Availability-CLOS for DRI	12/14/04	02/21/05
Ord. 04-09	PA-04-09	North River Properties Land Trust	07/27/04	08/27/04
Ord. 05-02	PA-05-02	N/A	08/16/05	11/08/05
Ord. 05-04	PA-05-04	Richard Casey, Jr.	04/26/05	05/27/05
Ord. 05-08	PA-05-08	Catherine Routh	01/05/06	02/06/06
Ord. 05-10	PA-05-10	James Stephenson	01/05/06	02/06/06
Ord. 05-12	PA-05-12	Amending Traffic Circulation Sub-Element	12/20/05	03/07/06
Ord. 05-55	PA-05-13	Manatee County	12/20/05	03/07/06
Ord. 05-56	PA-05-14	Manatee County	12/20/05	03/07/06
Ord. 05-60	PA-05-16	Schroeder-Manatee Ranch, Inc.	12/20/05	03/07/06
Ord. 05-61	PA-05-17	Schroeder-Manatee Ranch, Inc.	12/20/05	03/07/06
Ord. 05-63	PA-05-18	Definitions Element-Environmental Preserve	12/20/05	03/07/06
Ord. 06-05	PA-06-05	Manatee County	08/17/06	10/25/06
Ord. 06-06	PA-06-06	Manatee County	08/17/06	10/25/06
Ord. 06-09	PA-06-09	Wade Cooper	06/02/06	07/03/06
Ord. 06-13	PA-06-13	Evaluation & Appraisal Report (EAR 2004)	12/12/06	02/19/07
Ord. 06-14	PA-0614	Amendment to Port Manatee Master Plan	12/12/06	02/19/07
Ord. 06-15	PA-06-15	Manatee County	12/12/06	02/19/07
Ord. 07-03	PA-07-03	Manatee County	9/25/07	11/29/07
Ord. 07-04	PA-07-04	Update Traffic Circulation Maps	9/25/07	11/29/07
Ord. 07-07	PA-07-07	Expiration Dates for CLOS	9/25/07	11/29/07
Ord. 07-08	PA-07-08	Buckeye Industrial	9/25/07	11/29/07
Ord. 07-09	PA-07-09	Lee & Salahutdin Parcels	11/01/07	12/01/07
Ord. 07-10	PA-07-10	Concurrency-Redev. Exception A	12/18/07	2/28/08
Ord. 08-01	PA-08-01	Public School Facilities Element	4/3/08	6/19/08
Ord. 08-02	PA-08-02	Water Supply Facilities Work Plan	5/20/08	08/08/08
Ord. 08-03	PA-08-03	Medium Intensity Office (OM)	7/29/08	10/10/08
Ord. 08-04	PA-08-04	301 Oxford LLP	7/29/08	10/10/08
Ord. 08-06	PA-08-06	Palmer Investors, LLC	7/29/08	10/10/08
Ord. 08-07	PA-08-05	Parrish Centre	12/04/08	03/09/09
Ord. 08-09	PA-08-08	Amend Traffic Circulation Map Series	7/29/08	10/10/08
Ord. 08-10	PA-08-09	Manatee County	7/29/08	10/10/08
Ord. 08-11	PA-08-10	Amend Definitions, Future Land Use & Coastal Elements	7/29/08	10/10/08
Ord. 08-22	PA-08-11	Gulf Coast Prime Outlets	4/3/08	5/3/08
Ord. 08-22	PA-08-52	Community Character	04/03/08	05/03/08
Ord. 08-27	PA-08-12	Nancy Jordan	12/04/08	03/09/09
Ord. 08-28	PA-08-13	SMR North 70 LLC, Inc.	8/05/08	08/05/08
Ord. 08-30	PA-08-15	Oneco Associates, LLC	12/04/08	03/09/09
Ord. 08-36	PA-08-16	Amend Capital Improvements Element	7/29/08	10/10/08
Ord. 08-50	PA-08-20	Establish North County Gateway Overlay	02/24/09	03/09/09
Ord. 08-51	PA-08-21	Manatee County	12/04/08	03/09/09

Ord. 08-52	PA-08-22	Amend Future Land Use - Operative Pro.	12/04/08	03/09/09
Ord. 08-60	PA-08-24	Commercial Locational Criteria - Parrish	12/04/08	03/09/09
Ord. 08-64	PA-08-26	Freedom Recycling	08/07/08	09/07/08
Ord. 08-78	PA-08-27	FDOT	11/18/08	12/19/08
Ord. 08-82	PA-08-28	Amend Capital Improvement Element	12/16/08	03/17/09
Ord. 09-01	PA-09-01	MC School Board Transportation Annex	03/05/09	04/05/09
Ord. 09-02	PA-09-02	Land Use Corrections & Updates	12/15/09	02/19/10
Ord. 09-03	PA-09-03	Errors and Omissions	12/15/09	02/19/10
Ord. 09-06	PA-09-04	N Manatee Recycling & Disposal Facility	08/11/09	10/20/09
Ord. 09-10	PA-09-49	CIE Updates 2010-2014	11/17/09	02/18/10
Ord. 09-12	PA-09-05	SMR NW Area Map Amendment	12/15/09	02/19/10
Ord. 09-12	PA-09-06	SMR NE Area Map Amendment	12/15/09	02/19/10
Ord. 09-20	PA-09-07	Traffic Map Series Update	12/15/09	02/19/10
Ord. 10-01	PA-10-01	Crossroads at SW Manatee	06/17/10	08/27/10
Ord. 10-03	PA-10-03	Warner Crossing	06/17/10	08/27/10
Ord. 10-05	PA-10-05	Evers Reservoir watershed Amendment	06/17/10	08/27/10
Ord. 10-14	PA-10-14	County Initiated Text Amendment	06/17/10	08/27/10
Ord. 10-16	PA-10-16	Braden River High School	09/02/10	10/03/10
Ord. 10-19	PA-10-19	Stank, LLC	06/17/10	08/27/10
Ord. 10-21	PA-10-21	Port Manatee Master Plan	03/30/10	06/09/10
Ord. 10-04	PA-10-04	Beverly Financial, LLLP	10/12/10	12/27/10
Ord. 10-07	PA-10-07	Trees Direct	10/12/10	12/27/10
Ord. 10-08	PA-10-08	Covered Bridge	10/12/10	12/27/10
Ord. 10-09	PA-10-09	U.S. Funding Group, LLC (fka Bishop Harbor Estates)	10/12/10	12/27/10
Ord. 10-10	PA-10-10	J.T. Reedeer Partners, LLLP/ Reeder Farms	10/12/10	12/27/10
Ord. 10-11	PA-10-11	Parrish Lakes	10/12/10	12/27/10
Ord. 10-12	PA-10-12	Florida Power and Light	10/12/10	12/27/10
Ord. 10-17	PA-10-17	City of Bradenton Reservoir Expansion	10/12/10	12/27/10
Ord. 10-18	PA-10-18	McClure Properties, LTD.	10/12/10	12/27/10
Ord. 10-30	PA-10-23	FDAB/Potable Water/Wastewater Service Area Text Amendment	10/12/10	12/27/10
Ord. 10-31	PA-10-24	County Initiated Commercial Development Text Amendment	10/12/10	12/27/10
Ord. 10-32	PA-10-25	County Initiated Urban Core/Infill Overlay Text Amendment	10/12/10	12/27/10
Ord. 10-39	PA-10-22	Traffic Map Series Text Amendment	10/12/10	12/27/10
Ord. 10-43	PA-10-26	North Manatee County Transportation Maintenance Facility	10/12/10	12/27/10
Ord. 10-55	PA-10-28	Capital Improvements Element-Annual Update 2011-2015 Comprehensive Plan Amendment	10/12/10	12/27/10
Ord. 10-72	PA-10-29	Dam Road -School Board Transportation Annex	12/2/10	1/3/11
Ord. 10-15	PA-10-15	Dam Road - School Board Transportation Annex (DCA requested D5 be taken out and it became PA-10-29/Ord. 10/72)	10/12/10	2/3/11
Ord. 09-31	PA-09-08	Biomass Electric Generating Facility	08/11/09	12/08/10

Ord. 11-51	PA-11-05	Capital Improvements Element-Annual Update 2012—2016 Comprehensive Plan Amendment	12/20/11	12/20/11
Ord. 11-46	PA-11-04	8154, LLC	12/20/11	01/20/12
Ord. 11-01	PA-11-01	Map and Text Amendments Coastal High Hazard (CHHA)/Coastal Evacuation Area (CEA)/Coastal Planning Area (CPA)	08/04/11	03/30/12
Ord. 12-02	PA-12-02	County Initiated Comprehensive Plan Amendment Myakka City	02/02/12	03/29/12
Ord. 12-06	PA-12-03	County Initiated Text Amendment for Dormitories	04/05/12	05/10/12
Ord. 12-25	PA-12-04	Florida International Gateway Overlay District and Fire Flow	10/4/12	12/15/12
Ord. 12-37	PA-12-06	Capital Improvements Element-Annual Update 2013-2017	12/18/12	12/18/12
Ord. 13-03	PA-13-01	County Initiated Plan Amendment Complete Streets	4/4/13	5/21/13
Ord. 13-06	PA-13-02	University Village, LLC	8/8/13	12/18/13
Ord. 13-10	PA-10-02R	Provides a specific property development condition in Introduction, Section D	12/5/13	1/9/14
Ord. 13-11	PA-12-05	County Initiated Water Supply Facilities Work Plan	3/7/13	4/25/13
Ord. 13-13	PA-13-05	County Initiated Urban Service Area	11/7/13	4/15/14
Ord. 13-46	PA-13-11	Capital Improvements Element-Annual Update 2014-2018	12/17/13	12/17/13
Ord. 14-07	PA-14-01	Community Redevelopment Areas (CRA) and Transportation Concurrency Areas (TCEA)	06/05/14	07/18/14
Ord. 14-10 fka 13-42	PA-13-09	Peerage Land Company, LLC	08/07/14	09/21/14
Ord. 14-11	PA-13-10	Southwest Florida Water Management District-Frog Creek	02/06/14	04/14/14
Ord. 14-21	PA-14-02	Traffic Map Series Update and Text Amendment	12/04/14	01/17/15
Ord. 14-27	PA-14-03	Lakewood Centre North	12/04/14	01/17/15
Ord. 14-34	PA-14-04	24/7 Development Holdings, LLC/Bayshore Blackrock	10/02/14	11/02/14
Ord. 14-54	PA-14-05	Capital Improvements Element - Annual Update 2015-2019	12/16/14	12/16/14
Ord. 15-31	PA-15-01	Text amendment to the Introduction, Section D	12/13/15	01/21/16
Ord. 16-07	PA-16-01	Amendments to Definitions and Future Land Use Elements, Transportation Sub-Element, and Land Use Maps	09/19/16	10/29/16
Ord. 16-11	PA-15-04	Text amendments to the Water Supply and Wastewater Treatment Sub-Elements	03/3/16	04/10/16
Ord. 16-21	PA-15-06	Amendment to the Capital Improvement Element	04/7/16	04/7/16
Ord. 16-23	PA-16-03	Text amendments to the Introduction, Definitions and Future Land Use Elements,	09/19/16	10/29/16

		Traffic Sub-Element, and Future Land Use Maps		
Ord. 17-03	PA-16-09	Airport Impact Overlay Text and Map Amendment	03/02/17	10/16/17
Ord. 17-04	PA-16-10	Port Manatee Master Plan Text Amendment	10/05/17	11/16/17
Ord. 17-08	PA-16-08	Amendment of the Capital Improvements Element	01/05/17	02/06/17
Ord. 17-12	PA-16-04	Amendment to the Future Land Use Element and Traffic Sub-Element	05/23/17	04/15/17
Ord. 17-13	PA-16-05	Text amendments to the Future Land Use Element and Public School Facilities Element	09/03/17	09/21/17
Ord. 17-15	PA-17-02	Water Supply Facilities Work Plan	09/07/17	10/22/17
Ord. 17-18	PA-17-04	Myara Property Join Venture, LLC	10/05/17	11/19/17
Ord. 17-34	PA-17-05	Schroeder-Manatee Ranch Inc.	11/02/17	12/03/17
Ord. 17-53	PA-17-07	Amendment of the Capital Improvement Element	12/07/17	01/06/18
Ord. 18-06	PA-17-06	Amendment to the Future Land Use Element	01/11/18	03/01/18
Ord. 18-17	PA-18-02	Amendments to the Definitions, Future Land Use, and Conservation Elements	06/07/18	07/14/18
Ord. 18-04	PA-17-08	Amendments to Introduction, Definitions, Future Land Use, Conservation, Coastal, Transportation, Housing, Public Facilities, Capital Improvements, and Monitoring Elements.	08/23/18	10/01/18
Ord. 18-46	PA-18-13	Amendment of the Capital Improvement Element	12/06/18	12/06/18
Ord. 19-12	PA-18-09	DBM Marina, LLC/Sarabay Development	06/06/19	07/07/19
Ord. 19-16	PA-18-10	Schroeder-Manatee Ranch Inc.	06/06/19	07/25/19
Ord. 19-45	PA-19-04	Amendment of the Capital Improvement Element	12/10/19	12/10/19
Ord. 20-45	PA-20-04	Amendment of the Capital Improvements Element	12/10/20	12/14/20
Ord. 21-08	PA-20-02	Amendment of the Future Land Use Element	04/15/21	04/15/21
Ord. 21-12	PA-20-16	Amendment of the Future Land Use Element and Public Facilities Element	11/18/21	12/20/21
Ord. 21-17	PA-18-03	Amendment of the Future Land Use Element and Transportation Element	12/16/21	01/18/22
Ord. 21-26	PA-21-02	Amendment adding Element 13, Private Property Element	11/18/21	12/20/21
Ord. 21-44	PA-21-08	Amendment of the Capital Improvements Element	12/02/21	12/06/21
Ord. 22-07	PA-21-04	Amendment of the Transportation Element	01/06/22	02/07/22
Ord. 22-20	PA-22-20	Amendment of the Future Land Use Element	09/22/22	11/12/22
Ord. 22-29	PA-20-05	Amendments of the Definitions, Coastal Management, Future Land Use, Conservation, Transportation, Housing, Historic and Cultural, Recreation and Open Space, and Capital Improvements Elements	04/21/22	6/17/22
Ord. 22-36	PA-22-03	Amendment of the Future Land Use Element	05/19/22	6/20/22

Ord. 22-40	PA-09-06	Amendment of the Future Land Use Element	08/04/22	9/ 5/22
Ord. 22-57	PA-22-08	Amendment to Public Facilities Element	12/15/22	__/_/__
Ord. 22-102	PA-22-18	Amendment to Capital Improvements Element	12/15/22	__/_/__
Ord. 23-21	PA-22-13	Amendment to Future Land Use Element	01/09/23	__/_/__
Ord. 23-28	PA-22-06	Amendment to the Transportation Element	05/24/23	7/6/23
Ord. 23-29	PA-23-04	Amendment to the Future Land Use Element	05/24/23	6/24/23
Ord. 23-66	PA-23-06	Amendments to the Conservation Element and the Coastal Management Element	10/05/23	11/10/23
Ord. 23-70	PA-22-20	Amendment of the Future Land Use Element	8/17/23	9/17/23
Ord. 23-122	PA-23-19	Amendment to Capital Improvements Element	12/07/23	1/7/25
Ord. 24-06	PA-23-72	Amendment of the Future Land Use Element	1/18/24	2/29/24
Ord. 24-11	PA-23-11	Amendment of the Future Land Use Element	3/21/24	4/21/24
Ord. 24-13	PA-23-22	Amendment of the Future Land Use Element	12/12/24	1/17/25
Ord. 24-15	PA-23-20	Amendments to the Transportation Element and the Capital Improvements Element	08/08/24	9/19/24
Ord. 24-29	PA-23-18	Amendment of the Future Land Use Element	9/5/24	10/6/24
Ord. 24-32	PA-24-02	Amendment of the Future Land Use Element	10/17/24	11/17/24
Ord. 24-36	PA-23-21	Amendment of the Future Land Use Element	10/17/24	11/17/24
Ord. 24-44	PA-24-04	Amendments to the Future Land Use Element, Transportation Element and Capital Improvements Element	8/8/24	9/19/24
Ord. 24-94	PA-24-16	Amendment to the Capital Improvements Element	12/12/24	1/12/25
<u>Ord. 26-19</u>	<u>PA-25-03</u>	<u>Amendments of the Introduction, Definitions, Future Land Use, Conservation, Coastal Management, Transportation, Housing, Historic and Cultural, Recreation and Open Space, Public Facilities, Intergovernmental Coordination, and Property Rights Elements</u>	<u> / / </u>	<u> / / </u>

Section B. Purpose.

The Comprehensive Plan is developed pursuant to the requirements of Ch. 163, Florida Statutes (F.S.), the "Community Planning Act." The Comprehensive Plan, generally referred to as "the 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.

Consistent with Chapter 163 F.S., this Plan is expressed through Goals, Objectives, and Policies (GOPs) and takes into consideration the required and necessary data on changing demographics, a growing and diverse population, and a changing market. Other than the purposes expressly defined in Ch. 163, F.S. (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 of this Plan are developed to:

- Improve the physical environment of the community as a setting for human and natural resource activities;

- Protect the public health, safety, and welfare of current and future residents, businesses, and visitors;
- Ensure that long-range (20-year plus) considerations are included in the determination of short-range actions (5- to 10-year);
- Provide for fair and equitable consideration of private property rights while ensuring appropriate protection of the (more broadly-defined) public interest as determined by the ~~Board of County Commissioners of Manatee County~~ BOCC;
- 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
- 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.

(Ord. No. 16-23, § 4(Exh. B), 9-19-16)

Section C. Plan format and administration.

C.1. Plan format.

C.1.1. *Plan Chapters/Elements.* The General Introduction and Definitions sections do not utilize the goal/objective/policy format used in the Plan's elements. These portions of the Plan, however, shall be considered of equal importance as the Plan's elements, and are also part of this ordinance, containing requirements for plan administration and other mandatory provisions.

C.1.2. Element format.

C.1.2.1. *Goals, objectives, and policies (GOPs).* Each element contains one or more goals, lists objectives to be achieved in order to reach the associated goal, and identifies policies which act as the enforceable requirements of the comprehensive plan directed toward achievement of the associated objective.

The objectives serve as benchmarks ~~against which the effectiveness (or lack thereof) areas for wholesale targeted improvement) of the policies for eventual achievement of the goal can be established for evaluating the effectiveness of the policies (or identifying potential areas for improvement) in achieving the goal.~~ Required periodic monitoring and evaluation of the successes ~~or failures or challenges in implementing the policies experienced in achieving this Plan's objectives are expected and~~ and challenges in implementing the policies within this Plan are expected and shall be conducted. The results of this monitoring and evaluation ~~shall then be used to review and update or reprioritize the County's efforts based on changing legislative, economic and environmental considerations. It is understood that periodic amendments to this Plan in whole or in part, are a necessary and expected part of the overall county-wide process.~~ utilized to adjust Plan policies as necessary to ensure continuing success, or correct apparent failures, in achieving goals

While Goals are aspirational, they provide the basis for the respective Objectives and subsequent Policies.

Objectives in this Comprehensive Plan are often measurable but like Goals, may sometimes be more aspirational and provide a general "intent" from which the respective Policies are developed. ~~However, where establishing the adoption of a measurable objective would require the selection of an arbitrary time frame or other measurable parameter, it is the position of Manatee County that arbitrary adjustment of Plan policies may result, and subject otherwise defensible objectives and policies to challenge.~~ Policies are intended to be the mechanism by which the County will take the next step or steps and provide specific guidance towards the

implementation of this Plan through the County's respective codes, standards and design requirements.

The GOPs as presented ~~Goals, objectives, and policies maintain~~ are generally following the previous order and sequencing to minimize confusion and retain a consistent theme including flow of ideas and objectives from which the County's staff and residents have come to know. ~~are not listed in this Comprehensive Plan in order of importance.~~ All policies are to be considered equally important, except where conflict between two (2) or more policies arises in the course of simultaneously applying those conflicting policies to a specific set of circumstances ~~(see also C.2 Plan Administration).~~

Where cross-references to other Plan policies, objectives, or goals are identified in a policy, objective, or goal, such cross-references shall be considered advisory, and are not necessarily inclusive of all other pertinent or interrelated Plan revisions.

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 (1) or more implementation mechanisms.

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, it is not the intent of the County to include regulations in the Comprehensive Plan which is a key cornerstone of the respective FS Chapter 163. Implementation mechanisms shall be afforded a special status under this Comprehensive Plan, as follows:

- They are advisory to, and are not legally binding on, other local governments, and other departments, agencies, or special districts mentioned. However, Manatee County shall encourage other agencies, departments, and special districts to assist in the effective use of plan policies by cooperation as described in the implementation mechanisms.
- Implementation mechanisms are provided by way of example, and are not all-inclusive.
- Where the development of appropriate land development regulations pursuant to § 163.3202, F.S., is not specified as an implementation mechanism for any policy, nothing shall preclude the use of these land development regulations to implement that policy.
- Where the practices currently being utilized to implement a policy are not specified in the associated implementation mechanism section, an effort shall be made to periodically amend the comprehensive plan's outdated or inappropriate implementation mechanisms in the text of this Comprehensive Plan, so as to maintain an accurate record of procedures being used to effectuate policy compliance.
- Change in implementation mechanism shall require a plan amendment as described under § 163.3187, F.S. Changes to the Comprehensive Plan text to recognize changes in these implementation mechanisms shall be periodically accomplished by local ordinance, so as to keep the plan current.
- Where an implementation mechanism identifies a specific County Department as being responsible for policy implementation, this responsibility shall be construed as Manatee County's responsibility, and any reassignment of this responsibility to another County Department shall be considered consistent with the provision of the Implementation Mechanism.

C.1.2.3. *Consistency with the Comprehensive Plan.* The comprehensive plan is to be implemented, in part by the adoption and enforcement of land development regulations ([LDRs or code or regulations](#)) which are consistent with this ~~comprehensive plan~~ [Plan](#). Consistency with this plan shall be determined based upon the following:

- Land development regulations are consistent with the comprehensive plan if they are compatible with and further the objectives, policies, densities, intensities, and land uses in this comprehensive plan, and if they meet all other criteria enumerated by the County.
- Such land development regulations may provide for appropriate variance procedures to permit exceptions from certain minimum dimensional standards (such as setbacks, buffers, minimum lot sizes, and minimum open space requirements), to avoid unique hardships running with the land that are not self-imposed, and to avoid the taking of private property without due process of law and just compensation, pursuant to § 163.3194(4)(a) and (b), F.S. Such variances shall be the minimum variance necessary that will allow a reasonable use of the property and shall not allow the establishment or expansion of a use, density or intensity which is not allowed for the Future Land Use Element category for the subject property. Such variance procedures shall require public hearings and ensure that minimum due process requirements are met.
- This comprehensive plan is not to be interpreted in such a way as to result in the taking of private property without just compensation and due process of law.
- Once [the](#) land development regulations, developed pursuant to § 163.3202, F.S., are adopted and made effective, all development orders shall be issued pursuant to those land development regulations.

C.1.3. *Technical ~~Support~~ Document (TSD).*

C.1.3.1. *Status and use of the TSD.* The TSD, [sometimes referenced as the Data Inventory and Analysis \(DIA\)](#), published simultaneously with this Comprehensive Plan is hereby referenced and established as the supporting data and analysis for this Comprehensive Plan. The TSD shall be utilized, where appropriate, to assist in the review of proposed changes to this Comprehensive Plan and should be updated as necessary to facilitate the continuing use of this supporting data and analysis.

The TSD shall not be considered a part of this ordinance and shall not require amendment pursuant to § 163.3187, F.S.

C.2. *Plan administration.*

C.2.1. *Plan Interpretation.*

C.2.1.1. *Administrative and final interpretation.* It shall be the responsibility of appropriate Manatee County departments to administer this Comprehensive Plan as designated by the County Administrator. During the course of administering this Comprehensive Plan it may be necessary for Manatee County personnel to interpret the policies of the Comprehensive Plan as those policies relate to specific application for development order approval, or as those policies relate to a proposed activity of the public sector.

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 ~~party or adversely affected party~~" (as defined in § 163.3215(2), F.S.) may request a [final formal letter of interpretation of the appropriate policy or policies by from the Department Director pursuant to the Land Development Code Section 311. The aggrieved party may appeal such interpretation pursuant to Land Development Code Chapter 3, Part II, Appeals. ~~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 Land Use Operative Provisions of the Future Land Use Element and the Land Development Code.

- C.2.1.2. *Conflicting policies.* Except as specified in the paragraph below, where two (2) or more policies are conflicting when applied to a particular set of factual circumstances, such conflict shall be resolved first by administrative interpretation of the plan policies. The objective of any such interpretation shall be to obtain a result which maximizes the degree of consistency between the proposed development or public sector activity and this Comprehensive Plan, considered as a whole. Any such administrative interpretation shall be as described in subsection 1.1 above, and may be subject to final interpretation (also described within that subsection).

Where one (1) or more goals, objectives or policies in this Comprehensive Plan conflict 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.* In the interpretation of the provisions of this Comprehensive Plan, the following rules shall apply unless the context clearly indicates otherwise:

- (a) *Minimum requirements.* In their interpretation and application, the prescriptive provisions of the Plan shall be held to be the minimum requirements necessary to accomplish the stated purpose and intent of the enacting ordinance for this Comprehensive Plan.
- (b) *Construction.* The Plan shall be construed broadly to accomplish said purpose and intent.
- (c) *Tense; number.* Words used in the present tense can include the future; words in the masculine gender can include the feminine and neuter; words in the singular number can include the plural; and words in the plural can include the singular; unless the obvious construction of the wording indicates otherwise.
- (d) *Shall; should; may; includes.* The word "shall" is mandatory; the word "should" is discretionary and not mandatory; the word "may" is permissive. The word "includes" shall not limit a term to the specific examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.
- (e) *Measurement of distances.* Unless otherwise specified, all distances shall be measured horizontally and at right angles to the line in relation to which the distance is specified.
- (f) *State; county.* The word "state" means the State of Florida, and its authorized agents. The word "county" means the County of Manatee, Florida, and its authorized agents.
- (g) *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.

- (h) *Conflicts.* The particular shall control the general. In case of any difference of meaning or implication between the text of the Plan and any caption, illustration, summary table, or illustrative table, the text shall control.
- (i) *Interpretation of undefined terms.* Terms not otherwise defined herein shall be interpreted first by reference to the relevant provisions of the Local Government Comprehensive Planning and Land Development Regulation Act, if specifically defined therein, or other relevant and appropriate state statutes or rules; secondly according to the rules for interpretation of ambiguities in policies or definitions of the Plan; thirdly by reference to generally accepted engineering, planning, or otherwise professional terminology if technical; and otherwise according to common usage; unless the context clearly indicates otherwise.
- (j) *Headings.* All descriptive headings of goals, objectives or other sections in the Plan are inserted for convenience of reference only and shall not affect the construction or interpretation thereof.
- (k) *Due dates.* All due dates referenced only by year, shall mean December 31 of the specified year.
- (l) *Federal and state pre-emption.* In the event that federal or state law has specifically pre-empted regulation by a local government, then such federal or state law shall apply.
- (m) *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, or at the time of adoption of any Plan amendments, shall be utilized during Plan implementation unless specifically noted otherwise in the reference or changed by Plan Amendment.
- (n) *Areas with no Future Land Use Designation.* Real property for which there is no future land use designation shall be deemed to be in the Agricultural Rural future land use designation until such time an amendment to the Comprehensive Plan is adopted by the Board of County Commissioners for such real property.

C.2.2. Status of Comprehensive Plan.

C.2.2.1. *Relationship to the [Comprehensive Plan Manatee Plan](#) (Ordinance No. ~~80-4~~ [89-01](#)).* This Comprehensive Plan supersedes, in total, all parts of [the Comprehensive Plan The Manatee Plan](#) (Ordinance No. ~~80-4~~ [89-01](#), as amended) as of the effective date of this Comprehensive Plan.

C.2.2.2. *Relationship to the Manatee County Land Development Code (Ordinance No. 15-17).* The policies of this Comprehensive Plan supersede all conflicting provisions contained in the Manatee County Land Development Code (Ordinance No. 15-17, as amended). Development applications shall be reviewed pursuant to the procedures and requirements contained in the Manatee County Land Development Code (Ordinance No. 15-17), and this Comprehensive Plan.

C.2.3. *Plan Amendments.* Section 163.3184, F.S., contains the requirements for processing amendments to the Comprehensive Plan. Chapter 3 of the Manatee County Land Development Code provides for more detailed procedures. All proposed changes to the Plan shall meet the State and LDC requirements, in addition to the following:

C.2.3.1. *Type of Amendments.* As utilized throughout this section, a Comprehensive Plan amendment 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~~), or 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.

There shall be four (4) types of amendments which may be initiated by the Board of County Commissioners or requested by any person owning or having a substantial interest in property in Manatee County to change this Comprehensive Plan, as follows:

- A "policy amendment," amending the text of any chapter or element of this Comprehensive Plan, thereby impacting an area within Manatee County extending beyond the property owned or otherwise associated with the applicant. Any person owning, or having a substantial interest in property in Manatee County may submit a proposed policy amendment to the Local Planning Agency for formal consideration.
- An amendment to the Future Land Use Map contained in the Future Land Use Element, other than a small-scale map amendment (described below). These amendments shall be termed "map amendments," and may be submitted to the Local Planning Agency for formal consideration by any person owning or having substantial interest in property within the area proposed for change on the Future Land Use Map.
- "Small scale map amendments" meeting the requirements of § 163.3187(1), F.S.
- An amendment to Part II of the Capital Improvements Element (Implementation). This type of amendment may only be initiated by the Board of County Commissioners.

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

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

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

C.2.3.3. *Requirements for amending the Comprehensive Plan.* In addition to the requirements contained in § 163.3184, F.S., and Section § 163.3187, F.S., the Board of County Commissioners shall amend this Comprehensive Plan only:

- After receiving a recommendation on the proposed amendment from the Local Planning Agency, pursuant to § 163.3174(1), F.S.
- Upon finding that the goal, objective, policy, or map sought to be amended is no longer in the best interest of the public.
- Upon finding that the map amendment sought is compatible with the development trends in the area of consideration and that the proposed change is compatible with surrounding uses and densities/intensities of development.
- Where a small-scale or other map amendment which would establish the potential for an increased public facility impact is requested in an area subject to one (1) or more public facility deficiencies, and is requested on a site that may be reasonably expected to further impact the deficient public facility, irrespective of the protection

established by the level of service review process contained in this Comprehensive Plan, the Board of County Commissioners may approve the requested amendment only if:

- The applicant enters into a local government development agreement with Manatee County to ensure the resolution of any current public facility deficiency, or
- The adopted Capital Improvements Element's capital project listing identifies improvements that are sufficient to address the current deficiency, and address any increased demand for public facilities associated with the proposed amendment.

This limitation is intended to avoid the authorization, through the map amendment process, of the potential for increased public facility impacts, when a means of addressing an adverse impact on public facilities is not available within the short-term planning time frame.

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 County records can be produced to verify that such a mapping, labeling or printing error has been made, the Manatee County Board of County Commissioners shall correct the errors or omissions by resolution or ordinance.

All corrections described above may take place at any time during the calendar year, but shall be transmitted to the State Land Planning Agency at the submittal date of any adopted Comprehensive Plan amendments.

C.3. Plan Monitoring, Evaluation and Appraisal. The provisions in this plan shall be monitored to determine progress toward achieving goals and objectives as frequently as Evaluation and Appraisal Reports are required by § 163.3191, F.S. Furthermore, upon evaluation of progress toward meeting, or compliance with, each objective, Manatee County may consider update of appropriate objectives. Objectives that have been attained shall be re-evaluated for change during the Evaluation and Appraisal Reporting process, or upon their attainment.

During the Evaluation and Appraisal Reporting (EAR) process (as required by § 163.3191, F.S.) Manatee County shall also identify any problems in plan implementation that have precluded or reduced progress toward achieving objectives in the Comprehensive Plan. The EAR process shall also be used to develop new or revised goals, objectives or policies to be adopted to better implement the Plan, in areas where problems have precluded effective implementation.

The data contained in the Technical Support Document (TSD) shall also be kept current to the maximum degree feasible, based on available resources. This is particularly important for projected public facility needs, so as to be able to properly assess future capital costs associated with each public facility, and to address these costs in the Capital Improvements Element.

(Ord. No. 16-23, § 4(Exh. B), 9-19-16; Ord. No. 18-04, § 4(Exh. B), 8-23-18)

Section D. Public participation.

In order to effectuate appropriate public participation during any comprehensive plan amendment, Manatee County shall utilize the following adopted Public Participation Procedures consistent with the requirements of § 163.3181, F.S.

D.1. Purpose of Public Participation Procedures. Section 163.3181, F.S., requires the adoption of a public participation program to provide effective public participation in the comprehensive planning process, and to provide real property owners with notice of all official actions which will regulate the use of their property.

As utilized throughout this section, "Amendment" of the Comprehensive Plan shall mean those changes to the Comprehensive Plan which may be considered, or are proposed or adopted as specified under § 163.3184, F.S.

D.2. *Public Information and Comment.*

D.2.1. *Location of Documents and Maps on Proposed 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 amendment process and will be located, as follows, for viewing by the public.

(a) 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 Administration Building and on the County's web page, [or at the County Clerk's Public Records Hub](#).

~~(b) 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.~~

~~(c) 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 Administration Building for review by the public.~~

D.2.2. *Presentations and Responses.*

D.2.2.1. *Meetings.* Each individual or joint meeting of the Planning Commission (PC) and the ~~Board of County Commissioners (BOCC)~~ shall be conducted in a manner so as to constitute a presentation of the alternatives, recommendations, and proposals being considered in the plan 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, County staff 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.

D.2.2.2. *Personal.* During the course of any 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 County staff. 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.

D.2.3. *Format for Public Inquiries, Comments, and Requests.*

D.2.3.1. *Methods.* Any interested person may submit an inquiry, comment, or request by written transmittal to:

Manatee County ~~Building and~~ Development Services Department
P.O. Box 1000

1112 Manatee Avenue West
 Bradenton, Florida 34206
 (or other current address)

Or via email at: Compplan@mymanatee.org

D.2.3.2 *Official Record.* In order to ensure that relevant public comments, requests, and inquiries concerning the comprehensive plan amendment are recorded, considered, and provided a response, a form may be completed by County staff 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.

~~D.2.3.3. *Official Responses.* After due consideration of each relevant public comment, inquiry or request, an official response may be made on the form containing record of the comment, inquiry or request. This response would record the recommended disposition on a public comment or request, or record any action taken to answer a public inquiry. Responses may also be reflected in subsequent proposals, recommended alternatives, publications, verbal answers, or presentations at public meetings.~~

Whenever appropriate, a summary response may represent the consideration of several comments.

D.3. *Workshops and Hearings.*

D.3.1. *Requirements for Public Notice.* Various workshops and public hearings are to be conducted during any Comprehensive Plan amendment process, ~~and Manatee County staff 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 to the Comprehensive Plan, ~~the following~~ procedures for public notice for the workshop or hearing will be followed in accordance with chapters 125, 163, and 166, Florida Statutes. Additional public notice procedures may be followed where appropriate including the County's website as permitted by Florida Statutes.

~~D.3.1.1. *Optional Public Notice—Local Planning Agency Public Workshops and Board of County Commissioners Public Workshop on Revisions.*~~

~~To include if noticed:~~

- ~~• Newspaper Advertisements: Shall be published in one (1) or more standard size newspapers of general circulation (see § 163.3164(31), F.S.) in unincorporated Manatee County, of one (1) or more advertisements.~~

~~Furthermore, each of the newspaper advertisements shall contain, at a minimum, the following information:~~

- ~~• A statement indicating that the workshop is being held in connection with activities concerning the amendment of the comprehensive plan for unincorporated Manatee County.~~
- ~~• A statement of the date, time and place of the public workshop, and the address and telephone number of the County department to be contacted for additional information, or for submittal of comments for consideration.~~
- ~~• A statement indicating the Commission or Board conducting the public workshop.~~

~~Additional information may include a geographic location map indicating any subareas under consideration.~~

~~D.3.1.2. 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 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 County department to be contacted for additional information, or for submittal of comments for consideration.~~
- ~~• Newspaper Advertisements: Shall be published in one (1) or more newspapers of general circulation [see § 163.3164(3115), F.S.] in unincorporated Manatee County. Advertisements shall be published according to the notice procedures described by § 125.66(4)(b), F.S. The newspaper advertisements shall contain, at a minimum, the following information:~~
 - ~~• A headline entitled "Official Actions Affecting or Regulating Use of Real Property in Unincorporated Manatee County," or a similar title.~~
 - ~~• A statement indicating that the hearing is being held in connection with activities concerning the amendment of the Comprehensive Plan for unincorporated Manatee County.~~
 - ~~• A listing of the address and telephone number of the appropriate County department to be contacted for additional information, or for submittal of comments for consideration.~~
 - ~~• The following, or substantially similar, statement: "The Local Planning Agency (Name) of Manatee County, Florida, acting as the Local Planning Agency, proposes to amend the Comprehensive Plan and to change the use of land within the unincorporated area of Manatee County. A public hearing will be held on (date and time) at (meeting place) for consideration and adoption of a recommendation on this proposed change by the LPA."~~
- ~~• Newspaper Advertisements for Small Scale Plan Amendments: Advertisements shall comply with Florida Statutes, as amended.~~

~~D.3.1.3. Public Notice—Board of County Commissioners Public Hearings on Plan Amendments.~~

~~To include:~~

- ~~• Mailed Notices for General Purposes: Mailing of notices as described in D.3.1.2) above.~~
- ~~• Newspaper Advertisements [see § 163.3184(31), F.S.]: Publication, in a standard or tabloid size newspaper of general paid circulation in the county, which is published at least five (5) days per week, and is of general interest and readership. Advertisements shall be a width of two (2) columns and a length of ten (10) inches, with the following format, content, and schedule of publication:~~

- ~~With a headline no smaller than eighteen (18) point entitled, "NOTICE OF LAND-USE CHANGE."~~
- ~~With a sub-title "Official Actions Will Affect and Regulate Use of Real Property in Unincorporated Manatee County— Notice to Real Property Owners and General Public", or similar title.~~
- ~~Indicating that interested parties may appear at the hearing and be heard regarding the processing of the proposed Comprehensive Plan or part thereof.~~
- ~~The transmittal stage advertisement shall be published at least seven (7) days prior to the transmittal stage hearing; the adoption stage advertisement shall be published at least five (5) days prior to the adoption stage hearing.~~
- ~~Newspaper Advertisements for Small Scale Plan Amendments: Advertisements shall comply with Florida Statutes, as amended.~~
- ~~Announcement, at the transmittal stage hearing, of the intention to hold and advertise a second public hearing at the adoption stage.~~

~~D.3.2. Required and Optional Workshops and Hearings.~~

D.3.1.1. ~~D.3.2.2.~~ *Number of Workshops and Public Hearings.*

- Local Planning Agency.
 - ~~The Local Planning Agency (LPA) may hold an optional workshop for the consideration of any plan amendment, the decision whether or not to hold such workshop being based on the size, impact and effect associated with the proposed amendment, and being made by the LPA following consideration of a summary of the proposed plan amendment presented to the LPA at a regularly scheduled meeting.~~
 - The LPA shall hold at least one (1) public hearing pursuant to § 163.3174, F.S. for any plan amendment or revision.
- Board of County Commissioners.
 - ~~The Board of County Commissioners may hold an optional workshop for the consideration of any plan amendment, the decision whether or not to hold such workshop being based on the size, impact, and effect associated with the proposed amendment, and being made by the Board of County Commissioners following consideration of a summary of the proposed plan amendment presented to the Board of County Commissioners at a regularly scheduled meeting.~~
 - The Board of County Commissioners shall hold at least one (1) transmittal public hearing for any plan amendment pursuant to the requirements of § 163.3184(11), F.S.
 - The Board of County Commissioners shall hold at least one (1) adoption public hearing for any plan amendment pursuant to the requirements of § 163.3184(11), F.S. or § 163.3187, F.S.
- Location of Workshops and Hearings.

The Local Planning Agency and the Board of County Commissioners may elect to carry out required or optional workshops at a location that maximizes the degree of convenience for interested parties to attend and receive information on the proposed amendment.

The Local Planning Agency and the Board of County Commissioners may elect to conduct required public hearings at locations best suited for maximizing the opportunity for public participation.

(Ord. No. 16-23, § 4(Exh. B), 9-19-16; Ord. No. 18-04 , § 4(Exh. B), 8-23-18)

Editor's note(s)—Ord. No. 18-04 , § 4(Exh. B), adopted Aug. 23, 2018, repealed the former § D and renumbered the former § E as § D as set out herein. The former § D pertained to special plan interpretation provisions and derived from Ord. No. 16-23, § 4(Exh. B), adopted Sept. 19, 2016.

01

DEFINITIONS

LPFLSARA003427.2024

Element 1

DEFINITIONS

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.), the definition contained herein shall be utilized.

Within this definition section, the use of [brackets] explains the context within which the defined word, or groups of words, is used. [Terms not otherwise defined herein or for which the meaning is unclear shall be interpreted using the rules for plan interpretation contained in C.2.1.](#)

Accessory Dwelling Unit (ADU): [A smaller, independent residential dwelling unit located on the same lot as a stand-alone single-family dwelling unit or within the same structure.](#)

Accessory Lodging Units: A lodge or other such rooming facility, under seventy (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.

Activity Nodes: Commercial or mixed-use developments that meet the Commercial Locational Criteria (see Land Use Operative Provisions, Comprehensive Plan).

Acute Care Medical Facility: [Provides immediate and short-term treatment for serious illnesses, injuries, and other urgent medical needs.](#)

Acutely Hazardous Waste: Wastes designated by EPA as being significantly more dangerous in small amounts than other hazardous wastes. Wastes listed in Appendix B of "Understanding the Small Quantity Generator Hazardous Waste Rules: A Handbook for Small Business" EPA/530-SW86-019, September 1986.

Adjacent: To have property lines, or portions thereof, in common or facing each other across a right-of-way, street, or narrow water body.

Adverse Effect [upon a natural community]: Direct contamination, destruction, or that which contributes to the contamination or destruction of a natural community, or portion thereof, to the degree that its environmental benefits are eliminated, reduced, impaired, or where there is a resultant threat to its present or future function.

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.

Agricultural Service Establishment: Establishments primarily engaged in supplying soil preparation services, crop services, horticultural services, sales and service of agricultural machinery, veterinary and other animal services, and farm labor and management service.

Agriculture: The production, keeping or maintenance, for sale or lease, of plants and animals useful to man, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, or goats, or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals (see Special Agricultural Use); trees and forest products; fruits of all kind, including grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products; or lands devoted to a soil conservation or forestry management program. Agricultural activities conducted primarily for personal use are not included in this definition.

Airport Approach Surface [Airport Runway]: An area longitudinally centered on the extended runway centerline and extending outward from the end of the primary surface. The approach surface area and height restrictions are designated for each runway based upon the type of approach available or planned for that runway end, as follows:

Approach Surface Width: The inner edge of the approach surface is the same width as the primary surface. The outer width of the approach surface is prescribed for the most precise approach existing or planned for that runway end expanding uniformly outward to a width of:

- For a Precision Instrument Runway, a maximum width of sixteen thousand (16,000) feet.
- For a Non-Precision Instrument Runway other than a Utility Runway, a maximum width of three thousand five hundred (3,500) feet.
- For a Utility Visual Runway, a maximum width of one thousand two hundred fifty (1,250) feet.
- For a Utility Non-Precision Instrument Runway, a maximum width of two thousand (2,000) feet.

Approach Surface Length: The approach surface extends from the end of the runway primary surface for a horizontal distance of:

- For a Precision Instrument Runway, a maximum distance of fifty thousand (50,000) feet and reciprocal slope delineated as follows:
 - i. The first ten thousand (10,000) feet with a slope of fifty (50) to one (1); and
 - ii. The next forty thousand (40,000) feet with a slope of forty (40) to one (1).
- For a Non-Precision Instrument Runway other than a Utility Runway, a maximum distance of ten thousand (10,000) feet.
- For a Visual or Non-Precision Instrument Utility Runway, a distance of five thousand (5,000) feet.

Airport, Commercial Aviation: Means any area of land or water designed and set aside for the landing and taking off of aircraft and used or to be used in the interest of the public for such purpose.

Airport, Conical Surface [Airport Runway]: A surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty (20) to one (1) for a horizontal distance of four thousand (4,000) feet. (FAR Part 77)

Airport, General Aviation: An airport facility which is designed, or constructed, or used for private business or individual use, and which does not accommodate regularly scheduled commercial air carrier flights.

Airport Hazard: Means an obstruction to air navigation which affects the safe and efficient use of navigable airspace or the operation of planned or existing air navigation and communication facilities.

Airport Hazard Area: Means any area of land or water upon which an airport hazard might be established.

Airport, Horizontal Surface [Airport Runway]: A horizontal plane one hundred fifty (150) feet above the established airport elevation, the perimeter of which is constructed by swinging arcs of a specified radii from the center of each end of the primary surface of each runway of each airport and connecting the adjacent arcs by lines tangent to those arcs. The radius of each arc is:

- (1) Five thousand (5,000) feet for all runways designated as utility or visual;
- (2) Ten thousand (10,000) feet for all other runways. The radius of the arc specified for each end of a runway will have the same arithmetical value. That value will be the highest determined for either end of the runway. When a 5,000-foot arc is encompassed by tangents connecting two (2) adjacent 10,000-foot arcs, the 5,000-foot arc shall be disregarded on the construction of the perimeter of the horizontal surface.

Airport, Primary Surface [Airport Runway]: An area located at each end of a runway which is longitudinally centered on each runway, extending two hundred (200) feet beyond each end of that specially prepared hard surface runway with the width specified for the most precise approach existing or planned for either end of that runway. The primary surface ends at each runway end for all runways without a specially prepared hard surface. The width of each primary surface is as follows:

- i. Precision Instrument Runways: One thousand (1,000) feet.
- ii. Non-Precision Instrument Runways: Five hundred (500) feet.
- iii. Public Utility Visual Runways: Two hundred fifty (250) feet.
- iv. Private Utility Visual Runways: One hundred (100) feet.

Airport, Runways:

- i. Other Than Utility Runway shall mean a runway that is constructed for and intended to be used by aircraft of a maximum gross weight greater than twelve thousand five hundred (12,500) pounds.
- ii. Precision Instrument Runway means a runway having an existing instrument approach procedure utilizing an Instrument Landing System (ILS), or a Precision Approach Radar (PAR). It also means a runway for which a precision approach system is planned and is so indicated by an FAA-approved airport layout plan; a military service approved military airport layout plan; any other FAA planning document, or military service military airport planning document.
- iii. Utility Runway shall mean a runway that is constructed for and intended to be used by propeller driven aircraft of twelve thousand five hundred (12,500) pounds maximum gross weight and less.
- iv. Visual Runway means a runway intended solely for the operation of aircraft using visual approach procedures, with no straight-in instrument approach procedure and no instrument designation indicated on an FAA-approved airport layout plan, a military service approved military airport layout plan, or by any planning document submitted to the FAA by competent authority.

Airport, Transitional Surface: These surfaces extend outward and upward at right angles to the runway centerline and the runway centerline extended at a slope of seven (7) to one (1) from the sides of the primary surface and from the sides of the approach surfaces. Transitional surfaces for those portions of the precision approach surface which project through and beyond the limits of the conical surface, extend a distance of five thousand (5,000) feet measured horizontally from the edge of the approach surface and at right angles to the runway centerline.

Altered Natural Communities: Natural resources which have been substantially affected by development but continue to provide some environmental benefit.

Alternative Energy Generation Facility shall mean a facility that utilizes Photovoltaic Solar Power to generate electricity. This facility may also have other equipment that is directly involved in the storage and transmission of electricity.

Alternative Transportation: Transportation alternatives to the automobile, which may include but is not limited to, walking, bicycling, and mass transit.

Alternative Transportation System: [A local government fee schedule established by ordinance for the purpose of supporting the County's Transportation System.](#)

Antenna Cluster: A grouping of two (2) or more antenna towers, with a height of five hundred (500) feet above ground level, or greater, in an area consisting of a specified geographical location with established dimensions of area and height, where antenna towers with a common impact on aviation may be grouped.

Aquatic Preserve: Submerged lands ~~owned by the State of Florida~~ as identified in Ch. 258, F.S., which have been set aside in an essentially natural or existing condition for the benefit of future generations.

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. 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 Manatee County. 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.

Artificial Waterway: Dredged canal created by man in upland or wetland area.

Available: Per Florida Statutes, and as applied to the required connection to the Manatee County public sewerage system, "available" means that the public sewerage system is capable of being connected to the plumbing of an establishment or residence, is not under a Department of Environmental Protection moratorium, and has adequate permitted capacity to accept the sewage to be generated by the establishment or residence; and:

1. For a residential subdivision lot, a single-family residence, or an establishment, any of which has an estimated sewage flow of one thousand (1,000) gallons per day or less, a gravity sewer line to maintain gravity flow from the property's drain to the sewer line, or a low pressure or vacuum sewage collection line in those areas approved for low pressure or vacuum sewage collection, exists in a public easement or right-of-way that abuts the property line of the lot, residence, or establishment.
2. For an establishment with an estimated sewage flow exceeding one thousand (1,000) gallons per day, a sewer line, force main, or lift station exists in a public easement or right-of-way that abuts the property of the establishment or is within fifty (50) feet of the property line of the establishment as accessed via existing rights-of-way or easements.
3. For proposed residential subdivisions with more than fifty (50) lots, for proposed commercial subdivisions with more than five (5) lots, and for areas zoned or used for an industrial or manufacturing purpose or its equivalent, a sewerage system exists within one-fourth (¼) mile of the development as measured and accessed via existing easements or rights-of-way.
4. For repairs or modifications within areas zoned or used for an industrial or manufacturing purpose or its equivalent, a sewerage system exists within five hundred (500) feet of an establishment's or residence's sewer stub-out as measured and accessed via existing rights-of-way or easements.

Beach: The zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in materials or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. "Beach", as used in the Coastal Management Element requirements, is limited to oceanic and estuarine shorelines.

Beach and Shoreline Access Point: Access to beaches and shorelines that are suitable for passive recreation, boat launches or other use by the general public. Small, unsuitable access points in environmentally sensitive areas are not considered beach and shoreline access points.

Best Available Control Technology [Air Pollution]: An air quality emission limitation, including a visible emissions standard, based on the maximum degree of reduction of each pollutant emitted which, on a case-by-case basis, taking into account energy, environmental and economic impacts, and other costs, is determined to be achievable through application of production processes and available methods, systems, and techniques (including fuel cleaning or treatment or innovative fuel combustion techniques) for control of each such pollutant.

A design, equipment, work practice, operational standard, or combination thereof, may be prescribed instead to satisfy the requirement for the application of this technology.

Best Management Practice: Method or combination of methods determined after problem assessment, examination of alternative practices, and appropriate public participation, to be the most effective and practicable means of reducing or preventing nonpoint source pollution to levels compatible with water quality goals. These measures could include both structural (e.g., sediment/debris basins, wetland impoundment of agricultural runoff, etc.) and nonstructural (e.g., street vacuuming, deferred grazing systems, etc.) approaches to abatement of nonpoint source pollution, and would vary on a regional and local basis depending on the nature of the problems, climate, physical characteristics, land use, soil types and conditions and other factors.

Bicycle Facilities: A general term denoting improvements and provisions made by public agencies to accommodate or encourage bicycling, including parking facilities, mapping of all bikeways, and shared roadways not specifically designated for bicycle use.

Bicycle Lane: A portion of a roadway, which has been designated by striping, signing and pavement markings for the preferential or exclusive use of bicyclists.

Bikeway: Any road, path, or way which, in some manner, is specifically designated as being open to bicycle travel, regardless of whether such facilities are designated for the exclusive use of bicycles or are to be shared with other transportation modes.

Biohazardous Waste: Any solid waste or liquid waste which may present a threat of infection to humans. The term includes, but is not limited to, non-liquid human tissue and body parts; laboratory and veterinary waste which contain human-disease-causing agents; used disposable sharps, human blood, and human blood products and body fluids; and other materials which in the opinion of the County represent a significant risk of infection to persons outside the generating facility.

Biological Treatment: A water quality treatment system that utilizes a design water pool in association with water-tolerant vegetation to remove pollutants through settling, absorption by soils and nutrient uptake by the vegetation.

Biological Waste: Solid waste that cause or has the capability of causing disease or infection and includes but is not limited to biohazardous waste, diseased or dead animals, and other wastes capable of transmitting pathogens to humans or animals. The term does not include human remains.

Boat Livery: A commercial establishment providing boat hauling or launching facilities, rental of covered or uncovered boat slips or dock space or enclosed dry storage space, rental or sale of boats and boat motors, repair and maintenance of boats and boat motors, or sale of marine fuel and lubricants, and accessory service uses, including onshore restaurants, hotels or motels, and sale of bait and fishing equipment. The term Boat Livery shall be deemed to include Marina, but shall not be deemed to include Boat Yards and Ways.

Boat Yard and Way: A premises or site used as an establishment for the provision of all such facilities as are customary and necessary to the construction, reconstruction, repair, or maintenance and accessory sale of boats, marine engines, or marine equipment, supplies, or services of all kinds including, but not limited to, rental of covered or uncovered boat slips, or dockspace or enclosed dry storage space, marine railways, listing or launching services. The term Boat Yards and Ways shall be deemed to include Boat Liveries and Marinas.

Buffer (Zone) [Natural Resources]: Area which shields a natural community or protected species habitat by prohibiting development activities and removal of native vegetation (see also Setback).

Capital Budget: The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year.

Capital Improvement: Physical assets constructed or purchased to provide, improve or replace a public facility, and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual Comprehensive Plan elements shall be considered capital improvements.

Class I Waters: Potable water supplies as classified and specified in Chapter 62-302 (Rule 62-302.400), F.A.C.

Class II Waters: Shellfish Propagation or Harvesting water as classified and specified in Chapter 62-302 (Rule 62-302.400), F.A.C.

Cluster Development or Clustering: is a development mechanism that offers alternative standards to permit the concentration of development on a portion of the site while keeping the overall density of the site within the maximum permitted.

Coastal Area: The combined area delineated by the two overlays: Coastal High Hazard Area (CHHA) and Coastal Planning Area (CPA).

Coastal Evacuation Area (CEA): The evacuation Level A for a Category 1 hurricane as established in the regional hurricane evacuation study applicable to Manatee County, as updated on a periodic basis.

Coastal High Hazard Area (CHHA): The geographic area below the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, pursuant to applicable law, as updated on a periodic basis.

Coastal Planning Area (CPA): Those portions of Manatee County which lie within the Hurricane Vulnerability Area (evacuation levels A, B, and C) as updated on a periodic basis. This area shall also include water and submerged lands of oceanic water bodies or estuarine water bodies; shorelines adjacent to such water bodies; coastal barriers; living marine resources, marine wetlands; water-dependent or water-related facilities on oceanic or estuarine waters; public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where development activities would impact the integrity of the above mentioned land or water body.

Coastal Waters: Waterbodies and estuarine areas, including bays, rivers, bayous, creeks, canals, etc. waterward of the shoreline contiguous to the landward geographical area identified by the Coastal High Hazard Area.

Collector Road (Collector): A route providing service which is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. Traffic movement is a priority but there is a higher degree of land access than with an arterial road, allowing such a route to collect and distribute traffic between local roads or arterial roads and serve as a linkage between land access and mobility needs. A collector street (or road) is also one which typically collects traffic from local streets and which generally connects with Arterials, as defined herein. Collectors shall also be consistent with the definition of "Collector Road" contained in Rule 9J-5.003(15), Florida Administrative Code. Existing roadways classified as Collector 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 Collector only by action of the County. Any such classification shall occur prior to the road being indicated on the Roadway Functional Classification Map as a Collector. Any such added Collector 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: See:

- Commercial Use
 - Neighborhood Serving Commercial Uses
 - Community-Serving Commercial Uses
 - Region Serving Commercial Uses
 - Commercial Use, Intensive
- Commercial Uses related to Agriculture
- Commercial Size Limitation
 - Small
 - Medium

- Large

Commercial Size Limitation:

- *Small:* Commercial establishments, or groupings thereof, which constitute no greater than thirty thousand (30,000) square feet of gross building square footage and are generally limited to neighborhood commercial uses (as defined herein).
- *Medium:* Commercial establishments, or groupings thereof, which constitute no greater than one hundred fifty thousand (150,000) square feet of gross building square footage and are generally limited to neighborhood commercial uses (as defined herein).
- *Large:* Commercial establishment, or groupings thereof, which generally contain no greater than three hundred thousand (300,000) square feet of gross floor area except in high access situations as described in Policy 2.10.3.3 of the Future Land Use Element.

Commercial Use: An activity carried out for pecuniary gain, excluding the rental, lease of any residential, or equivalent residential, dwelling unit. This term 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, retail, wholesale, personal and professional services, lodging, and office uses.

Commercial Use—Community Serving: Commercial establishments, or groupings thereof, that in addition to serving day-to-day commercial needs of a community, also supply the more durable and permanent needs of a community (e.g., home improvement centers, furniture stores, movie theaters, bowling alleys, junior department stores, automobile sales). The uses may also include office uses for personal or professional services. Certain community-serving commercial uses may also be considered as intensive commercial 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.

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.

Commercial Use—Neighborhood: Commercial establishments, or groupings thereof, that serve the commercial needs of the neighborhood (e.g. food stores, convenience stores, drug stores, restaurants). The uses may also include office uses for personal or professional services.

Commercial Use—Region-Serving: Commercial establishments or groupings thereof which serve any or all commercial needs of a broadly distributed population and work force (e.g., regional malls, [supercenters](#), [new car dealerships](#), major recreational facilities) in addition to including community-serving and other commercial uses. Certain region-serving commercial uses may also be considered as intensive commercial uses. The uses may also include wholesale trade uses, all office uses, and office showroom uses or similar uses. However, region serving commercial uses shall not include bulk warehousing or uses for which distribution of goods to other than a residential end-user is a primary or major use.

Commercial Uses related to Agriculture: Retail, wholesale, and other commercial uses typically associated with agriculture uses (e.g., farm machinery service, agricultural supplies including feed stores).

Community-Based Non-Profit Organization: A private corporation organized under Ch. 617, F.S., to assist in the provision of housing and related services on a not-for-profit basis and which is acceptable to federal and State agencies and financial institutions as a sponsor of low-income housing. These organizations shall have a Board of Directors that is elected by residents of the corporation's service area.

Compatible: 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.

Complete Streets: Complete streets are those that adequately provide for roadway users, of all ages and abilities, including bicyclists, pedestrians, transit riders, and motorists, to the extent appropriate to the function and context of the street [and surrounding area](#), within a connected roadway network.

Cone of Influence: An area around one (1) or more major waterwells, the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

Confined Feedlot: A concentrated, confined, non-aquatic animal or poultry growing operation for meat, milk or egg production, or stabling, in pens or houses wherein the animals or poultry are fed at the place of confinement and crop or forage growth or production is not sustained in the area of confinement, and wherein the animals have been, are, or will be stabled or confined and fed or maintained for a total of forty-five (45) days or more in any 12-month period.

Conservation Plan [Soil and Water]: A formal document, prepared or approved by the Manatee River Soil and Water Conservation District Board organized pursuant to Ch. 582, F.S., which outlines a system of management practices to control soil erosion, reduce sediment loss or protect the water quality on a specific parcel of property.

Conservation Uses: Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and include areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

Construction Permit [Air Pollution]: Written approval from the Florida Department of Environmental [Protection Regulation](#) which must be obtained by the owner or operator of any new or modified air pollution source prior to beginning construction. The permit is sufficient to allow construction of the source, and operation while the new or modified source is beginning operation and conducting tests to determine whether the source is in compliance with applicable emission control standards.

Controlled Access Facility: A street or highway to which the right of access is highly regulated by the governmental entity having jurisdiction over the facility in order to maximize the operational efficiency and safety of the high-volume through traffic utilizing the facility. Owners or occupants of abutting lands and other persons have a right of access to or from such facility at such points only and in such manner as may be determined by the governmental entity (or as amended by § 334.03, F.S.).

Critical Habitat: Viable areas of habitation for Endangered and Threatened species as confirmed by appropriate jurisdictional agency documentation, or by reports which may be submitted by an applicant requesting a development order on a site containing an area of such habitation by Endangered or Threatened species. The extent of these areas shall have a definitive boundary which may vary in extent based upon the individual species, e.g., bald eagle's nest or pond harboring a protected turtle.

DACS Shellfish Harvesting Area: Coastal waters classified by the Florida Department of Agriculture and Consumer Services for the harvesting of shellfish. Classifications are based on bacteriological and sanitary surveys which define levels of bacteriological pollution and document all possible sources of pollution, both actual and potential. Waters are classified as follows pursuant to Chapter 5L-1, F.A.C.:

Approved: Normally open to shellfish harvesting; may be temporarily closed under extraordinary circumstances (e.g., red tides, hurricanes, sewage spills).

Conditionally Approved: Periodically closed to shellfish harvesting based on predictable pollution~~al~~ events.

Prohibited: Shellfish harvesting is not permitted due to actual or potential pollution.

Unclassified: Shellfish harvesting is not permitted pending bacteriological and sanitary surveys.

Deepwater Ports: The ports of Jacksonville, Tampa, Port Everglades, Miami, Port Canaveral, Ft. Pierce, Palm Beach, Port Manatee, Port St. Joe, Panama City, St. Petersburg, and Pensacola.

Density: [\(See Residential Density, Net and Residential Density, Gross\)](#)

Development: [The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels, pursuant to applicable law, as updated on a periodic basis. This definition shall also include all activities described in 380.04\(2\), Florida Statutes.](#) ~~The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or non-agricultural land disturbance, and any non-agricultural use or extension of the use of land. Includes redevelopment but does not include environmental preserve restoration taking place within environmental preserves.~~

Development Order: Any order granting, denying, or granting with conditions an application for a development permit.

Development Permit: Any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

Development Site: The property under consideration for a development, which may contain one (1) or more lots under single or multiple ownership, but processed under a single development application.

Disaster: Any natural, technological, or civil emergency that causes damage of sufficient severity and magnitude to result in a declaration of a state of emergency by a county, the Governor, or the President of the United States.

District Park: A park designed to serve the recreational needs of several communities or an entire county, and usually provides some areas and facilities that are resource-based. Typical facilities may include play apparatus, natural lands, natural trails, multi-use trails, nature center, boating, swimming, picnic areas and sports fields.

Driving periods of up to ~~th~~^{irty} (30) to forty (40) minutes may be required to reach a district park, which would, when possible, be located on the periphery of a large urban area. Each such park should be utilized by an average population of one hundred thousand (100,000) with a space allowance as defined in any adopted level of service standard. While fifty (50) acres may meet minimum requirements, a site size of one hundred fifty (150) acres or more is desirable. District parks serve several neighborhoods and may frequently be associated with junior or senior high schools.

Dock: Any structure intended to serve [for vessel mooring and other water-dependent recreational activities](#) ~~a boat~~, which structure is constructed on pilings [extending from the shoreline into the water over open water](#), or which structure is supported by flotation on the water. The term includes, but is not limited to, piers, wharfs, and loading platforms.

Drainage Basin: The area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

Drainage Facilities: A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures, and stormwater treatment facilities.

Drainfield: A system of open-jointed or perforated piping, approved alternative distribution units, or other treatment facilities designed to distribute effluent for filtration, oxidation, and absorption by the soil within the zone of aeration.

Dredge and Fill: Dredging is the excavation, by any means, in the waters of the State. Filling is the disposition, by any means, of materials in waters of the state. The landward extent of waters of the State for dredge and fill jurisdictional purposes is determined as provided in Chapter 62-301 (Rule 62-301.400), F.A.C. Dredge and fill jurisdiction is as prescribed in -Chapter 62-312, F.A.C., and § 373.414, F.S.

Dry Lines: Pipes used for the transmission of wastewater, which are internal to a project site, and which are installed during initial construction but remain dry (i.e., not used) until an adequate off-site sanitary sewer collection system is available to take wastewater from the development site to the wastewater treatment plant.

Dwelling (Residential) Unit: A conventional or 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 (1) 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 § 163.3202, F.S.

Ecosystem Management Plan: A plan for significant, cumulative improvement to the ecological function of the drainage basin in which wetlands are proposed to be impacted by development. The ecosystem management plan shall demonstrate no net loss of wetland quality and function. To mitigate impacts, a combination of restoration, creation, enhancement, and upland preservation may be considered depending on the size, type, function, viability, and historic status of the wetlands proposed to be altered.

Emergency: Any occurrence, or threat thereof, whether natural, technological, or manmade, in war or in peace, which results or may result in substantial injury or harm to the population or substantial damage to or loss of property.

Emergency Housing: [Designed to assist individuals with immediate temporary shelter/housing, with the goal of moving into transitional and/or permanent housing.](#)

Emergency Response Plan [Hazardous Waste]: Contingency document which describes the location, quantity, and type of hazardous wastes being handled by a user; along with an organized and coordinated plan of notification, containment, and evacuation implementation policies in the event of an emergency.

Endangered and Threatened Species: Flora and fauna as identified by the U.S. Fish and Wildlife Service's "List of Endangered and Threatened Wildlife and Plants" in 50 CFR 17.11-12; Flora as identified by the Department of Agriculture and Consumer Services as specified by the preservation of Native Flora Act in § 581.185-187, F.S., and fauna identified by the Florida Fish and Wildlife Conservation Commission in Chapter 68A-27 (Rules 68A-27.003 - 68A-27.005) F.A.C. Endangered Species are so designated due to man-made or natural factors that have placed them in imminent danger of extinction while threatened species are so designated due to a rapid decline in number and/or habitat such that they may likely become endangered without corrective action.

Environmental Preserve: A resource based preserve operated by the County for the primary purpose of environmental preservation and public enjoyment of environmentally sensitive lands.

Environmental Preserve Restoration: The restoration and/or enhancement of environmentally sensitive lands and the associated improvements specifically designed for the public enjoyment of the environmentally sensitive lands within environmental preserves. Environmental preserve restoration does not include any activities which require building permits.

Environmentally Sensitive: Lands that, by virtue of some qualifying environmental characteristic or biological resource, are regulated by the Florida Department of Environmental Protection, the Southwest Florida Water Management District, the U.S. Fish and Wildlife Service, the Florida Fish and Wildlife Conservation Commission, the U.S. Army Corps of Engineers, or any other governmental agency empowered by law for such regulation. Environmentally sensitive also includes all areas of habitat for threatened and endangered species and species of special concern, and includes all of the following vegetative communities: Mangrove swamp; coastal ridge; tidal marshes; seagrass beds; oyster beds; coastal streams; freshwater wetlands (swamps, marshes, sloughs, wet

prairies, and heads); hammocks (mesic or xeric); pine prairies (pine flatwoods or dry prairies); scrubs (sand pine, scrubby flatwoods, and turkey oak ridges).

Equivalent Dwelling (Residential) Unit: A room, or group of connected rooms, suitable for habitation by an individual, related individuals, or roommates, without one of either kitchen or sanitary facilities, unless such facility (or facilities) is shared by another such room, or group of connected rooms. An equivalent dwelling unit may be defined as being quantitatively equivalent to some part or whole of a dwelling unit (as defined herein), for purposes of establishing compliance with this Comprehensive Plan. Such units shall include any group home facilities and foster care facilities licensed by the State of Florida, Department of Health and Rehabilitative Services, except for any facility providing nursing services, as defined in Ch. 464, F.S., as a major component of its operation. Such units shall not include any farm labor camp or farmworker housing, as defined herein.

Erosion: Wearing away of the land surface by water, wind, ice or other geologic agents or by the activities of man, other animals, or natural catastrophes.

Evacuation Routes: Routes designated by county civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane.

Exotic Species: A plant or animal species introduced into an area where they do not occur naturally. Also known as alien species, invasive species, and ~~nonnative-indigenous~~ species.

Farmworker Housing: Habitable structures or dwelling units intended to be occupied by, and for which occupancy is limited to, farm employees and their families. Such uses occur exclusively in association with the performance of agricultural labor.

Final Local Development Order: For the purposes of this Plan, a preliminary development plan, preliminary site plan, preliminary subdivision plat, or where such development orders are not required for development of a project, a final development plan, final subdivision plat, or final site plan. If a preliminary or final development plan, site plan, or subdivision plat is not required for development of a project, the final local development order shall be defined as the building permit.

Terms used in the definition are as defined in the Manatee County Land Development Code on the date of adoption of this Plan.

Flood Insurance Rate Map (FIRM): The official map of the community on which the Federal Emergency Management Agency (FEMA) has delineated both special flood hazard areas and the risk premium zones applicable to the community.

Floodplains: Areas inundated during a 100-year, or other specified flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Floodway: Channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 100-year flood discharge can be conveyed without increasing the elevation of the 100-year flood more than a specified amount.

Floor Area Ratio (FAR): Measure of intensity for nonresidential development. It is calculated by dividing the gross floor area of the nonresidential buildings by the gross nonresidential acreage (converted to square feet) of the development site. For vertical mixed-use developments in the County, and horizontal and mixed-use use developments along designated urban corridors (as defined herein), it shall be divided by the total gross acreage of the entire development site (including residential and nonresidential).

Foster Care Facility: A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

Future Development Area Boundary: This boundary is generally established to designate on the Future Land Use Map the location for new residential and nonresidential development consistent with the adopted Land Use Concept in the *Technical Support Document for the Manatee County Comprehensive Plan (May 15, 1989)*. Those lands east of the Future Development Area Boundary are intended to be preserved for primarily agricultural uses.

The boundary is intended to serve as a means to provide an efficient use of land and public and private investment, and to contain urban sprawl. This line shall be consistent with the boundaries of the Water Supply and Wastewater Service Areas established by the Board of County Commissioners.

Goal: The long-term end toward which programs or activities are ultimately directed.

Greenway: A linear open space which may include multi-use trails and blueways established along either a natural corridor such as a riverfront, stream valley, or ridgeline, or overland along a railroad right-of-way converted to recreational use, a canal, a scenic road, or other route; a natural or landscaped course for linking parks, nature reserves, cultural features, or locally certain strip or linear parks designed as a parkway or greenbelt.

Gross Floor Area: The sum of the horizontal areas of the stories of all nonresidential buildings or portions of buildings on a lot, measured from the exterior faces of exterior walls, and from the center line of walls separating two (2) or more buildings. The gross floor area shall include, but shall not be limited to: basements, wall-less structures where business is transacted (e.g., garden centers and open air eating areas), elevator shafts and stairwells at each story, floor space used for mechanical equipment with structural headroom of six (6) feet six (6) inches or more, penthouses, attic space, whether or not a floor has actually been laid, providing structural headroom of six (6) feet six (6) inches or more, interior balconies, and mezzanines with structural headroom of six (6) feet six (6) inches or more. Gross floor area shall not include wall-less structures where business is not transacted, awnings, canopies, porte-cocheres, architectural buttresses, gazebos, roof overhangs, and interior parking garages and loading areas, as long as business is not transacted within.

Gross Nonresidential Acreage: The total acreage within a project, or part thereof, which is proposed for nonresidential lots or parcels, and which is also:

- Exclusive of all areas considered to be part of a project's gross residential acreage, as defined herein.
- Above the mean high water line or mean high tide of any naturally occurring water body.
- Occupied by any man-made water body.
- Wetland acreage subject to the jurisdiction of any local, State or Federal environmental review agency, provided that the jurisdictional wetland area is less than or equal to twenty (20) percent of total project acreage [consistent with Policy 2.3.1.1 of this Plan](#).
- Within any required setbacks from such jurisdictional area [consistent with the Comprehensive Plan and Land Development Code](#), ~~as required by Policy 3.3.1.5 of this Plan~~.
- Within any area reserved for protection of any threatened or endangered species, or species of special concern, including any setback from such species' habitat.
- Part of any proposed public facility dedicated to, and accepted by, Manatee County, or by the Manatee County School Board, or part of any private park or outdoor recreation area.
- Inclusive of local streets or other streets internal to the project.
- Occupied by any easement for any public or private utility, including those easements shown as P/SP (1) on the Future Land use Map of this Comprehensive Plan.
- Proposed as an open space area.

Gross Residential Acreage: The total acreage within a project, or part thereof, which is proposed for residential lots or parcels above the mean high water or mean high tide line of any naturally occurring water body, and exclusive of all areas considered to be part of a project's gross nonresidential acreage, as defined herein. The total gross acreage shall include:

- Any man-made water body.
- Wetland acreage subject to the jurisdiction of any Local, State or Federal environmental review agency, provided that the jurisdictional wetland area is less than or equal to twenty (20) percent of total project acreage [consistent with Policy 2.3.1.1 of this Plan](#).

- Acreage within any required setbacks from such jurisdictional area [consistent with the Comprehensive Plan and Land Development Code](#) ~~as required by Policy 3.3.1.5. of this Plan.~~
- Acreage within any area reserved for protection of any threatened or endangered species, or species of special concern, including any setback from such species' habitat.
- Acreage that is part of any proposed public facility dedicated to, and accepted by Manatee County, or by the Manatee County School Board, or part of any private park or outdoor recreation area.
- Local streets or other streets internal to the project.
- Any easement for any public or private utility, including those easements shown as P/SP (1) on the Future Land Use Map of this Comprehensive Plan.
- Acreage proposed for any church, or religious place of worship.
- Proposed as an open space area or community center.

Gross Residential Density: The total number of residential dwelling units or equivalent residential units within a residential project, or within a residential parcel contained within a project, divided by gross residential acreage (as defined herein), or in the case of Urban Corridors (as defined herein), the total number of residential dwelling units or equivalent residential units contained within a project, divided by gross acreage of the entire site.

Groundwater: Water beneath the surface of the ground within a zone of saturation, whether or not flowing through known and definite channels.

Group Home: A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to a dwelling unit are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

Hazardous Substance: Any substance which is defined as a hazardous substance in the United States Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, as amended.

Hazardous Waste: As defined 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.

Hazardous Waste Generator: Any person, or site, whose action or process produces hazardous waste identified or listed in 40 CFR 261, or whose act first causes a hazardous waste to become subject to regulation.

Hazardous Waste Management Plan: A document providing specific procedures, objectives, requirements and other provisions for the systematic control of the collection, source separation, storage, transportation, processing, treatment, recovery, recycling, and disposal of hazardous waste.

Highway, Street or Road: General terms, denoting a public way for purposes of traffic, both vehicular and pedestrian, including the entire area within the right-of-way. The term street is generally used for urban or suburban areas.

Historic Resources: All areas, districts or sites containing properties listed as significant on the Florida Master Site File, the National Register of Historic Places, or designated by Manatee County as historically, architecturally, or archaeologically significant.

Hospital: Any establishment that offers services more intensive than those required for room, board, personal services, and general nursing care, and offers facilities and beds for use beyond twenty-four (24) hours by individuals requiring diagnosis, treatment, or care of illness, injury, deformity, infirmity, abnormality, disease, or pregnancy, and, regularly makes available at least clinical laboratory services, and treatment facilities for surgery

or obstetrical care, or other definitive medical treatment of similar extent, and including the issuance of a Certificate of Need by the State of Florida. The term "hospital" includes a medical office building located on the same premises as a hospital facility.

Hurricane Evacuation Clearance: The amount of time specified in the Manatee County Hurricane Evacuation Plan Implementation Guide produced by the Tampa Bay Regional Planning Council for the safe evacuation of hurricane vulnerable areas.

Hurricane Preparedness Plans: A document which specifies the safe and orderly evacuation of residents and employees when an evacuation order for a hurricane is issued, including the closing of all buildings for the duration of the hurricane evacuation order, prior identification of evacuation routes out of the area, appropriate on-site preparations, and coordination with Manatee County staff for building closings, security and safety measures.

Hurricane Shelter: A structure designated by local officials as a place of safe refuge during a storm or hurricane.

Hurricane Vulnerability Area: (See definition for "Coastal Planning Area").

Hydric Soil: Soil that is wet long enough to periodically produce anaerobic conditions, thereby influencing the growth of plants.

Hydrologic Connection: Connection to a natural surface water body, including but not limited to lakes, ponds, rivers, creeks and sloughs, where a flow of surface water occurs on an average of thirty (30) or more consecutive days per year under normal hydrological conditions. In the absence of reliable hydrological records, a continuum dominated by the plant species listed in the Florida Administrative Code (F.A.C) 62-340, may be used to establish a hydrological connection. Artificial or manmade ditches, canals or channels constructed through uplands that connect previously isolated wetlands to natural surface water bodies shall not be deemed as a hydrological connection. Artificial or manmade ditches, canals or channels constructed in historical natural drainage ways shall be deemed a hydrological connection.

Idle Speed [Boating] Zone: A designated area within which it has been established that manatees frequently visit or reside and within which all motorboat operations shall exercise a high degree of care for manatee presence, and shall not, unless authorized by a valid federal or state permit, either intentionally or negligently annoy, molest, harass, disturb, collide with, injure or harm manatees and shall proceed at the minimum speed that will maintain safe steerageway.

Impervious Surface: Surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water, including surfaces such as compacted sand, limerock, shell, or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar structures.

Including: Inclusive of, but not limited to.

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

Infill Development: 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.

Inflowing Watercourses: Hydrologic connections defined as areas of [State or Federal](#) ~~Florida Department of Environmental Regulation jurisdiction~~ including but not limited to waterbodies shown on the most recent U.S. Geological Survey quadrangle sheets as having perennial flow.

Infrastructure Standard: A measure of the capacity per unit of demand for each public facility.

Intensity: [An objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.](#) (See [also](#), Floor Area Ratio).

Intensive Commercial (Uses): (See Commercial Use, Intensive).

Intensive Recreational (Uses): 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, may 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 § 163.3202, F.S.

Land Development Regulations: Documented rules, standards and procedures contained in the Manatee County Comprehensive Zoning and Land Development Code or in any regulations developed pursuant to § 163.3202, F.S.

Level of Service: An indicator of extent or degree of service which is, or ~~will~~ proposed to be, provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility Level of Service standards, as used in this comprehensive plan, are targets or objectives with which compliance is required. Levels of Service are established using one (1) or more infrastructure standards and may also include use of one (1) or more performance standards.

Limited Access Facility: A street or highway especially designed for through traffic, and over, from or to which owners or occupants of abutting land or other persons have no right or easement of access, light, or air, or view by reason of the fact that their property abuts upon such limited access facility or for any other reason. Such highways or streets may be facilities from which trucks, buses, and other commercial vehicles are excluded; or they may be facilities open to use by all customary forms of street and highway traffic (or as amended by § 334.03, F.S.).

Livability: The quality of life experienced by the residents of a particular area. It encompasses a variety of factors, including access to essential services (such as healthcare, education, and transportation), the availability of affordable housing, safety, environmental quality, economic opportunities, social interactions, recreational options, and overall well-being. A livable community promotes a high standard of living for its inhabitants, ensuring that they can lead healthy, secure, and fulfilling lives.

Local Park: A local park is a "walk-to" or "short drive-to" public or private park generally located along streets people can walk or bicycle without encountering heavy traffic. It serves the population of a neighborhood/community in radius of up to one and one-half (1½) miles and should have at least two (2) acres for each one thousand (1,000) population or other space requirement as determined by adopted level of service standards. Its size usually ranges from five (5) to ten (10) acres and it serves a population of up to five thousand (5,000). Because the service areas of local parks and public schools often coincide, it is desirable for a local park to be contiguous to a public school, whenever possible. Both park and school serve the same basic population, share compatible land uses and contain recreation facilities that are mutually beneficial. Because recreation needs vary from one neighborhood to another, site design for local parks is flexible in order to meet the particular recreation needs of each neighborhood. Site design should also reflect the character of the neighborhood and incorporate compatible elements of both passive and active types of recreation. Typical facilities developed in the local park may include nature trail or access point to multi-use trail, play apparatus, recreation buildings, multi-purpose courts, sports fields and picnic tables. Additional facilities may be added, depending on the recreation demands of the neighborhood.

Local Road: A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements and high volume land access for abutting property.

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

Lots of Record: For the purpose of this Plan, a lot of record is either a lot or contiguous lots which existed under single ownership at time of adoption of this Comprehensive Plan (May 15, 1989), 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 substandard lot provisions contained in land development regulations developed pursuant to § 163.3202, F.S.

Low-Income Household: One (1) or more natural persons or a family, with a total annual gross household income which does not exceed eighty (80) percent of the median annual income 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 § 163.3202, F.S., and shall specifically include golf courses.

Low-Temperature Solar Thermal Power shall mean the technology that utilizes solar thermal collectors to absorb the heat from the sun's rays and transfer it to a heat transfer fluid, such as air, water or antifreeze, which in turn transports it to the area to be heated.

Major Trip Generators or Attractors: Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

Manatee Protection Plan: Guidelines for the protection of the West Indian Manatee formulated by the Florida Department of ~~Natural Resources~~. [Environmental Protection and Florida Fish and Wildlife Conservation Commission](#).

Marina: An establishment with a waterfront location for the dockage of watercraft in wet slips, and/or for the refueling of watercraft used primarily for recreation, and providing minor repair services for such craft, not involving removal of watercraft from the water or removal of an inboard or outboard engine from the watercraft. A marina may include on-shore accessory uses, including food service establishments, laundry or sanitary facilities, sundries store and other customary accessory facilities. A marina does not include facilities for boat or motor rental, or for mechanical or structural repairs (other than for minor repairs as noted above), or facilities for boat hauling. The term marina shall not be deemed to include a boat yard and way, or boat livery.

Marina-Type Uses: Any marina, boat livery or boat yard and way.

Marine Habitat: Areas where living marine resources naturally occur, such as mangroves, seagrass beds, algae beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster beds or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore springs, nearshore mineral deposits and offshore sand deposits.

Marine Wetlands: Areas with a water regime determined primarily by tides and where the dominant vegetation is salt tolerant plant species, including those species listed in Subsection 17-4.02(17), F.A.C., "Submerged Marine Species."

Mass Transit: Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rapid rail transit, light rail transit, light guideway transit, express bus and local fixed route or demand-response bus.

Minerals: All solid minerals which are contained in soil or water, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths.

Mixed or Multiple Use: The mixture of more than one (1) land use within a single building, or within a single project in separate buildings, with such uses planned in a coordinated manner under a single master development plan. Land uses, which when combined constitute mixed or multiple uses, exclude parks, golf courses, schools, and public facilities (fire stations, utility substations, etc.). Land uses, which when combined within a single project constitute mixed or multiple uses include residential, commercial, industrial uses.

Mobile Home: Shall have the meaning set forth in § 723.003(8), F.S.

Moderate-Income Affordable Housing: Dwelling units which are sold or based for an amount which may be considered within reasonable reach of a moderate-income household. Value/cost of such units shall be calculated based upon an approved methodology.

Moderate-Income Household: One (1) or more natural persons or a family, with a total annual gross household income of which does not exceed one hundred twenty (120) percent of the median annual 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.

Myakka City: A rural unincorporated community in southeast Manatee County within the area described as follows: Beginning at a point which is the southeast corner of Section 13, Range 21, Township 36, then west along the south section line of said Section 13 to the southeast corner of Section 14, then west 1/3 (one-third) mile along the south section line of said Section 14, then north along a line parallel to the east section line of Section 14 to the north section line of Section 14, said north section line of Section 14 being also the south section line of Section 11, then continue north 2 (one-half) mile along a line parallel to the east section line of Section 11, then east 1/3 (one-third) mile along the east-west half section line of Section 11 to the east section line of Section 11, said east section line being also the west section line of Section 12, then east one mile along the east-west half section line of Section 12 to the east section line of Section 12, then south 2 (one-half) mile along the east section line of said Section 12 to the northeast corner of Section 13, then south one mile along the east section line of said Section 13 to the southeast corner of Section 13, the point of beginning.

National Ambient Air Quality Standards (NAAQS): Restrictions established by the Environmental Protection Agency pursuant to Section 109 of the Clean Air Act to limit the quality or concentration of an air pollutant that may be allowed to exist in the ambient air for any specific period of time. Those air pollutants for which standards exist are: carbon monoxide, lead, nitrogen dioxide, ozone, sulfur dioxide and total suspended particulates.

Native: Flora and fauna which naturally occur in Manatee County; not to mean naturalized or indigenous species which originate from outside the County.

Native Upland Habitat: A biological community that is found in similar physical environments. Influenced by similar dynamic ecological processes, such as fire or flooding and is dominated by native flora. Native Upland Habitat may include but are not limited to the following vegetative communities: hammocks (mesic or xeric); flatwoods (pine flatwoods or dry prairies); scrubs (sand pine, scrubby flatwoods, and turkey oak ridges); upland forest (pine-mesic oak, mixed hardwoods or temperate hardwoods).

Natural Drainage Features: The naturally occurring features within the landscape which accommodate the flow of stormwater, as well as, surface and subsurface water, such as streams, rivers, lakes and wetlands.

Natural Resource Reservation Area: Areas designated for conservation purposes and operated by contractual agreement with, or managed by a Federal, State, Regional or Local government or non-profit agency, such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores and Outstanding Florida Waters.

Neo-Traditional Development: A mixed use development allowing residential and commercial uses, having a minimum density of three (3) 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 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 (5) minute walk from the center - approximately one-quarter (¼) of a mile.

- Contains a variety of dwelling types so that younger and older, singles and families and the lower income and upper income can find places to live.
- 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 within the backyard of each house - to be used as a rental apartment or a place to work.
- Elementary school, generally within one (1) mile, so that most children can walk from their dwelling.
- Small playgrounds distributed evenly throughout the neighborhood, approximately within one-eighth ($\frac{1}{8}$) of a mile of every dwelling.
- Thoroughfares/streets within the neighborhood form a continuous network and provide connection to as many locations as feasible to adjacent developments and thoroughfares.
- Thoroughfares/streets are relatively narrow and shaded by rows of trees that slow traffic and create an appropriate environment for pedestrian and bicyclist.
- Parking lots and garage doors rarely front on the thoroughfares. Garages and parking lots are relegated to the rear of buildings.
- 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—cul-de-sacs are avoided.
- Each neighborhood is a maximum ten (10) minute walk (one-half ($\frac{1}{2}$) mile) from edge to edge.
- Higher density of housing is located toward the center and often located above the retail space.
- Buildings are placed relatively close to the street, such that they are generally set back the equivalent of one-quarter ($\frac{1}{4}$) the width of the lot.
- Most lots smaller than seventy (70) feet wide shall be served by a rear alley to access garages.

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 § 163.3202, F.S.

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

Nonattainment [Air Pollution]: Any area not meeting ambient air quality standards and designated as a nonattainment area under § 17-2.410, F.A.C., for any of the NAAQS listed air pollutants.

Nonpoint Source Pollution: Water pollution that is not point source pollution, as defined herein.

Objective: A specific, generally measurable, intermediate end that is achievable and marks progress toward a goal.

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).

On-Site Sewage Disposal System (OSDS): A septic tank and drainfield combined for purposes of discharging wastewater.

Open Space: Any parcel or area of land or water which is unimproved, or is landscaped using plant cover and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the protection of natural resources.

Operating Permit (Air Pollution): Written approval from the Florida Department of Environmental [Protection Regulation](#) which must be obtained by the owner or operator of any new or modified air pollution source subsequent to construction and compliance testing. This permit may be subject to renewal.

Outstanding Florida Waters: Surface waters that have been deemed to be worthy of special protection as identified in Chapter 62-302 (Rule 62-302.700), F.A.C.

Overriding Public Interest: Actions required by local, state or federal government, necessary for the promotion of public safety, health, and general welfare.

Paddle Manatee: Manatee County's marked blueway paddle trail system for canoeing and kayaking area waters that has an accompanying guidebook.

Parrish: A rural, unincorporated community in northern Manatee County within the area described as follows: Beginning at a point which is the southwest corner of Section 20, Range 19, Township 33, then north 250 feet along the west section line of said Section 20, then east 900 feet along a line parallel to the south section line of said Section 20, then north 700 feet along a line parallel to the west section line of said Section 20, then west 50 feet along a line parallel to the south section line of said Section 20, then north 425 feet along a line parallel to the west section line of said Section 20, then east 2000 feet along a line parallel to the south section line of said Section 20 to the centerline of U.S. Highway 301, then south 725 feet along the said centerline, then east 450 feet along a line parallel to the south section line of said Section 20, then south 350 feet along a line parallel to the east section line of said Section 20 to the centerline of State Route 62, then east 400 feet along the said centerline, then south 250 feet to a point on the south section line of said Section 20, said south section line also being the north section line of Section 29, then one mile south along a line parallel to the east section line of said Section 29, said south section line of Section 29 being the north section line of Section 32, then south 1320 feet along a line parallel to the west section line of said Section 32 to the east-west quarter section line of said Section 32 to the center line of Fort Hamer Road, then south 400 feet along the said centerline, then west 800 feet to a point on the south right-of-way line on a curve of U.S. Highway 301, then north 375 feet to a point on the said east-west quarter section line of said Section 32, then west 1900 feet along said east-west quarter section line to a point on the west section line of said Section 32, then north 1475 feet along the west section line to the northwest corner of said Section 32, said northwest corner also being the southwest corner of Section 29, then north one mile along the west section line of said Section 29 to the northwest corner of said Section 29 which is also the southwest corner of Section 20, the point of beginning.

Passive Recreational Use: Any public recreational pastime which customarily has no adverse impacts on a site and is generally conducted in such a way as to be compatible with natural and/or cultural resource protection. Uses may include natural lands, low impact camping, horseback riding, off-road bicycling, education/nature studies, sightseeing, scenic appreciation, fishing, canoeing/kayaking, hiking, swimming, wildlife management, or a similar activity, as well as those support facilities associated with said uses. Such uses may be further defined and, if appropriate, be listed in any land development regulations developed pursuant to § 163.3202, F.S.

Perennial Lake or Stream: A well-defined channel that contains water year-round during a year of normal rainfall with the aquatic bed located below the water table for most of the year. Groundwater is the primary source of water for a perennial stream, but it also carries stormwater runoff. A perennial stream exhibits the typical biological, hydrological, and physical characteristics commonly associated with the continuous conveyance of water.

Performance Standard (Infrastructure): A target or objective which defines or qualifies the desired or required state of operation of specific public facility, through the use of certain variable parameters which are associated with the public facility.

Person: An individual, group of individuals, firms, associations, joint ventures, partnerships, estates, trustees, business trusts, syndicates, fiduciaries, corporations, and all other groups or combinations.

Photovoltaic (PV) Solar Power shall mean the technology that uses photovoltaic cells to harness radiant energy from the sun and create electricity. These cells are often packaged into panels that can be mounted on a rack system, placed on rooftops, or incorporated into other building materials such as roofing materials, facades, and glass. Rack mounted PV systems typically consist of a large array of solar panels which are mounted to support structures which are physically secured in the ground.

Point Source Discharge: Release of degraded water through a discernible, confined or discrete conveyance, including but not limited to pipes, ditches, channels, tunnels, conduits, or wells. This term does not include return flows from irrigated agriculture.

Point Source Pollution: Water pollution which has as its source a discernible, confined or discrete conveyance, including but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

Policy: The way in which programs and activities are conducted to achieve an identified goal.

Pollution: The presence in the outdoor atmosphere, ground or water, of any substances, contaminants, noise or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or which does or may unreasonably interfere with the enjoyment of life or property.

Port Facility: Harbor or shipping improvements used predominantly for commercial purposes, including channels, turning basins, jetties, breakwaters, landings, wharves, docks, markets, structures, buildings, piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways and all other property or facilities necessary or useful in connection with commercial shipping.

Potable Water: Water which is satisfactory for drinking, culinary, and domestic purposes and which meets the appropriate requirements of the Florida Department of Environmental ~~Regulation~~ [Protection](#).

Potable Water Facilities: A system of structures designed, constructed or used to collect, treat or distribute potable water, which includes water wells, treatment plants, reservoirs and distribution mains.

Primary Tributaries: Waterbodies shown on the most recent U.S. Geological Survey quadrangle sheets as having perennial flow which eventually drain into any permanent open water body.

Private Recreation Sites: Sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use.

Programmed: Scheduled for construction in the Capital Improvements Program and Budget.

Project: Any land use or combination of more than one (1) land use, either existing or proposed, for which application for approval has either been submitted or is in the process of being reviewed, or which has been issued a development order. Cultivation or raising of agricultural or other farm or plant products shall not be considered a project unless either:

- The proposed or existing agricultural use is considered a special agricultural use, as defined herein; or
- The proposed or existing agricultural use is conducted along with uses other than residential dwelling units(s) for the family of the individual or individuals carrying out the agricultural activity.

A project shall also constitute a parcel or tract of land which is proposed or exists as a single development, with all portions of the parcel or tract being contiguous, except where divided by roadways, railroads, streams, rivers, lakes or utility transmission corridors.

Project Basis: [A regulatory or procedural framework in which approvals, requirements, fees, and compliance obligations are applied and evaluated individually for each distinct development project.](#)

Protected Plant and Animal Species: Collective grouping of endangered and threatened species and species of special concern as defined in this document.

Public Access: The ability of the public to physically reach, enter or use recreation sites including beaches and shores.

Public Facilities: [Capital improvements, including t](#)ransportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities.

Public Recreation Sites: Sites owned or leased on a long-term basis by a Federal, State, regional or local government agency for purposes of recreational use.

Public Supply Well: Any excavation that is drilled, cored, bored, washed, driven, dug, jetted or otherwise constructed to convey groundwater from a source bed to the surface by pumping or natural flow for use in a Public Water Supply System as defined in Ch. 17-22, F.A.C.

Receiving Waters: The surface water area into which point source pollution enters after appropriate water quality treatment.

Recreation: The pursuit of leisure time activities occurring in an indoor or outdoor setting.

Recreational Vehicle: A vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle pursuant to § 320.01, F.S. The basic types of recreational vehicles are travel trailers, motor homes, camping trailers, campers and recreational vans.

Recreational Vehicle Park: A place set aside and offered by a person, for either direct or indirect remuneration of the owner, lessor, or operator of such place, for the parking, accommodation, or rental of five (5) or more recreational vehicles or tents; and the term also includes buildings and sites set aside for group camping and similar recreational facilities pursuant to § 513.01, F.S.

Regional Park: Regional parks are large, resource-based areas that serve two (2) or more counties and are usually within an hour's driving distance of the residents they serve. A space allowance of twenty (20) acres per one thousand (1,000) population, or other space requirement as established in adopted level of service standards, is preferred. The park should serve a population of five hundred thousand (500,000) and should range in size from a minimum of two hundred fifty (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.

Resident Population: Inhabitants counted in the same manner utilized by the United States Bureau of the Census in the category of total population. Resident population does not include seasonal population.

Residential Treatment Facility: A 24-hour residential program 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.

Residential Uses: Activities within land areas used predominantly for housing.

Right-of-Way: Land in which the State, a County or a Municipality owns the fee simple title or has an easement dedicated or required for a transportation, utility or other use.

Roadway Functional Classification: The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

Runway Protection Zone: Means an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground.

Rural Recreational Use: Any commercial or non-commercial recreational use, which by the nature of either the customary operation of the use or the noise impacts of such uses require that the use be located on a large parcel of land and is most appropriately located outside the urban area. Structures shall be limited to only minor or incidental buildings providing office and sanitary facilities except for game preserves where lodges containing no more than fifteen (15) rooms and incidental restaurant facilities serving only guests may be allowed. Allowed uses shall include, but not be limited to game preserves, gun and/or archery ranges, low intensity parks and off road vehicle facilities. This definition shall not include major attractor or intensive recreational uses.

Saltwater Intrusion: Inward movement of seawater within the groundwater aquifer system.

Sanitary Sewer Facilities: Structures or systems designed for the collection, transmission, treatment or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

Sanitary Sewer Interceptor: A sewerage conduit which connects directly to, and transmits sewage to a treatment plant.

Sanitary Sewer Trunk Main: A sewerage conduit which connects directly to, and transmits sewage to an interceptor.

Seasonal Population: Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, farmworkers and other short-term and long-term visitors.

Seawall: Man-made wall or encroachment, except rip rap, which is made to break the force of waves and to protect the shore from erosion.

Septic Tank: A watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system.

Services: The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities and infrastructure set out in the local plan or required by local, state or federal law.

Setback: Physical distance which serves to minimize the effects of development activity on an adjacent property, structure or natural resource; and within which it may be necessary to restrict activities for the area.

Also, a required horizontal distance from the subject land or water area designed to reduce the impact on adjacent land of land uses or cover types located on the subject land or water area.

Shoreline: Interface of land and water in oceanic and estuarine conditions which follows the general configuration of the mean high water line (tidal water) and the ordinary high water mark (fresh water).

Short-Term Agricultural Uses: Agricultural uses located within non-agricultural future land use categories and zoning districts and projected to transition to urban/suburban development. For the purpose of this code, the term Short-Term Agricultural Uses shall not include confined feedlot operations, poultry farms and similar establishments used for the housing, exhibiting, displaying or keeping of Class I or II type wildlife as defined in Rule 68A-6.002, F.A.C.).

Single Boat Docking Facility: Structure used for the storage of watercraft which serves a single residential building containing only one (1) dwelling unit on a single building lot.

Site Plan Approval: The review, approval and certification of [a Site Plan, including, but not limited to, General Development, Preliminary, or Final Site Conceptual or other Site Plan](#), for purposes of obtaining or implementing suitable zoning on a site.

Slow Speed Zone: A designated area within which it has been established that manatees are known to congregate. In a slow speed zone, motorboat operators shall not proceed at a speed greater than is reasonable and prudent to avoid, either intentionally or negligently, annoying, molesting, harassing, disturbing, colliding with, injuring or harming manatees. Within any such zone motorboats shall be operated in accordance with legal requirements.

Solid Waste: Sludge from a waste treatment works, water supply treatment plant or air pollution control facility; or garbage, rubbish, refuse or other discarded material, including solid, liquid semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural or governmental operations.

Solid Waste Facilities: Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and which includes transfer stations, processing plants, recycling plants and disposal systems.

Special Agricultural Use: High impact and intensive agriculture uses or operations which may have objectionable characteristics such as noise and odor (e.g., confined feedlot operations, poultry farms or certain establishments for the housing, exhibiting, displaying or keeping of Class I or II type wildlife pursuant to Rule 68A-6.002, F.A.C.).

Special Needs Person: [Person with special needs means an adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451\(5\); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance \(SSDI\) program or the Supplemental Security Income \(SSI\) program or from veterans' disability benefits.](#)

Special Waters: As used in this Comprehensive Plan, defines water bodies designated in accordance with Chapter 62-302 (Rule 62-302.700), F.A.C., by the Environmental Regulation Commission.

Species of Special Concern: Fauna identified in Chapter 68A-27 (Rule 68A-27.005), F.A.C., that warrants special protection, recognition or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in it becoming a threatened species; may already meet certain criteria for designation as a threatened species but for which conclusive data is limited or lacking; may occupy such an unusually vital and essential ecological niche that, should it decline significantly in numbers or distribution, other species would be adversely affected to a significant degree; or has not sufficiently recovered from past population depletion.

Solar Array. (See Alternative Energy Generation Facility)

Solar Field. (See Alternative Energy Generation Facility)

Solid Waste Transfer Stations: A facility for temporary collection of solid wastes prior to transport to a processing plant or to a final disposal site.

Stabilization: Methods which break the force of waves, protect the underlying soil from erosion, and consist of rip rap, routed vegetation or other similar appropriate material.

Stormwater: The flow of water which results from a rainfall event.

Stormwater Runoff: That portion of precipitation which is not passed into the soil by infiltration, evaporated into the atmosphere, or entrapped by small surface depressions and vegetation, and which flows over the land surface during, and for a short duration following any rainfall.

Strip Commercial: A form of nonresidential 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 Water: Water upon the surface of the earth, such as in a river, lake, wetland, or ocean, 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.

Technical Support Document (TSD): Technical Support Document for this Comprehensive Plan comprising data and analysis required pursuant to ch. 163, F.S.; may also be referred to as the “Data Inventory and Analysis (DIA)”.

Transfer of Development Rights (TDR): A process that provides for the voluntary transfer of some or all of the development rights for a piece of property to another area which can better accommodate urban development in exchange for the protection of environmental lands within the original parcel of land.

Upland: Land at a higher elevation, in general, than the alluvial plain or stream terrace; land above the lowlands along streams; land absent of wetlands.

Urban Corridor: The area encompassing the properties that abut the following roadway corridors (see Map M) within Manatee County's Urban Service Area:

- Manatee Avenue West (from 75th Street West to 34th Street West).
- Cortez Road West/44th Avenue East (from 75th Street West to 15th Street East).
- 53rd Avenue West/SR-70 (36th Avenue West to US 301).
- Tamiami Trail (US 41)/14th Street West (BUS 41) (from 26th Avenue West to University Parkway).
- 15th Street East (from US 301 to University Parkway).
- 1st Street (from 21st Avenue West to Cortez Road West).

Urban Service Area: The area identified in the Comprehensive Plan within the Future Land Use Map Series, which illustrates areas where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. Such map be amended from time to time as determined appropriate by Manatee County.

Urban Sprawl: A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

Utility Use shall mean any of the following uses:

- A. Electric substations or distribution centers including transformer stations.

- B. Alternative Energy Generation Facility.
- C. Natural gas, oil or other petroleum product metering, regulating, compressor, control or distribution stations, and local office space incidental thereto and necessary for the operation of such station, but shall not include any storage facilities.
- D. Telecommunication facilities, including but not limited to exchanges, dial centers, or repeater stations. Telecommunication towers and antennas are not included in the definition of "Utility Use".
- E. Service or supply yards for any of the above uses, where such yards are less than one (1) acre in area.

Utility Use, Heavy shall include:

- A. Power generating facilities, including Low Temperature Solar Thermal, operating at a threshold above that specified in § 403.506, F.S., as may be amended.
- B. Major Electrical Transmission Corridors.
- C. Major sewage pumping facilities.
- D. Major potable water storage, control, or pumping facilities.
- E. Wastewater treatment plants.
- F. Water treatment plants.
- G. Major maintenance facilities.
- H. Solid waste transfer stations.

Vegetative Communities: Ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and ~~animals~~ [wildlife](#).

Very Low Income Household: One (1) or more persons or a family, the total annual adjusted gross household income of which does not exceed fifty (50) percent of the median annual adjusted gross income for households within the State, or fifty (50) percent of the median annual adjusted gross income for households within Manatee County.

Vessel: Synonymous with boat and includes every description of watercraft, barge, and airboat, other than a seaplane on the water, used or capable of being used as a means of transportation on water.

Viable [Natural Resources]: Capable of surviving and/or growing at a reasonably functional level.

Watercourse: Any natural or artificial channel, ditch, canal, stream, river, creek, waterway or wetland through which water flows in a definite direction, either continuously or intermittently, and which has a definite channel, bed, banks or other discernible boundary. Watercourse shall not include irrigation and drainage ditches constructed in the uplands which are not more than thirty-five (35) square feet in total cross section area and which normally has a water depth of no more than three (3) feet, provided they are not in and do not directly connect to Outstanding Florida Waters, Class I Waters and Class II Waters.

Water-Dependent Uses: Activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electric generating facilities; or water supply.

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

Water Quality: The physical, chemical, and biological characteristics of water which interrelate with the propagation of fish, wildlife, and all aquatic life.

Water Recharge Areas: Land or water areas through which ground-water is replenished.

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

Water Wells: Wells which are excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.

Wetland: Those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps, and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Wetland, Isolated: Any wetland that does not have hydrological or vegetative connections with "Waters of the State" as defined in F.S. § 403.031.

Wetland Survey: Delineation of the extent of wetlands in accordance with Chapter 62-340, F.A.C. and § 373.421(1), F.S., as approved by the appropriate jurisdictional government agency.

Woodland Management Plan: A document developed by or in coordination with the Florida Department of Agriculture's Division of Forestry for areas containing commercially valuable forests, developing forests, or other valuable forested areas.

(Ord. No. 16-07, § 4(Exh. B), 9-19-16; Ord. No. 16-23, § 5(Exh. C), 9-19-16; Ord. No. 17-03, § 4(Exh. B), 3-2-17; Ord. No. 18-17, § 3(Exh. A), 6-7-18; Ord. No. 18-04, § 5(Exh. C), 8-23-18; Ord. No. 22-29, § 3(Exh. A), 4-21-22)

02

FUTURE LAND USE



Element 2

FUTURE LAND USE

GOAL 2.1

A distribution of Future Land Use designations have been adopted throughout unincorporated Manatee County with the intent to limit urban sprawl, provide a predictable and functional urban form, encourage development and redevelopment in the existing urban core area and within existing and proposed nodes (as identified within this Plan), and allow public facilities and services to be provided in a relatively cost efficient manner.

~~A distribution of land uses throughout unincorporated Manatee County which limit urban sprawl, providing a predictable and functional urban form, encouraging development and redevelopment in existing urban core area, allowing public facilities and services to be provided in a relatively cost efficient manner.~~

Objective 2.1.1. ~~Mapping Methodology for the~~ Future Land Use Map.

Manatee County has established and adopted the Manatee County Future Land Use Map and supporting maps, including appropriate future land use designations, and applicable, supporting maps limiting urban sprawl
~~Follow a mapping methodology limiting urban sprawl~~ which recognizes existing development; projected growth areas (residential and non-residential); projected population and employment growth; lands identified for conservation and/or preservation. ~~and a possible development density and intensity less than the maximum specified on the Future Land Use Map.~~ (See also all policies under Objective 2.2.1 and 2.6.1).

Policy 2.1.1.1 Maintain the Future Land Use Map with considerations for sufficient, reserve capacity to accommodate the projected population and employment base through ~~2040~~2050.

Policy 2.1.1.2. Designate on the Future Land Use Map land within existing developed areas at densities and intensities which are compatible with the existing development consistent with Objective 2.2.1 and related policies.

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~~ potential increases over current land use designations without creating urban sprawl through the use of overlays, development related incentives including but not limited to affordable housing and other desired incentives which are provided for in the Land Development Code (LDC). Consistent with Objective 2.2.1, maximum density(s) and/or intensity(s) are not guaranteed and are subject to availability of public infrastructure, development patterns and compatibility.

Implementation Mechanism:

- (a) County review of all proposed plan amendments.

Policy 2.1.1.4. Promote development in currently undeveloped or underdeveloped areas which have the greatest level of public facility and infrastructure availability and investment including those located within the County's established urban areas (Map K) and Future Development Area Boundary (FDAB) except where otherwise regulated by Policy 2.1.2.2.

Implementation Mechanism(s):

- (a) Future Land Use Map indicating a concentration of intensity within activity nodes (also referred to as "nodes") ~~nodal concentrations of intensity~~ at or surrounding interstate interchanges, and/or where thoroughfares intersect, and where public facilities are available at levels needed to serve the proposed development.
- (b) Designation of infill areas on the Future Land Use Map west of I-75 in Manatee County at a density/intensity compatible with existing development including revisiting currently designated areas including the urban corridors and urban infill areas, while not precluding the designation of additional areas for consideration by the County based on available infrastructure, levels of development and future build-out needs.
- (c) Implementation of adopted levels of service during development order review to facilitate proper timing of new development in relationship to public facility adequacy and availability.

Policy 2.1.1.5. Ensure the availability of sufficient land area for the location of appropriately sited public and private utility and infrastructure facilities. Consider amendments to the Future Land Use Map to the P/SP (1) category to allow development of major public or semi-public uses (e.g., electrical generation facilities operating at a threshold above that as specified in § 403.506, F.S., as may be amended, electrical transmission lines equal to or greater than 240KV) in appropriate areas when compatible with surrounding development. Encourage the development and use of local renewable energy resources and alternative energy generation facilities.

Policy 2.1.1.6. 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).

(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-17, § 4(Exh. B), 6-7-18; Ord. No. 18-04, § 6(Exh. D), 8-23-18)

Objective 2.1.2. Geographic Extent of Future Development.

Limit urban sprawl by accommodating future development consistent with the adopted Land Use Concept Map (Map N). All development, unless exempted by Policy 2.1.2.2, shall be directed to the area west of the Future Development Area Boundary (FDAB) thereby, preserving agriculture as the primary land use east of the FDAB through ~~2040~~2050.

Policy 2.1.2.1. Provide opportunities for, and allow, new residential, and nonresidential development to occur at locations defined as appropriate in the Adopted Land Use Concept Map and the established Mapping Methodology policies contained in this Element [including Objective 2.1.1.](#)

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

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

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

Implementation Mechanism:

- (a) County review of all proposed plan amendments and development requests.

Policy 2.1.2.3. Permit the consideration of new residential and nonresidential development [including redevelopment](#) with characteristics compatible with existing development [consistent with Objective 2.6.1](#), in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.

Implementation Mechanism(s):

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

Policy 2.1.2.4. Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment. [The County may consider redevelopment of designated neighborhoods providing the development is established in neighborhood action plans or is designated by the County, including but not limited to, designated communities such as Terra Ceia, Parrish, Oneco, and Myakka.](#)

Policy 2.1.2.5. Permit the consideration of new residential and nonresidential development in areas which are currently undeveloped, which are suitable for new residential or nonresidential uses.

Implementation Mechanism(s):

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

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

Policy 2.1.2.7. Review all proposed development for compatibility [\(as defined in Element 1\)](#) and appropriate timing of development [consistent with Objective 2.6.1 and related policies. The LDC shall set forth a similar matrix for zoning districts and associated mitigation techniques and review processes.](#) This analysis shall include the following:

- Consideration of existing development patterns;
- Types of land uses;
- Transition between land uses;
- Density and intensity of land uses;
- Natural features;
- Approved development in the area;

- Availability of adequate roadways;
- Adequate centralized water and sewer facilities;
- Other necessary infrastructure and services;
- Limiting urban sprawl;
- Applicable specific area plans;
- (See also policies under Objectives 2.6.1—2.6.3).

Implementation Mechanism(s):

- County review of all plan amendments and development proposals for consistency with this policy.
- Placement of ~~stipulations~~ voluntarily proffered conditions, as necessary, on development applications to ensure policy compliance.
- Adoption of provisions in the LDC to ensure development compatibility and appropriate timing of development.

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

- A portion of the area to be developed is coterminous and contiguous to the FDAB or contiguous and coterminous to lands that have been approved pursuant to this Policy 2.1.2.8;
- The lands generally west of the area to be developed are primarily developed or being developed pursuant to a suburban development pattern;
- The area east of the FDAB line to be developed will be developed as a continuation of that existing development pattern with the new development under a single, master developer responsible for infrastructure improvements;
- Infrastructure for utilities and roads must be available to the area to be developed without adversely impacting the County's ability to serve the Utility Service Area;
- The area to be developed must be able to gain access to one or more roadways designated as a thoroughfare in the Manatee County Comprehensive Plan, with any extension of a thoroughfare beyond the FDAB and within the area to be developed to be constructed at the expense of a Community Development, Stewardship District or master developer, serving the area to be developed;
- The area to be developed must be served by potable water supplied by Manatee County with all transmission lines, booster stations, water towers and pumps, if needed, and expansion of plant capacity, if needed, to be constructed at the expense of a Community Development District, Stewardship District or master developer, serving the area to be developed; and
- The area to be developed must be served by sanitary sewer supplied by Manatee County with all transmission lines (force-mains), expansion of plant capacity, if needed, and installation or expansion

of lift stations (including wet wells and pumps), if needed, to be constructed at the expense of a Community Development District, Stewardship District or master developer, serving the area to be developed.

Implementation Mechanism(s):

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

(Ord. No. 18-04 , § 6(Exh. D), 8-23-18; Ord. No. 21-12 , § 3(Exh. A), 11-18-21; Ord. No. 21-17 , §3(Exh. A), 12-16-21)

Objective 2.1.3. Revitalization of the Urban Core and Urban Service Areas.

Limit urban sprawl by encouraging infill and redevelopment of residential, nonresidential and mixed-use developments in the urban core and urban service areas, thereby encouraging the continued ~~vitality~~ livability furthering the public health, safety, and welfare and economic prosperity of these areas. In the context of this Comprehensive Plan, livability refers to the quality of life experienced by the residents of a particular area. It encompasses a variety of factors, including but not limited to access to essential services such as healthcare, education, transportation, the availability of affordable housing, safety, environmental quality, economic opportunities, recreational options, and overall well-being. A livable community promotes a high standard of living for its inhabitants, ensuring that they can lead healthy, secure, and fulfilling lives.

Policy 2.1.3.1. ~~Consider the establishment~~ Review and updates, as appropriate, ~~of~~ minimum density requirements ~~within the urban core area~~, in association with planning efforts for increased mobility through greater street connectivity and transit services. This evaluation ~~effort~~ shall respect the Comprehensive Plan policy structure to limit density within vulnerable coastal areas.

Policy 2.1.3.2. Continue using development standards that would permit multi-story mixed-use development ~~in the urban service area~~ by implementing applicable standards of the LDC.

Policy 2.1.3.3. Maintain and enforce urban development design criteria applicable to the commercial corridors within the Urban Core and Urban Service Areas.

Policy 2.1.3.4. Continue to work with the Manatee Sheriff's Office to understand and reduce criminal activity within the ~~urban area~~ Urban Core and Urban Service Areas.

Policy 2.1.3.5. Continue to fund infrastructure needs within the ~~urban area~~ [Urban Core and Urban Service Areas using tools such as the Southwest Tax Increment Finance \(SWTIF\) District.](#)

Policy 2.1.3.6. Continue to implement innovative funding mechanisms to meet community needs.

Policy 2.1.3.7. Continue to leverage funds from the Community Development Block Grant Program and the Southwest County Tax Increment Finance district to implement redevelopment plans [within the Urban Core and Urban Corridors.](#)

Policy 2.1.3.8. Continue to develop and implement specific Community Improvement Plans for neighborhoods within the urban area.

Policy 2.1.3.9. Continue to identify needs and coordinate improvement activities in neighborhoods throughout the urban area.

Policy 2.1.3.10. ~~Reserved.~~ [Encourage projects to mitigate transportation impacts with multi-modal and design alternatives consistent with the Transportation Element, as may be amended.](#)

Policy 2.1.3.11. ~~Establish a mechanism to track~~ [Track the transportation impacts from projects located within the Urban Infill Redevelopment Area to facilitate additional public transit and other alternative transportation modes serving those areas, as needed.](#)

Implementation Mechanism:

~~(a) — Adopt provisions in the Land Development Code and Administrative Procedures.~~

Policy 2.1.3.12.. Continue offering the following incentives for development along the Urban Corridors in the unincorporated part of the Urban Core Area:

- (a) Expedited development review and permitting approvals through a process tailored for the designated areas.
- (b) Density/intensity bonuses.
- (c) Transit access provision.
- (d) Targeted infrastructure.
- (e) Public/private partnerships.
- (f) Parcel assembly support.

Implementation Mechanism:

- (a) Monitor the LDC to ensure continued implementation of this policy.

(Ord. No. 16-7, § 5(Exh. C), 9-19-16; Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)

Objective 2.1.4. Economic Activity Areas.

Encourage development of mixed use areas to strengthen and diversify the economy of Manatee County.

Policy 2.1.4.1. Identify areas intended for mixed use intense economic activity.

Policy 2.1.4.2. Continue enforcing ~~the~~ LDC provisions to mitigate the impact of light industrial uses on neighboring residential uses through the utilization of appropriate measures such as transition/landscape buffering, building design, setbacks, noise barriers, exterior lighting controls, operating hour limits, vibration limits, truck access/routing limits, binding agreements to benefit and protect the community, and other practices as necessary to protect and enhance neighborhoods and community character.

Policy 2.1.4.3. The ~~Land Development Code~~ LDC shall continue offering the following incentives for development within the areas designated for planned residential and light industrial mixed use intense development and other intense economic activity:

- (a) Expedited development review and permitting approvals through a process tailored for the designated areas;
- (b) Density/intensity bonuses;
- (c) Transit access provision;
- (d) Linkages with adjoining or related authorities (e.g. airport/Port Manatee) for activities such as joint marketing/branding, foreign trade zone (FTZ) status, and master stormwater management;
- (e) Targeted infrastructure;
- (f) Public/private partnerships;
- (g) Parcel assembly supports; and
- (h) Workforce training.

(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)

GOAL 2.2

Adopt a pattern of future land uses providing recognition of existing development and providing guidance to all parties for the potential location, general types, and general range of densities and intensities which may be considered for new development or redevelopment.

~~A Pattern of Future Land Uses Providing Adequate Recognition of Existing Development and Providing Adequate Guidance to All Parties for the Potential Location, General Types, and General Range of Densities and Intensities Which May be Considered for New Development or Redevelopment.~~

Objective 2.2.1. Future Land Use Categories.

Establish and define 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; maximum density and intensity standards are not guaranteed and are subject to availability of public infrastructure, development patterns and compatibility including Policies 2.1.1.3, 2.6.1.1., and other related Policies within this Plan. [See Element 4 - Coastal Management].

Policy 2.2.1.1. Establish 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. The intent of each Future Land Use category policy is to identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, the areas where the category applies. Each Future Land Use Category will detail the range of potential uses (See Policy 2.2.1.5) and a range of potential densities and intensities. Density is described in Dwelling Units Per Acre (DU/AC) and will show a standard for the Gross DU/AC and Net DU/AC. Intensity is described in Floor Area Ratio (FAR). These standards may have additional bonuses or restrictions based on the policies detailed in each Future Land Use Category. The LDC may further restrict these standards (See Policy 2.2.1.6).

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

Future Land Use Category		Map Symbol	Purpose	Range of Potential Uses <i>Primary</i> <i>Secondary</i>	Maximum Gross Potential Density* (DU/GA) ³	Maximum Net Density ² (DU/NA) ³	Maximum Potential Intensity* (FAR) ³	Commercial Size Limitation (Policy 2.10.2.2)
	* Refer 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. "Density Bonus" and "FAR Bonus" are defined and described in further detail in the Land Development Code. ¹ DU/GA = Gross Dwelling Units per Gross Acre; DU/NA = Dwelling Units per Net Acre; FAR = Floor Area Ratio; UIRA = Urban Infill Redevelopment Area; "Activity Nodes" refer to developments that meet the Commercial Locational Criteria (see Land Use Operative Provisions, Comprehensive Plan). ² Developments along the designated Urban Corridors are not subject to the maximum "net" densities listed in this table. ³ Gross densities listed above the base density of the FLUC shall not be used within the Coastal Evacuation Area (CEA) or the Coastal High Hazard Area (CHHA).							
1) Conservation Lands		CON	Areas of major public or privately held lands reserved for the primary purpose of the preservation of	Open space Passive Recreation <i>Selected Agriculture Activities Schools</i>	0	0	0	NA

			natural resources:					
2) Agriculture/Rural		AG/R	Areas of agricultural or low-density rural residential character primarily located east of the Future Development Area Boundary	Agriculture Low density residential <i>Neighborhood commercial</i> <i>Mining</i> <i>Public/semi-public, recreation & schools</i>	0.2	2	-0.23	Small
3) Estate Rural		ER	Areas of low density rural residential character interspersed with large tracts of open space used for agricultural, open space, environmentally and low intensity recreational uses.	Agriculture Low density residential <i>Neighborhood commercial</i> <i>Public/semi-public, recreation & schools</i>	0.2	1	0.23	Small

4) Residential-1		RES-1	Areas of low density suburban residential character, which may be interspersed with compatible short-term agricultural activities as the area transitions from rural to suburban uses.	Low density residential <i>Short-term agriculture Neighborhood commercial Public/semi-public, recreation & schools</i>	1	6	0.23 0.35 for activity nodes	Medium
5) Residential-3.0		RES-3	Areas of primarily low density suburban residential character and support uses.	Low density residential <i>Short-term agriculture Medium density clustered residential Neighborhood commercial Public/semi-public, recreation & schools</i>	3 6 for affordable housing ³ 2.5 min. for affordable housing in the UIRA	6 9 for affordable housing ³	0.35 1.0 in the UIRA	Medium

6) Urban Fringe-3		UF-3	Areas limited to the urban fringe within which future low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services.	Low density residential Short-term agriculture Medium density clustered residential <i>Neighborhood & community commercial Public/semi-public, recreation & schools</i>	3 9 for affordable housing and/or mixed-use in activity nodes ³	9 12 for affordable housing and/or mixed-use in activity nodes ³	0.35 0.5 at activity nodes	Medium Large (see policy 2.2.1.11.4)
7) Residential-6		RES-6	Areas of primarily medium density urban residential development and support uses.	Medium density residential Medium density clustered residential <i>Neighborhood commercial Public/semi-</i>	6 12 for affordable housing and/or mixed-use in activity nodes ³	12 16 for affordable housing and/or mixed-use in activity nodes ³	0.35 1.0 in UIRA, along Urban Corridors and activity nodes	Medium

				~~public, recreation & schools~~	5.0 min. for affordable housing in the UIRA			
8) Residential-9		RES-9	Areas of primarily medium-density urban residential character and support uses.	Medium density residential High density clustered residential <i>Neighborhood commercial Public/semi- public, recreation & schools</i>	9 20 along Urban Corridors if a density bonus is approved, for affordable housing and/or mixed-use in activity nodes ³ 7.0 min. for affordable housing in the UIRA	16 24 for affordable housing and/or mixed-use in activity nodes ³	0.35 1.0 in UIRA, along Urban Corridors and activity nodes	Medium
9) Residential-12		RES-12	Areas of primarily medium-density urban residential character and support uses.	Medium density residential High density clustered residential <i>Neighborhood</i>	12 24 along Urban Corridors, for affordable housing	16 28 for affordable housing and/or mixed-use in	0.35 1.0 in UIRA, along Urban Corridors and activity nodes	Medium

				<i>commercial Public/semi- public, recreation & schools</i>	<i>and/or mixed-use in activity nodes³ 10.0 min. for affordable housing in the UIRA</i>	<i>activity nodes³</i>		
<i>10) Residential-16</i>		<i>RES-16</i>	<i>Areas of primarily high density urban residential character and support uses.</i>	<i>High density residential Neighborhood commercial Public/semi- public, recreation & schools</i>	<i>16 32 along Urban Corridors, for affordable housing and/or mixed-use in activity nodes³ 13.0 min. for affordable housing in the UIRA</i>	<i>20 36 for affordable housing and/or mixed-use in activity nodes³</i>	<i>0.35 1.0 in UIRA, along Urban Corridors, and activity nodes</i>	<i>Medium (see Policy 2.2.1.15.3 for Urban Corridors)</i>
<i>11) Low-Intensity Office</i>		<i>OL</i>	<i>Areas of low intensity office development, sometimes mixed</i>	<i>Office Medium density residential Public/semi-</i>	<i>6 5.0 min. for affordable</i>	<i>12 16 for affordable</i>	<i>0.35 1.0 in UIRA.</i>	<i>NA</i>

			with medium density urban residential development. This category serves as a transition between commercial and residential areas, and helps prevent the intrusion of commercial uses into residential or predominantly office areas.	~~public, recreation & schools~~	housing in the UIRA	housing in the UIRA		
12) Medium Intensity Office		OM	Areas of low intensity office development and support uses.	Office Neighborhood commercial Public/semi-public, recreation & schools	0	0	0.35 outside of the Urban Core Area 0.50 inside the Urban Core Area 1.0 in UIRA	See Policy 2.2.1.27.5
13) Retail/Office/Residential		ROR	Areas exhibiting a broad range of	Commercial (including lodging	16 (9 if located	20 36 for	0.5 1.0 for	NA

			commercial, office, and residential. Typically planned with an integrated approach to mixed-use development, especially at major community or region-serving nodes resulting in horizontal or vertical integration of uses, internal trip capture, and an overall high quality environment for living, working, or visiting.	and office but not intensive commercial) Medium density residential High density clustered residential Public/semi-public, recreation & schools	within the CEA and/or CHHA) 32 along Urban Corridors (40 max. if a density bonus is approved), for affordable housing, and/or mixed-use development ³ 7.0 min. for affordable housing in the UIRA	affordable housing and/or mixed-use development ³	Hotels, the UIRA, mixed-use, and along Urban Corridors (2.0 if an FAR bonus is approved)	
14) Industrial-Light		IL	Areas with a range of light	Light industrial Office	1	1	0.75 1.0 in UIRA	Small

			industrial and other employment-oriented uses.	Commercial (including lodging, wholesale and neighborhood retail) ~~Limited residential~~ ~~Public/semi-public, recreation & schools~~			and within Urban Corridors 1.0 for Hotels	
15) Industrial Heavy		IH	Areas exhibiting a range of light and heavy industrial, and other employment-oriented uses.	Light and heavy industrial Deepwater port and complementary uses Office Commercial (including wholesale and neighborhood retail) ~~Public/semi-public, recreation & schools~~	0	0	0.75 1.0 in UIRA and within Urban Corridors	Small

16) Urban Industrial		IU	Areas of established, developed light or heavy industrial uses where such uses are substantially or completely surrounded by urban uses, with limited ability for expansion.	Light and heavy industrial <i>Neighborhood commercial</i> <i>Public/semi-public, recreation & schools</i>	0	0	1-25	Small
17) Mixed Use		MU	Major centers of suburban or urban activity in areas with a high level of public facility availability, and intended to develop with a horizontal or vertical mix of residential and nonresidential uses, achieving	Commercial (including neighborhood, community and regional serving commercial, wholesale and lodging) Office Light industrial High density residential <i>Public/semi-</i>	12 (9 if located within the CEA and/or CHHA) 30 along Urban Corridors (40 if a density bonus is approved), for mixed-use, and/or affordable	20-0 36 for affordable housing and/or mixed-use ³	1-0 2.0 along Urban Corridors if an FAR bonus is approved 2.0 in UIRA	

			internal trip capture, and the development of a high quality environment for living, working, and visiting.	~~public, recreation & schools~~	housing ³ 7.0 min. for affordable housing in the UIRA			
18) Mixed Use Community		MU-C	The MU-C category is intended to accommodate a mix of predominantly residential communities (MU-C/R and MU-C/RU) with centers of commercial activity at various levels of intensity (MU-C/AC-1, 2 and 3). The MU-C encourages horizontal and vertical mixed	See subcategories below	See subcategories below	See subcategories below	See subcategories below	See subcategories below

			use to achieve internal trip capture, and the development of a high quality environment for living, working, and visiting.					
		MU-C/R	Intended to accommodate low density residential in close proximity to neighborhood and community-serving commercial areas:	Low density residential Medium density clustered residential <i>Neighborhood commercial</i> <i>Public/semi-public, recreation & schools</i> <i>Short term agriculture</i>	3	-9	-0.23	Medium
		MU-C/RU	Intended to accommodate low density residential in close proximity to neighborhood	Low density residential High density clustered residential <i>Neighborhood</i>	9	-16	0.23	Medium

			and community-serving commercial areas.	commercial Public/semi-public, recreation & schools Short-term agriculture				
		MU-C/AC-1	Intended to accommodate a mix of commercial (neighborhood, community or regional) and high-density residential in nodes surrounded by lower-density residential uses.	Commercial (neighborhood, community or regional serving, including retail, wholesale and lodging) Office High-density residential Light industrial Public/semi-public, recreation & schools	9 max. 6 min.	20	1.0	Large
		MU-C/AC-2	Intended to accommodate a mix of neighborhood or community serving	Commercial (neighborhood or community serving, including retail and lodging)	9 max. 6 min.	20	0.35	Large

			commercial and medium-density residential surrounded by lower-density residential developments.	Office Medium-density residential ~~Light industrial~~ ~~Public/semi-public, recreation & schools~~				
		MU-C/AC-3	Intended to accommodate neighborhood-serving commercial mixed with medium-density residential uses.	Neighborhood commercial Office Medium-density residential ~~Light industrial~~ ~~Public/semi-public, recreation & schools~~	3 max.	9	0.23	Medium
19) Public/Semi-Public (1)		P/SP(1)	This category is intended to recognize major existing and programmed public/quasi-public facilities, primarily those facilities associated with	Public/semi-public, recreation & schools Utility uses (including sanitary landfills, permanent water and wastewater treatment/storage/disposal	See Policies	See Policies	See Policies	See 2.2.1.22.2 and 2.2.1.23.2

			public or private utilities, including electrical transmission corridors, and other public or semi-public facilities which have adverse aesthetic or health, safety, or welfare impacts on adjacent property or residents.	facilities, maintenance facilities, solid waste transfer stations, major utility transmission corridors and other major public facilities.) Public airports				
20) Major Public/Semi-Public (2)		P/SP(2)	This category is intended to recognize major existing and programmed public/quasi-public facilities, primarily those associated with frequent or regular use by	Hospitals Colleges or universities, and other similar public or semi-public uses and schools	See Policies	See Policies	See Policies	See 2.2.1.22.2 and 2.2.1.23.2

			residents of the community, particularly major health care and educational facilities.					
21) Major Attractors		AT	This category is intended to recognize and accommodate public and private facilities, which by virtue of their highly specialized function or their infrequent but significant impact on public facilities and other land uses, are inconsistent with the definition or intent of other	Mass seating facilities, civic center, vehicular racing facilities, arenas, intensive recreational uses, and other major attractors. Schools	See Policies	See Policies	See Policies	N/A

			future land use categories:					
22) Major Recreation/Open Space		R/OS	Areas of significant recreation and permanent open space lands, historic sites, and other areas for the preservation of cultural and recreational amenities.	State parks, district or regional parks, significant recreational and open spaces or public schools when associated with public parks.	See Policies	See Policies	See Policies	N/A
23) Agricultural/Open Space		AG/OS	Areas which have very long term agricultural or open space uses	Agricultural uses Very low density residential uses, commercial uses in conjunction with agricultural operations, public or semi-public uses, schools, very low-intensity recreational uses.				

PART II: FUTURE LAND USE OVERLAY DISTRICTS

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 <u>F</u>~~	~~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) Florida International Gateway Overlay~~	~~FIG~~	~~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.~~

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 nonresidential uses) on any part of the subject property only be issued when consistency with all appropriate goals, objectives, and policies have been demonstrated.

Implementation Mechanism:

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

Policy 2.2.1.3. Prohibit the issuance of any development order for any project which is zoned so as to permit either a land use, or density or intensity, inconsistent with the designation of that property on the Future

Land Use Map, unless the proposed development order is being issued pursuant to Policy 6.1.3.5 regarding affordable housing density bonuses [or where otherwise permitted by State Statutes](#).

Implementation Mechanism:

(a) Review by Manatee County of all proposed development orders for compliance with this policy.

Policy 2.2.1.4. Identify, where necessary, [voluntarily proffered](#) 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 issuance of development orders with [voluntarily proffered](#) conditions as authorized by this policy.

Policy 2.2.1.5. Describe the general range of potential uses for each future land use category in this Element in a manner which:

- Is generalized;
- Is not all-inclusive;
- May be interpreted to include other land uses which are similar to or consistent with those set forth in the general range of potential uses during the development of any land development regulations used to implement this element; and
- Provides guidance to establishing any list of permitted uses in land development regulations which may be linked, through the use of zoning districts or via other mechanisms, to this element.

Implementation Mechanism:

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

Policy 2.2.1.5.1. [Except where otherwise regulated including by State Statutes](#), ~~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 15, 1989.

Policy 2.2.1.6. ~~The land development regulations~~ [LDC](#) may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to address land use compatibility, [availability of](#) public facility~~ies~~ 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.

Implementation Mechanism(s):

- (a) Land development regulations developed pursuant to § 163.3202, F.S.

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

<u>Future Land Use Category</u>	<u>Map Symbol</u>	<u>Purpose</u>	<u>Range of Potential Uses</u> <u>Primary</u> <u>Secondary</u>
* Refer to the more detailed description under each Policy for each Future Land Use Category for information on allowable density and intensity.			
<u>1) Conservation</u>	<u>CON</u>	<u>Areas of major public or privately-held lands reserved for the primary purpose of the preservation of natural resources.</u>	<u>Open space</u> <u>Passive Recreation</u> <u>Selected Agriculture Activities</u> <u>Schools</u>
<u>2) Recreation/Open Space</u>	<u>R/OS</u>	<u>Areas of significant recreation and permanent open space lands, historic sites, and other areas for the preservation of cultural and recreational amenities.</u>	<u>State parks, district or regional parks, significant recreational and open spaces or public schools when associated with public parks.</u>
<u>3) Agricultural/Open Space</u>	<u>AG/OS</u>	<u>Areas which have very long term agricultural or open space uses.</u>	<u>Agricultural uses</u> <u>Very low density residential uses, commercial uses in conjunction with agricultural operations, public or semi-public uses, schools, very low-intensity recreational uses.</u>
<u>4) Agriculture/Rural</u>	<u>AG/R</u>	<u>Areas of agricultural or low density rural residential character primarily located east of the Future Development Area Boundary.</u>	<u>Agriculture</u> <u>Low density residential</u> <u>Neighborhood commercial</u> <u>Mining</u> <u>Public/semi-public, recreation & schools</u>
<u>5) Estate Rural</u>	<u>ER</u>	<u>Areas of low density rural residential character interspersed with large tracts of open space used for</u>	<u>Agriculture</u> <u>Low density residential</u> <u>Neighborhood commercial</u> <u>Public/semi-public, recreation & schools</u>

		agricultural, open space, environmentally and low intensity recreational uses.	
6) Residential-1	RES-1	Areas of low density suburban residential character, which may be interspersed with compatible short-term agricultural activities as the area transitions from rural to suburban uses.	Low density residential Short-term agriculture Neighborhood commercial Public/semi-public, recreation & schools
7) Residential-3	RES-3	Areas of primarily low density suburban residential character and support uses.	Low density residential Short-term agriculture Medium density clustered residential Neighborhood commercial Public/semi-public, recreation & schools
8) Urban Fringe-3	UF-3	Areas limited to the urban fringe within which future low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services.	Low density residential Short-term agriculture Medium density clustered residential Neighborhood & community commercial Public/semi-public, recreation & schools
9) Residential-6	RES-6	Areas of primarily medium density urban residential development and support uses.	Medium density residential Medium density clustered residential Neighborhood commercial Public/semi-public, recreation & schools
10) Residential-9	RES-9	Areas of primarily medium density urban residential character and support uses.	Medium density residential High density clustered residential Neighborhood commercial Public/semi-public, recreation & schools
11) Residential-12	RES-12	Areas of primarily medium density urban residential character and support uses.	Medium density residential High density clustered residential Neighborhood commercial Public/semi-public, recreation & schools

<u>12) Residential-16</u>	<u>RES-16</u>	<u>Areas of primarily high density urban residential character and support uses.</u>	<u>High density residential</u> <u>Neighborhood commercial Public/semi-public, recreation & schools</u>
<u>13) Low Intensity Office</u>	<u>OL</u>	<u>Areas of low intensity office development, sometimes mixed with medium density urban residential development. This category serves as a transition between commercial and residential areas, and helps prevent the intrusion of commercial uses into residential or predominantly office areas.</u>	<u>Office</u> <u>Medium density residential</u> <u>Public/semi-public, recreation & schools</u>
<u>14) Medium Intensity Office</u>	<u>OM</u>	<u>Areas of low intensity office development and support uses.</u>	<u>Office</u> <u>Neighborhood commercial Public/semi-public, recreation & schools</u>
<u>15) Industrial Light</u>	<u>IL</u>	<u>Areas with a range of light industrial and other employment-oriented uses.</u>	<u>Light industrial</u> <u>Office</u> <u>Commercial (including lodging, wholesale and neighborhood retail)</u> <u>Limited residential</u> <u>Public/semi-public, recreation & schools</u>
<u>16) Industrial Heavy</u>	<u>IH</u>	<u>Areas exhibiting a range of light and heavy industrial, and other employment-oriented uses.</u>	<u>Light and heavy industrial</u> <u>Deepwater port and complementary uses</u> <u>Office</u> <u>Commercial (including wholesale and neighborhood retail)</u> <u>Public/semi-public, recreation & schools</u>
<u>17) Industrial Urban</u>	<u>IU</u>	<u>Areas of established, developed light or heavy industrial uses where such uses are substantially or completely surrounded by urban uses, with limited ability for expansion.</u>	<u>Light and heavy industrial</u> <u>Neighborhood commercial</u> <u>Public/semi-public, recreation & schools</u>

18) Retail/Office/Residential	ROR	Areas exhibiting a broad range of commercial, office, and residential. Typically planned with an integrated approach to mixed-use development, especially at major community or region-serving nodes resulting in horizontal or vertical integration of uses, internal trip capture, and an overall high quality environment for living, working, or visiting.	Commercial (including lodging and office but not intensive commercial) Medium density residential High density clustered residential Public/semi-public, recreation & schools
19) Mixed Use	MU	Major centers of suburban or urban activity in areas with a high level of public facility availability, and intended to develop with a horizontal or vertical mix of residential and nonresidential uses, achieving internal trip capture, and the development of a high quality environment for living, working, and visiting.	Commercial (including neighborhood, community and regional serving commercial, wholesale and lodging) Office Light industrial High density residential Public/semi-public, recreation & schools
20) Mixed Use Community	MU-C	The MU-C category is intended to accommodate a mix of predominantly residential communities (MU-C/R and MU-C/RU) with centers of commercial activity at various levels of intensity (MU-C/AC-1, 2 and 3). The MU-C encourages horizontal and vertical mixed use to achieve internal trip capture, and the development of a high quality	See subcategories below

		environment for living, working, and visiting.	
	MU-C/R	Intended to accommodate low density residential in close proximity to neighborhood and community-serving commercial areas.	Low density residential Medium density clustered residential Neighborhood commercial Public/semi-public, recreation & schools Short-term agriculture
	MU-C/RU	Intended to accommodate low density residential in close proximity to neighborhood and community-serving commercial areas.	Low density residential High density clustered residential Neighborhood commercial Public/semi-public, recreation & schools Short-term agriculture
	MU-CS	Intended to incentivize and accommodate a broader set of uses in a master planned setting, offering additional development incentives for providing certain, additional affordable housing options beyond those provided in other MU categories.	Low density residential High density residential Neighborhood serving office and commercial uses oriented to and serving the specific development; may serve a larger area if deemed appropriate as part of a market study Public/semi-public, recreation & schools
	MU-C/AC-1	Intended to accommodate a mix of commercial (neighborhood, community or regional) and high density residential in nodes surrounded by lower density residential uses.	Commercial (neighborhood, community or regional serving, including retail, wholesale and lodging) Office High density residential Light industrial Public/semi-public, recreation & schools
	MU-C/AC-2	Intended to accommodate a mix of neighborhood or community serving commercial and medium density residential surrounded by lower density residential developments.	Commercial (neighborhood or community serving, including retail and lodging) Office Medium density residential Light industrial Public/semi-public, recreation & schools

	MU-C/AC-3	Intended to accommodate neighborhood-serving commercial mixed with medium density residential uses.	Neighborhood commercial Office Medium density residential Light industrial Public/semi-public, recreation & schools
21) Major Attractor	AT	This category is intended to recognize and accommodate public and private facilities, which by virtue of their highly specialized function or their infrequent but significant impact on public facilities and other land uses, are inconsistent with the definition or intent of other future land use categories.	Mass seating facilities, civic center, vehicular racing facilities, arenas, intensive recreational uses, and other major attractors. Schools
22) Public/Semi-Public-1	P/SP-1	This category is intended to recognize major existing and programmed public/quasi-public facilities, primarily those facilities associated with public or private utilities, including electrical transmission corridors, and other public or semi-public facilities which have adverse aesthetic or health, safety, or welfare impacts on adjacent property or residents.	Public/semi-public, recreation & schools Utility uses (including sanitary landfills, permanent water and wastewater treatment/ storage/disposal facilities, maintenance facilities, solid waste transfer stations, major utility transmission corridors and other major public facilities.) Public airports
23) Public/Semi-Public-2	P/SP-2	This category is intended to recognize major existing and programmed public/quasi-public facilities, primarily those associated with frequent or regular use by residents of the community, particularly major health care and educational facilities.	Hospitals Colleges or universities, and other similar public or semi-public uses and schools

PART II: FUTURE LAND USE OVERLAY DISTRICTS

<u>Future Land Use Overlay Districts</u>	<u>Map Symbol</u>	<u>Function</u>
<u>1) Airport Impact</u>	<u>AI</u>	<u>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).</u>
<u>2) Coastal Evacuation Area</u>	<u>CEA</u>	<u>Direct Population Concentrations Away From the Coastal Evacuation Area (See Future Land Use and Coastal Element).</u>
<u>3) Coastal High Hazard Area</u>	<u>CHHA</u>	<u>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).</u>
<u>4) Florida International Gateway Overlay</u>	<u>FIG</u>	<u>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.</u>
<u>5) Historic Resources</u>	<u>HR</u>	<u>Historic Site and Historic Neighborhood Preservation (See Future Land Use, Housing and Recreation/Open Space Element Policies).</u>
<u>6) Planned Village Overlay</u>	<u>PV</u>	<u>Provide an agriculturally oriented small town surrounded by large tracts of agricultural or open space areas. The Planned Village Overlay will promote horizontal and vertical integration of various residential and non-residential uses within this area, achieving internal trip capture, and the development of a high-quality environment for living, working or visiting in a planned village environment.</u>
<u>7) Water Reservoir Watersheds</u>	<u>WO</u>	<u>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).</u>

AGRICULTURAL, CONSERVATION AND RURAL LAND USE CATEGORIES

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

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

Policy 2.2.1.7.2. Range of Potential Uses (see Policy 2.2.1.5): No development shall be permitted in the Conservation future land use category, except for uses which have the primary purpose of protecting natural resources, and which may also facilitate the passive recreational use of land. Public Schools may be considered a potential use in the Conservation (CON) future land use category at the discretion of Manatee County Government.

~~Public Schools may be considered a potential use in Conservation (CON) future land use category at the discretion of Manatee County Government.~~

Policy 2.2.1.7.3. Range of Potential Density/Intensity: Care taker's residences, visitor information centers, or environmental educational facilities shall have limited density/intensity to ensure no adverse impact on ~~the~~ natural resources.

Policy 2.2.1.7.4. Other Information: The Conservation ~~Lands~~ category shall not be utilized to recognize small conservation areas preserved as part of any development unless such areas have special value and are made accessible, through the dedication of such lands to public or quasi-public agencies or through other mechanisms, to the general public, or to a significant component of the public.

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

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

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

~~**Policy 2.2.1.8.3. Range of Potential Density/Intensity:**~~

~~Maximum gross residential density:~~

~~0.2 dwelling units per acre.~~

~~Maximum net residential density:~~

~~2 dwelling unit per acre (except within WO and CHHA Overlay Districts pursuant to Policies 2.3.1.5, and 4.3.1.5).~~

~~Maximum floor area ratio:~~

~~0.23, except for mining-related uses, industrial uses related to agriculture, and agricultural service establishments, which are exempt from the maximum FAR, but may be limited in intensity by the application~~

of other goals, objectives, or policies in this Comprehensive Plan or by other applicable development regulations.

Maximum Square Footage for Neighborhood Commercial Uses:

Small (limited to 30,000 sf), subject to the commercial locational criteria (see Objective 2.10.4).

Policy 2.2.1.8.4. Other Information:

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

(b) Schools in the Ag/R future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.

Policy 2.2.1.9. RES-1: Establish the Residential-1 future land use category as follows:

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 comprised primarily of low density suburban residential development, preferably clustered, where appropriate, to protect the environment, preserve open space, and/or to allow the continued operation of short term agricultural activities as the area transitions from rural to suburban uses.

Policy 2.2.1.9.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Primarily low density suburban residential and short term agriculture with support neighborhood commercial, public/semi-public, recreation and school uses.

Policy 2.2.1.9.3. Range of Potential Density/Intensity:

Maximum gross residential density:

1 dwelling unit per acre.

Maximum net residential density:

6 dwelling units per acre; clustered development in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.23; 0.35 for developments at activity nodes meeting the Commercial Locational Criteria (see Land Use Operative Provisions chapter).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (one hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter).

Policy 2.2.1.9.4. Reserved.

Policy 2.2.1.10. RES-3: Establish the Residential-3 future land use category as follows:

Policy 2.2.1.10.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas primarily developed with low density suburban

uses, preferably clustered to protect the environment, preserve open space, and/or to allow the continued operation of short-term agricultural activities.

~~Policy 2.2.1.10.2.~~ Range of Potential Uses (see Policies 2.2.1.5, 2.1.2.3—2.1.2.7): Primarily low density suburban residential and short-term agriculture uses, with support neighborhood commercial, public/semi-public, recreation and school uses.

~~Policy 2.2.1.10.3.~~ Range of Potential Density/Intensity:

Maximum gross residential density:

3 dwelling units per acre.

6 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing." Properties within the CEA and CHHA are not eligible for this additional density.

Minimum gross residential density:

2.5 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Maximum net residential density:

6 dwelling units per acre.

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

Maximum "net" densities shall not apply to clustered development in the WO or CHHA Overlay Districts (see Policies 2.3.1.5 and 4.3.1.5).

Maximum floor area ratio:

0.35.

1.00 inside the UIRA.

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (150,000 s.f.), subject to the Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter).

~~Policy 2.2.1.10.4.~~ Reserved.

~~Policy 2.2.1.11.~~ UF-3: Establish the Urban Fringe-3 future land use category as follows:

~~Policy 2.2.1.11.1.~~ Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. The nature, extent, location of development, and availability of services shall be reviewed to ensure the development of these lands is conducted consistent with the intent of this policy. The UF-3 land use category includes areas of low density urban residential development, generally developed through an integrated master plan approach.

The UF-3 category also provides for a complement of residential support uses normally utilized during the daily activities of residents of these low density environments, and in limited circumstances nonresidential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under Policy 2.2.1.11.4)

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

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

~~Maximum gross residential density:~~

~~Three (3) dwelling units per acre.~~

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

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

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

~~Maximum net residential density:~~

~~Nine (9) dwelling units per acre.~~

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

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

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

~~Maximum floor area ratio:~~

~~0.35.~~

~~0.5 at activity nodes (see Policy 2.2.1.11.4).~~

~~Maximum Square Footage for Neighborhood Commercial Uses:~~

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

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

~~**Policy 2.2.1.11.4.** Other Information:~~

~~(a) Schools in the UF-3 future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.~~

~~(b) In order to serve more than day to day needs within the UF-3 suburban environment, activity nodes with neighborhood and community serving commercial uses may be permitted if consistent with the~~

Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.11.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.

(c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

Policy 2.2.1.11.5. Reserved.

Policy 2.2.1.12. RES-6: Establish the Residential-6 future land use category as follows:

Policy 2.2.1.12.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas of medium-density residential development with complementary support uses.

Policy 2.2.1.12.2. Range of Potential Uses (see Policies 2.1.2.3 — 2.1.2.7, 2.2.1.5): Primarily medium-density urban residential and clustered development, with support uses such as neighborhood commercial, office, public/semi-public, recreation and school uses. See also Objectives 4.2.1 and 2.10.4.

Policy 2.2.1.12.3. Range of Potential Density/Intensity:

Maximum gross residential density:

Six (6) dwelling units per acre.

Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.12.4).

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

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

Minimum gross residential density:

5.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "affordable housing."

Maximum net residential density:

Twelve (12) dwelling units per acre.

Sixteen (16) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Sixteen (16) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.12.4).

~~Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts (see Policies 2.3.1.5 and 4.3.1.5).~~

~~Maximum floor area ratio:~~

~~0.35.~~

~~1.00 inside the UIRA, within designated Urban Corridors, and at activity nodes (see Policy 2.2.1.12.4).~~

~~Maximum Square Footage for Neighborhood Commercial Uses:~~

~~Medium (one hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.12.4).~~

~~**Policy 2.2.1.12.4.** Other Information:~~

~~(a)~~

~~In order to serve the neighborhood commercial needs within the RES-6 future land use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative Provisions and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.12.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.~~

~~(b)~~

~~Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.~~

~~**Policy 2.2.1.13.** RES-9: Establish the Residential-9 future land use category as follows:~~

~~**Policy 2.2.1.13.1.** Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas of medium density residential development and complementary support uses normally utilized during the daily activities of residents of these urban areas.~~

~~**Policy 2.2.1.13.2.** Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Primarily medium density residential and high density clustered residential development, with support uses such as neighborhood commercial, office, public/semi-public, recreation and school uses. See also Objectives 4.2.1 and 2.10.4.~~

~~**Policy 2.2.1.13.3.** Range of Potential Density/Intensity:~~

~~Maximum gross residential density:~~

~~Nine (9) dwelling units per acre.~~

~~Twenty (20) dwelling units per acre along designated Urban Corridors if a density bonus is approved.~~

~~Twenty (20) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."~~

~~Twenty (20) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.13.4).~~

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

~~Minimum gross residential density:~~

~~7.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "affordable housing".~~

~~Maximum net residential density:~~

~~Sixteen (16) dwelling units per acre.~~

~~Twenty-four (24) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."~~

~~Twenty-four (24) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.13.4).~~

~~Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.~~

~~Maximum floor area ratio:~~

~~0.35.~~

~~1.00 inside the UIRA and within designated Urban Corridors.~~

~~1.00 at activity nodes (see Policy 2.2.1.13.4).~~

~~Maximum Square Footage for Neighborhood Commercial Uses:~~

~~Medium (One hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.13.4).~~

~~Policy 2.2.1.13.4. Other Information:~~

~~(a) Generally, limit the use of the RES-9 future land use category on vacant land to locations that are adjacent to the roadways shown on the Future Traffic Circulation: Functional Classification Map (Map 5B) as collector or higher.~~

~~(b) In order to serve the neighborhood commercial needs within the RES-9 future land use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative Provisions and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.13.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.~~

~~(c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, provided such office is located on a roadway classified as a minor or principal arterial (not including interstates), and meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.~~

~~Policy 2.2.1.14.~~ RES-12: Establish the Residential-12 future land use category as follows:

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

~~Policy 2.2.1.14.2.~~ Range of Potential Uses (see Policies 2.1.2.3 — 2.1.2.7, 2.2.1.5): Primarily medium density urban residential and high density clustered development, with support uses such as neighborhood commercial, office, public/semi-public, recreation and school uses. See also Objectives 4.2.1 and 2.10.4.

~~Policy 2.2.1.14.3.~~ Range of Potential Density/Intensity:

Maximum gross residential density:

Twelve (12) dwelling units per acre.

Twenty four (24) dwelling units per acre along designated Urban Corridors.

Twenty four (24) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Twenty four (24) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.14.4).

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

Minimum gross residential density:

10.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "affordable housing"

Maximum net residential density:

Sixteen (16) dwelling units per acre.

Twenty-eight (28) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Twenty-eight (28) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.14.4).

Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.35.

1.00 inside the UIRA, along designated Urban Corridors.

1.00 at activity nodes (see Policy 2.2.1.14.4).

Maximum Square Footage for Neighborhood Commercial Uses:

~~Medium (one hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.14.4).~~

~~**Policy 2.2.1.14.4.** Other Information:~~

~~(a) Generally, limit the use of the RES-12 future land use category on vacant land to locations that are adjacent to the roadways shown on the Future Traffic Circulation: Functional Classification Map (Map 5B) as collector or higher.~~

~~(b) In order to serve the neighborhood commercial needs within the RES-12 future land use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative provisions and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.14.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.~~

~~(c) Professional office uses within this category are exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, provided such office is located on a roadway classified as a minor or principal arterial (not including interstates), and meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.~~

~~**Policy 2.2.1.15.** RES-16: Establish the Residential 16 future land use category as follows:~~

~~**Policy 2.2.1.15.1.** Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas of high-density urban residential development. Also, to provide for a complement of support uses normally utilized during the daily activities residents of these high-density urban areas.~~

~~**Policy 2.2.1.15.2.** Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Primarily high-density urban residential with support uses such as neighborhood commercial, office, public/semi-public, recreation and school uses. See also Objectives 4.2.1 and 2.10.4.~~

~~**Policy 2.2.1.15.3.** Range of Potential Density/Intensity:~~

~~Maximum gross residential density:~~

~~Sixteen (16) dwelling units per acre;~~

~~Thirty-two (32) dwelling units per acre along designated Urban Corridors.~~

~~Thirty-two (32) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."~~

~~Thirty-two (32) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.15.4).~~

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

~~Minimum gross residential density:~~

~~13.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "affordable housing".~~

~~Maximum net residential density:~~

~~Twenty (20) dwelling units per acre.~~

~~Thirty-six (36) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."~~

~~Thirty-six (36) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.15.4).~~

~~Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.~~

~~Maximum floor area ratio:~~

~~0.35.~~

~~1.00 inside the UIRA and along designated Urban Corridors and at activity nodes (see Policy 2.2.1.15.4).~~

~~Maximum Square Footage for Neighborhood Commercial Uses, except along Urban Corridors where the size of development shall be limited by the FAR noted above:~~

~~Medium (one hundred fifty thousand (150,000) s.f.), subject to the commercial locational criteria (see Policy 2.2.1.15.4).~~

~~Policy 2.2.1.15.4. Other Information:~~

~~(a) Generally, limit the use of the RES-16 future land use category on vacant land to locations that are adjacent to the roadways shown on the Future Traffic Circulation: Functional Classification Map (Map 5B) as collector or higher.~~

~~(b) In order to serve the neighborhood commercial needs within the RES-16 future land use category, activity nodes with neighborhood serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative provisions and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.15.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.~~

~~(c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates), and meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.~~

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

~~Policy 2.2.1.16.1. Intent:~~ To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas of low intensity office development, sometimes mixed with medium density urban residential development. This category serves as a transition between

commercial and residential areas, and helps prevent the intrusion of commercial uses into residential or predominantly office areas.

~~**Policy 2.2.1.16.2.** Range of Potential Uses (see Policy 2.2.1.5): Office uses combined with medium density urban residential, in addition to public/semi-public, recreation and school uses. See Objective 4.2.1.~~

~~**Policy 2.2.1.16.3.** Range of Potential Density/Intensity:~~

~~Maximum gross residential density:~~

~~Six (6) dwelling units per acre.~~

~~Minimum gross residential density:~~

~~5.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".~~

~~Maximum net residential density:~~

~~Twelve (12) dwelling units per acre.~~

~~Sixteen (16) dwelling units per acre for residential projects in the UIRA that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."~~

~~Maximum net density may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.~~

~~Maximum floor area ratio:~~

~~0.35.~~

~~1.00 inside the UIRA.~~

~~**Policy 2.2.1.16.4.** Other Information:~~

~~(a) Office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions, but shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan.~~

~~**Policy 2.2.1.17.** ROR: Establish the Retail/Office/Residential future land use category as follows:~~

~~**Policy 2.2.1.17.1.** Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas exhibiting a broad range of commercial, office, and residential uses and to prohibit the intrusion of new industrial uses into these ROR areas. ROR areas are especially found at major community or region-serving nodes and are encouraged to develop with horizontal or vertical integration of uses, internal trip capture, and an overall high-quality environment for living, working, or visiting.~~

~~**Policy 2.2.1.17.2.** Range of Potential Uses (see Policy 2.2.1.5): Neighborhood, community and regional serving commercial uses, mixed with medium and high density residential, lodging, office, public/semi-public, schools, and recreational uses (see also Objective 4.2.1).~~

~~**Policy 2.2.1.17.3.** Range of Potential Density/Intensity:~~

~~Maximum gross residential density:~~

~~Nine (9) dwelling units per acre for properties within the CHHA or CEA.~~

~~Sixteen (16) dwelling units per acre.~~

~~Thirty-two (32) dwelling units per acre along designated Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).~~

~~Thirty-two (32) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."~~

~~Thirty-two (32) dwelling units per acre for mixed-use development that includes a commercial or office component.~~

~~Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, mixed-use development, and/or affordable housing.~~

~~Minimum gross residential density: 7.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".~~

~~Maximum net residential density:~~

~~Twenty (20) dwelling units per acre.~~

~~Thirty-six (36) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."~~

~~Thirty-six (36) dwelling units per acre for mixed-use developments that include a commercial or office component.~~

~~Maximum "net" densities shall not apply to projects within designated Urban Corridors, and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.~~

~~Maximum floor-area ratio:~~

~~0.5.~~

~~1.0 in the UIRA.~~

~~1.0 for Hotels.~~

~~1.0 for mixed-use.~~

~~1.0 along designated Urban Corridors; 2.0 along Urban Corridors if an FAR bonus is approved.~~

~~Policy 2.2.1.17.4. Other Information:~~

~~(a) Generally, limit the use of the ROR future land use category on vacant land to locations adjacent to arterial or higher classification roadways (as shown on the Future Traffic Circulation: Functional Classification Map (Map 5B)), or adjacent to ROR-designated lands that meet the criteria.~~

~~(b) Development or redevelopment within the ROR area 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 Policy 2.10.4.2).

(c) No industrial uses, or uses which have a primary purpose of wholesale distribution of goods from that site shall be permitted in the Retail/Office/Residential designation.

(d) Expansion of legally established light industrial uses may be approved within the same parcel if there are no additional impacts to adjoining properties. The Land Development Code shall provide for a process to approve the expansion.

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

Policy 2.2.1.18.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, and graphically on the Future Land Use Map, areas with a range of light industrial and other employment-oriented uses, in addition to intensive commercial development which would have significant adverse impacts if located adjacent to residential areas. Also, to provide for the development of support uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category. Also, to provide for lodging places to accommodate visitors to IL areas and to nearby areas.

Policy 2.2.1.18.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Light industrial uses that do not create 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), and offices, research/corporate uses, intensive or wholesale commercial uses, service uses, privately operated airports, selected residential uses, and support uses such as neighborhood commercial, recreation, public or semi-public uses, and schools (see also Objectives 4.2.1 and 2.10.4).

Policy 2.2.1.18.3. Range of Potential Density/Intensity:

Maximum gross residential density:

One (1) dwelling unit per acre.

Maximum net residential density:

One (1) dwelling unit per acre.

Maximum floor area ratio:

0.75.

1.0 inside the UIR.

1.0 for hotels.

1.0 along designated Urban Corridors.

Maximum Square Footage for Neighborhood Commercial Uses:

Small (thirty thousand (30,000) s.f.), subject to the commercial locational criteria (see Policy 2.2.1.18.4).

~~Policy 2.2.1.18.4.~~ Other Information:

~~(a) In order to serve the neighborhood commercial needs of employers in the IL future land use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative provisions and Objective 2.10.1).~~

~~(b) Wholesale commercial uses, intensive commercial uses, and those small commercial uses which are located or proposed within an office or industrial park are exempt from any commercial locational criteria contained in this element.~~

~~(c) Light industrial uses are differentiated from heavy industrial uses not permitted within this category by definition of "objectional impact." Clarification on means of measuring and determining "objectionable impact" is found in Policy 2.6.3.1.~~

~~(d) New residential uses in the IL land use category shall be limited to the following:~~

~~(1) Individual single family dwelling units that are located on a lot of record, and developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review. Or,~~

~~(2) Residential uses within a planned unit development containing both industrial and residential uses, and containing both industrial and residential land use categories. The residential uses may be permitted to locate on portions of the project site designated as IL (Industrial Light).~~

~~Policy 2.2.1.19.~~ IH: Establish the Industrial Heavy future land use category as follows:

~~Policy 2.2.1.19.1.~~ Intent: To identify, textually in the Comprehensive Plan's goals, objectives and policies, or graphically on the Future Land Map, areas exhibiting a range of heavy and light industrial and other employment-oriented uses, in addition to intensive commercial development which would have significant adverse impacts if located adjacent to residential areas. Also, to provide for the development of support uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category.

~~Policy 2.2.1.19.2~~ Range of Potential Uses (see Policies 2.2.1.5): Heavy and light industrial, offices, intensive commercial, privately-operated airports, and support uses such as neighborhood retail, recreation, and public or semi-public uses (see also Objectives 4.2.1 and 2.10.4). Public Schools may be considered a potential use in the Industrial Heavy (IH) future land use category at the discretion of Manatee County Government.

~~Policy 2.2.1.19.3.~~ Range of Potential Intensity:

~~Maximum floor area ratio:~~

~~0.75.~~

~~1.0 inside the UIR.~~

~~1.0 along designated Urban Corridors.~~

~~Maximum Square Footage for Neighborhood Commercial Uses:~~

Small (thirty thousand (30,000) s.f.), subject to the commercial locational criteria (see Policy 2.2.1.19.4).

~~Policy 2.2.1.19.4.~~ Other Information:

(a) In order to serve the neighborhood commercial needs of employers in the IH future land use category, activity nodes with neighborhood serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative provisions and Objective 2.10.1).

(b) 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.

(c) 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.

(d) Heavy industrial uses are differentiated from light industrial uses by definition of "objectionable impact." Clarification on means of measuring and determining "objectionable impact" is found in Policy 2.6.3.1.

~~Policy 2.2.1.20.~~ IU: Establish the Industrial Urban future land use category as follows:

~~Policy 2.2.1.20.1.~~ Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, areas of established, developed heavy or light industrial uses where such uses are substantially or completely surrounded by urban uses, with limited ability for expansion. Also, to provide for the development of support uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category.

~~Policy 2.2.1.20.2.~~ Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Light and heavy industrial uses, neighborhood commercial uses, recreational uses, public schools, and public or semi-public uses.

~~Policy 2.2.1.20.3.~~ Range of Potential Intensity:

Maximum floor area ratio:

1.25.

Maximum Square Footage for Neighborhood Commercial Uses:

Small (thirty thousand (30,000) s.f.), subject to the commercial locational criteria (see Policy 2.2.1.20.4).

~~Policy 2.2.1.20.4.~~ Other Information:

(a) This category shall not be utilized to establish new industrial areas, but may be expanded through the Future Land Use Map amendment process.

~~(b) In order to serve the neighborhood commercial needs of employers in the IU future land use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative provisions and Objective 2.10.1).~~

~~**Policy 2.2.1.21.** MU: Establish the Mixed-Use future land use category as follows:~~

~~**Policy 2.2.1.21.1.** Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, major centers of suburban or urban activity in areas with a high level of public facility availability, and intended (but not required) to develop with a horizontal or vertical mix of residential and nonresidential uses, achieving internal trip capture, and the development of a high-quality environment for living, working, or visiting.~~

~~**Policy 2.2.1.21.2.** Range of Potential Uses (see Policies 2.1.2.3 — 2.1.2.7, 2.2.1.5): Commercial, office, and light industrial uses mixed with suburban or urban residential uses and support uses such as recreational uses, public or semi-public uses, and schools. Hospitals are also appropriate in this future land use category.~~

~~**Policy 2.2.1.21.3.** Range of Potential Density/Intensity:~~

~~Maximum gross residential density:~~

~~Nine (9) dwelling units per acre for properties located within the CHHA or CEA.~~

~~Twelve (12) dwelling units per acre.~~

~~Thirty (30) dwelling units per acre along Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).~~

~~Thirty (30) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."~~

~~Thirty (30) dwelling units per acre for mixed-use development that includes a commercial or office component.~~

~~Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, affordable housing, and/or mixed-use.~~

~~Minimum gross residential density:~~

~~7.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".~~

~~Maximum net residential density:~~

~~Twenty dwelling units per acre.~~

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

~~Thirty-six dwelling units per acre for mixed-use developments that include a commercial or office component.~~

~~Net densities shall not apply along Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.~~

Maximum floor area ratio:

1.0 (2.0 along designated Urban Corridors if an FAR bonus is approved).

2.0 inside the UIR.

Policy ~~2.2.1.21.4~~. Other Information:

(a) Generally, limit the use of the MU future land use category on vacant land to locations adjacent to arterial or higher classification roadways (as shown on the Future Traffic Circulation: Functional Classification Map (Map 5B)), or adjacent to MU designated lands that meet the criteria.

(b) All projects are subject to the following criteria, except for individual single family dwellings located on a lot of record and developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review:

(1) Non-residential uses exceeding one hundred fifty thousand (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 (see Table 2-2, and Policies 2.10.2.1 and 2.10.3.3).

(2) Development in areas designated with the Mixed Use category shall contain the minimum percentage of at least three (3) of the following general categories of land uses (measured in acres district-wide, not per development site);

- Ten (10) percent Residential.
- Ten (10) percent Commercial/Professional.
- Ten (10) percent Light Industrial/Distribution.
- Five (5) percent Recreation/Open Space.
- Three (3) percent Public/Semi-Public.

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

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

Policy 2.2.1.22.1. Intent: To recognize major existing and programmed public/quasi-public facilities, primarily those associated with public or private utilities, including electrical transmission corridors occupied by transmission lines of 240KV or more, and other public or semi-public facilities which have adverse aesthetic or health, safety, or welfare impacts on adjacent property or residents.

Policy 2.2.1.22.2. General Range of Potential Uses: Recreational uses, sanitary landfills, permanent water and wastewater treatment/storage/disposal facilities and other major public facilities including, but not limited to, airports owned or operated by a public entity, major maintenance facilities, solid waste

transfer stations, major utility transmission corridors, and public schools. Also, when the P/S (1) designation is an easement on privately held property, other uses consistent with the adjacent future land use category or categories, where consistent with the purpose of the easement and consistent with all other goals, objectives, and policies of this Comprehensive Plan, may also be considered. (See also Policy 2.1.1.5)

~~Policy 2.2.1.22.3.~~ Range of potential Density/Intensity:

~~Maximum Gross Residential Density:~~

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

~~Maximum net residential density:~~

~~Zero dwelling units per acre.~~

~~Maximum floor area ratio:~~

~~Zero FAR (except for structures reasonably related to the operation of the public or quasi-public facilities).~~

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

~~Policy 2.2.1.22.4.~~ Other Information:

~~(a) Recognizing that the relocation of any utility transmission corridor may occur to the benefit of current and future Manatee County residents, or visitors, any such relocation within the boundaries of a proposed project site may be considered without the approval of a plan amendment, only if such relocation is determined, during the review of a proposed project, to reduce the adverse impact of such corridor on adjacent existing and future land uses. Where such proposed relocation is deemed to have an adverse impact that cannot be mitigated, a plan amendment shall be required.~~

~~(b) In all instances where the P/SP (1) future land use category is applied, except regarding utility easements as is provided in Policy 2.2.1.22.3 above, the following shall apply:~~

~~(1) An applicant shall be required to declare a specific use or uses for a specific piece of property for which the applicant is proposing to amend the existing future land use category to P/SP (1).~~

~~(2) At such time the applicant is proposing to amend the existing future land use category of a specific piece of property to P/SP (1), the applicant shall provide information and analysis on the compatibility of the proposed use or uses, as specified according to paragraph (1) above, with surrounding development.~~

~~(3) Property with the future land use category of P/SP (1), shall require Planned Development zoning to be developed.~~

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

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

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

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

~~**Policy 2.2.1.23.4.** Other Information: Any plan amendment to this specialized category may be approved conditioned on the utilization of the property for a specific use or uses.~~

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

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

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

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

~~**Policy 2.2.1.24.4.** Other Information:~~

~~(a) All uses under this category shall require rezoning to Planned Development.~~

~~(b) Facilities including, but not limited to, major retail centers and major employment-oriented projects shall specifically not be designated as AT on the Future Land Use Map, but shall be designated under other, more appropriate, future land use categories.~~

~~(c) Any plan amendment to this specialized category may be approved conditioned on the utilization of the property for a specific use or uses, and may be approved so as to require the mitigation of adverse impacts, on public facilities and on existing and future land uses.~~

~~Policy 2.2.1.25.~~ R/OS: Establish the Recreation/Open Space future land use category as follows:

~~Policy 2.2.1.25.1.~~ Intent: To recognize areas with significant recreation and permanent open space lands, historic sites, and other areas for the preservation of cultural and recreational amenities.

~~Policy 2.2.1.25.2.~~ General Range of Potential Uses (see Policy 2.2.1.5): State parks, historic sites, district or regional parks, significant recreational and open spaces or public schools when associated with public parks.

New public schools in the Recreation-Open Space (R/OS) future land use category are encouraged to be sited in conjunction with adjacent public recreation facilities for which the school facilities are an integral part.

~~Policy 2.2.1.25.3.~~ Range of potential Density/Intensity: Density and intensity limits are not applied to this category. Generally, for other than historic sites, density/intensity shall be minimal.

~~Policy 2.2.1.25.4.~~ Other Information:

~~(a) Any recreational area designated as R/OS shall be:~~

~~(1) A major recreational facility, other than a local park, as defined in the Recreation/Open Space Element.~~

~~(2) An open space area which may include special camps and programs designed to meet a public need and which are consistent with appropriate resource protection.~~

~~Policy 2.2.1.26.~~ ER: Establish the Estate Rural future land use category as follows:

~~Policy 2.2.1.26.1.~~ Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on Future Land Use Map, areas of low density rural residential development interspersed with large tracts of open space used for compatible agricultural activities, low intensity recreational use, environmental protection or other open space uses. The ER category serves as a transitional area between suburban development and rural/agricultural development. Also, to provide for a complement of residential support uses normally utilized during the daily activities of the residents of these areas.

~~Policy 2.2.1.26.2.~~ Range of potential uses: (See Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low density residential, agricultural uses, agriculturally compatible residential uses, neighborhood retail, public or semi-public uses, schools, and low intensity recreational uses (see Objective 2.3.1 and 2.10.4).

~~Policy 2.2.1.26.3.~~ Range of Potential Density/Intensity:

~~Maximum gross residential density:~~

~~0.2 dwelling units per acre.~~

~~Maximum net residential density:~~

~~One (1) dwelling unit per acre (except for clustered developments in the WO and CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5).~~

~~Maximum floor area ratio: 0.23.~~

~~Maximum Square Footage for Neighborhood Commercial Uses Small (thirty thousand (30,000) s.f.), subject to the commercial locational criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter).~~

~~Policy 2.2.1.27.1.~~ OM: Establish the Medium Intensity Office future land use category as follows:

~~Policy 2.2.1.27.2.~~ Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas of low intensity office development and support uses.

~~Policy 2.2.1.27.3.~~ Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Primarily office uses, and support commercial, public or semi-public uses, schools, and recreational uses. (See also Objectives 4.2.1 and 2.10.4.)

~~Policy 2.2.1.27.4.~~ Range of Potential Intensity:

~~Maximum floor area ratio:~~

~~0.35 Outside Urban Core; 0.50 Inside Urban Core; and 1.0 Inside UIRA.~~

~~Maximum Square Footage for Neighborhood Commercial Uses:~~

~~See Policy 2.2.1.27.5.~~

~~Policy 2.2.1.27.5 Other Information:~~

~~(a) Generally, limit the use of the OM future land use category on vacant land to locations that are adjacent to the roadways shown on the Future Traffic Circulation: Functional Classification Map (Map 5B) as collector or higher.~~

~~(b) Development or redevelopment of commercial uses within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan.~~

~~(c) A ratio of one thousand (1,000) square feet of neighborhood commercial per thirty thousand (30,000) square feet of office, with a maximum of five thousand (5,000) square feet for the entire site, will be established for all projects outside the urban core area and a ratio of two thousand (2,000) square feet of commercial (retail) per thirty thousand (30,000) square feet of office, with a maximum of ten thousand (10,000) square feet for the entire site, will be established for all projects within the urban core area. The ratio shall be calculated 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)

Permitted commercial uses shall be incidental and supportive in nature and located internal to the primary office uses.

Policy 2.2.1.28. Mixed Use—Community (MU-C): Establish the Mixed Use—Community future land use category as follows:

Policy 2.2.1.28.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, areas which are established as major centers of suburban/urban activity through the identification of potential Activity Centers.

A graphic depiction of the potential Activity Center 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. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and nonresidential 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 MU-C designated area shall achieve compliance with the Community Design and Compatibility guiding principles outlined in Chapter 9 of the Land Development Code.

For properties illustrated with a potential Activity Center, the requirements of Policy 2.2.1.28.5 (Mixed Use-Community/Residential) shall apply if an Activity Center is not planned.

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:

Purpose: The MU-C/AC-1 category is intended to accommodate regional-serving commercial uses, but may also include neighborhood and community-serving uses.

~~Range of Potential Uses: Commercial and office uses which function in the market place as neighborhood, community, or region-serving. Also light industrial uses suburban or urban density residential, uses recreational uses, public or semi-public uses, and schools.~~

~~Range of potential density/intensity:~~

~~Maximum gross residential density:~~

~~Nine (9) dwelling units per acre.~~

~~Maximum net residential density:~~

~~Twenty (20) dwelling units per acre, except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density pursuant to Policies 2.3.1.5 and 4.3.1.5.~~

~~Maximum floor area ratio:~~

~~1.0.~~

~~Other Information:~~

~~(a) All projects are subject to the following criteria, except for individual single family dwellings located on a lot of record and developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.~~

~~(1) Non-Residential uses exceeding one hundred fifty thousand (150,000) square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses (see Table 2-2 and Policy 2.10.2.1); however, such uses shall not be subject to Policy 2.10.3.3.~~

~~(2) Development within this Mixed Use AC-1 subarea shall contain the minimum percentage of at least three (3) of the following general categories of land uses (measured in acres district wide, not per development site). If two (2) of the land uses include Recreation/Open Space and Public/Semi-Public the required mix of uses increases to four (4) land use types, one (1) of which must be residential.~~

~~Ten (10) percent Residential.~~

~~Twenty (20) percent Commercial/Professional.~~

~~Fifteen (15) percent Light Industrial/Distribution.~~

~~Five (5) percent Recreation/Open Space.~~

~~Three (3) percent Public/Semi-Public.~~

~~(3) 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.~~

~~(b) Access between 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.~~

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

~~**Policy 2.2.1.28.3.** Mixed Use—Community/Activity Center Level 2 (MU-C/AC-2): Establish the Activity Center Level 2 subarea as follows:~~

~~Purpose: The AC-2 activity center is intended to accommodate community-serving commercial uses, but may also include neighborhood-serving commercial uses.~~

~~Range of Potential Uses: Commercial and office uses which function in the market place as neighborhood or community serving. Also light industrial uses and suburban or urban density residential uses.~~

~~Range of potential density/intensity:~~

~~Maximum gross residential density:~~

~~Nine (9) dwelling units per acre.~~

~~Maximum net residential density:~~

~~Twenty (20) dwelling units per acre, except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density, pursuant to Policies 2.3.1.5 and 4.3.1.5.~~

~~Maximum floor area ratio:~~

~~0.35.~~

~~Maximum Square Footage for Neighborhood, Community, or Region-Serving Commercial Uses:~~

~~Large (thirty thousand (300,000) s.f.).~~

~~Other Information:~~

~~(a) Non-residential projects exceeding one hundred fifty thousand (150,000) square feet gross building area may be considered only if consistent with the requirements for large commercial uses (see Table 2-2 and Policy 2.10.2.1); however, such uses shall not be subject to Policy 2.10.3.3.~~

~~(b) Development within this Mixed Use AC-2 subarea shall contain the minimum percentage of at least three (3) of the following general categories of land uses (measured in acres district wide, not per development site). If two (2) of the land uses include Recreation/Open Space and Public/Semi-Public the required mix of uses increases to four (4) land use types, one (1) of which must be residential:~~

~~Ten (10) percent Residential.~~

~~Twenty (20) percent Commercial/Professional.~~

~~Fifteen (15) percent Light Industrial/Distribution.~~

~~Five (5) percent Recreation/Open Space.~~

~~Three (3) percent Public/Semi-Public.~~

~~**Policy 2.2.1.28.4.** Mixed Use—Community/Activity Center Level 3 (MU-C/AC-3): Establish the Activity Center Level 3 subareas as follows:~~

~~Purpose: The AC-3 activity center is intended to accommodate neighborhood-serving commercial uses.~~
~~Range of Potential Uses: Commercial and office uses that serve the immediate neighborhoods. Also~~
~~limited light industrial uses and suburban or urban density residential development.~~

~~Range of potential density/intensity:~~

~~Maximum gross residential density:~~

~~Three (3) dwelling units per acre.~~

~~Maximum net residential density:~~

~~Nine (9) dwelling units per acre, except for clustered development in the WO or CHHA Overlay Districts~~
~~which may exceed the net density, pursuant to Policies 2.3.1.5 and 4.3.1.5.~~

~~Maximum floor area ratio:~~

~~0.23.~~

~~Maximum square footage for Neighborhood Commercial uses:~~

~~Medium (one hundred fifty thousand (150,000) s.f.)~~

~~Other Information:~~

~~(a) Development sites in the AC-3 category shall contain a minimum of fifty (50) percent nonresidential~~
~~development.~~

~~Policy 2.2.1.28.5. Mixed Use—Community/Residential (MU-C/R):~~ Establish the Residential subareas as follows:

~~Purpose: The MU-C/R category is intended to accommodate low and medium density residential and~~
~~support uses.~~

~~Range of Potential Uses: Residential uses with integrated support uses serving the neighborhood.~~

~~Range of potential density/intensity:~~

~~Maximum gross residential density:~~

~~Three (3) dwelling units per acre.~~

~~Maximum net residential density:~~

~~Nine (9) dwelling units per acre, except for clustered development in the WO or CHHA Overlay Districts~~
~~which may exceed the net density, pursuant to Policies 2.3.1.5 and 4.3.1.5.~~

~~Maximum floor area ratio:~~

~~0.23.~~

~~Maximum square footage for Neighborhood Commercial uses:~~

~~Medium (one hundred fifty thousand (150,000) s.f. as permitted in the Manatee County~~
~~Comprehensive Plan Policy 2.10.4.2. for DRI's and Large Projects).~~

~~Policy 2.2.1.28.6. Mixed Use—Community/Residential Urban (MU-C/RU):~~ Establish the Residential Urban subarea as follows:

~~Purpose: The MU-C/RU category is intended to accommodate medium and high density residential and support uses.~~

~~Range of Potential Uses: Urban density residential uses with integrated residential support uses such as neighborhood commercial uses, public or semi-public uses, schools, and recreational uses.~~

~~Range of potential density/intensity:~~

~~Maximum gross residential density:~~

~~Nine (9) dwelling units per acre.~~

~~Maximum net residential density:~~

~~Sixteen (16) dwelling units per acre, except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density, pursuant to Policies 2.3.1.5 and 4.3.1.5.~~

~~Maximum floor area ratio:~~

~~0.23.~~

~~Maximum Square Footage for Neighborhood Commercial Uses:~~

~~Medium (one hundred fifty thousand (150,000) s.f. as permitted in the Manatee County Comprehensive Plan Policy 2.10.4.2 for DRI's and Large Projects).~~

~~**Policy 2.2.1.29.** Agricultural/Open Space (AG/OS): Establish the Agricultural/Open Space Category as follows:~~

~~**Policy: 2.2.1.29.1.** Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies or graphically on the Future Land Use Map, areas which have very long term agricultural or open space uses.~~

~~**Policy 2.2.1.29.2.** Range of Potential Uses: Agricultural uses, very low density residential uses, commercial uses in conjunction with agricultural operations, public or semi-public uses, schools, very low-intensity recreational uses, and appropriate water dependent/water related/water enhanced uses (see also Objectives 4.2.1 and 2.10.4).~~

~~Range of Potential Density/Intensity:~~

~~Maximum Gross Residential Density:~~

~~One (1) dwelling unit per eighty (80) acres (0.0125 units/acre)~~

~~Maximum Net Residential Density:~~

~~One (1) dwelling unit per eighty (80) acres (0.0125 units/acre)~~

~~Maximum Floor Area Ratio:~~

~~0.02~~

~~(Ord. No. 16-07, § 5(Exh. C), 9-19-16; Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 17-13, § 3, 9-3-17; Ord. No. 17-34, § 3, 11-2-17; Ord. No. 18-04, § 6(Exh. D), 8-23-18; Ord. No. 21-17, § 3(Exh. A), 12-16-21; Ord. No. 22-29, § 3(Exh. C), 4-21-22)~~

Policy 2.2.1.8. ~~2.2.1.25~~ R/OS: Establish the Recreation/Open Space future land use category as follows:

Policy 2.2.1.8.1. ~~2.2.1.25.1~~ Intent: To recognize areas with significant recreation and permanent open space lands, historic sites, and other areas for the preservation of cultural and recreational amenities.

Policy 2.2.1.8.2. ~~2.2.1.25.2~~ General Range of Potential Uses (see Policy 2.2.1.5): Local, district, state, or regional parks, historic sites, significant recreational and open spaces and other related uses which may also facilitate the active recreational use of land. Public schools may be permitted in the Recreation/Open Space (R/OS) future land use category when associated with public parks.

New public schools in the Recreation/Open Space (R/OS) future land use category are encouraged to be sited in conjunction with adjacent public recreation facilities for which the school facilities are an integral part.

Policy 2.2.1.8.3. ~~2.2.1.25.3~~ Range of potential Density/Intensity: Density and intensity limits are not applied to this category. Generally, for other than historic sites, density/intensity shall be minimal.

Policy 2.2.1.8.4. ~~2.2.1.25.4~~ Other Information:

(a) Any recreational area designated as R/OS shall be:

(1) A major recreational facility, other than a local park, as defined in the Recreation/Open Space Element.

(2) An open space area which may include special camps and programs designed to meet a public need and which are consistent with appropriate resource protection.

Policy 2.2.1.9. ~~2.2.1.29~~ Agricultural/Open Space (AG/OS): Establish the Agricultural/Open Space Category as follows:

Policy: 2.2.1.9.1. ~~2.2.1.29.1~~ Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies or graphically on the Future Land Use Map, areas which have very long term agricultural or open space uses.

Policy 2.2.1.9.2. ~~2.2.1.29.2~~ Range of Potential Uses: Agricultural uses, very low density residential uses, commercial uses in conjunction with agricultural operations, public or semi-public uses, schools, very low-intensity recreational uses, and appropriate water-dependent/water-related/water enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Range of Potential Density/Intensity:

<u>AG/OS STANDARDS</u>	<u>RESIDENTIAL (DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY</u>		
<u>GROSS</u>	<u>0.0125</u>	<u>N/A</u>
<u>NET</u>	<u>0.0125</u>	<u>N/A</u>
<u>INTENSITY</u>		
		<u>0.02</u>

Maximum Gross Residential Density:

One (1) dwelling unit per eighty (80) acres (0.0125 units/acre)

Maximum Net Residential Density:

One (1) dwelling unit per eighty (80) acres (0.0125 units/acre)

Maximum Floor Area Ratio:

0.02

Policy 2.2.1.10. ~~2.2.1.8~~ AG/R: Agriculture/Rural future land use category

Policy 2.2.1.10.1. ~~2.2.1.8.1~~ Intent: To identify areas which have a long term agricultural or rural residential character primarily located east of the "Future Development Area Boundary" (FDAB). Refer to the Future Land Use Map.

Policy 2.2.1.10.2. ~~2.2.1.8.2~~ Range of Potential Uses: Agriculture, agriculturally compatible low density residential uses, mining and mining-related uses, support neighborhood commercial, public/semi-public, recreation and school uses (see Objectives 4.2.1, 2.10.3 and 2.10.4).

Policy 2.2.1.10.3. ~~2.2.1.8.3~~ Range of Potential Density/Intensity:

<u>AG/R STANDARDS</u>	<u>RESIDENTIAL</u> <u>(DU/AC)</u>	<u>NONRESIDENTIAL</u> <u>(FAR)</u>
<u>DENSITY</u>		
<u>GROSS</u>	<u>0.2</u>	<u>N/A</u>
<u>NET</u>	<u>2*1</u>	<u>N/A</u>
<u>INTENSITY</u>		
		<u>0.23*2</u>
<u>OTHER STANDARDS</u>		
<u>*1</u>	<u>Except within WO and CHHA Overlay Districts pursuant to Policies 2.3.1.5, and 4.3.1.5</u>	
<u>*2</u>	<u>Except for mining-related uses, industrial uses related to agriculture, and agricultural service establishments, which are exempt from the maximum FAR (except where otherwise regulated)</u>	
<u>STANDARDS/ LIMITATIONS</u>	<u>SMALL</u> <u>(thirty thousand (30,000) s.f.),</u> <u>subject to the commercial locational criteria.</u>	

Maximum gross residential-density (gross/net):

0.2 dwelling units per acre

Maximum net residential density:

Two (2) dwelling unit per acre (except within WO and CHHA Overlay Districts pursuant to Policies 2.3.1.5, and 4.3.1.5).

Maximum floor area ratio:

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

Maximum Square Footage for Neighborhood-Commercial Uses:

Small (limited to 30,000 sf), subject to the commercial locational criteria (see Objective 2.10.4).

Policy 2.2.1.10.4. ~~2.2.1.8.4~~ Other Information:

- (a) Where established in a manner consistent with applicable land development regulations, farmworker housing may exceed densities specified in Policy 2.2.1.8.3.
- (b) Schools in the AG/R future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.

Policy 2.2.11.1. ~~2.2.1.26~~ ER: Establish the Estate Rural future land use category as follows:

Policy 2.2.1.11.1. ~~2.2.1.26.1~~ Intent: To identify areas of low density rural residential development interspersed with large tracts of open space used for compatible agricultural activities, low intensity recreational use, environmental protection or other open space uses. The ER category serves as a transitional area between suburban development and rural/agricultural development. Also, to provide for a complement of residential support uses normally utilized during the daily activities of the residents of these areas.

Policy 2.2.1.11.2. ~~2.2.1.26.2~~ Range of potential uses: (See Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low density residential, agricultural uses, agriculturally compatible residential uses, neighborhood retail, public/semi-public, low intensity recreation and school uses (see Objective 2.3.1 and 2.10.4).

Policy 2.2.1.11.3. ~~2.2.1.26.3~~ Range of Potential Density/Intensity:

<u>ER STANDARDS</u>	<u>RESIDENTIAL</u> <u>(DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY</u>		
<u>GROSS</u>	<u>0.2</u>	<u>N/A</u>
<u>NET</u>	<u>1*1</u>	<u>N/A</u>
<u>INTENSITY</u>		
		<u>0.23</u>
<u>OTHER STANDARDS</u>		

*1	One (1) dwelling unit per acre (except for clustered developments in the WO and CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5).
STANDARDS/ LIMITATIONS	SMALL Thirty thousand (30,000) s.f., subject to the commercial locational criteria.

Maximum gross residential density:

0.2 dwelling units per acre.

Maximum net residential density:

One (1) dwelling unit per acre (except for clustered developments in the WO and CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5).

Maximum floor area ratio:

0.23.

Maximum Square Footage for Neighborhood Commercial Uses Small (thirty thousand (30,000) s.f.), subject to the commercial locational criteria (see Objective 2.10.4 and 2.10.5).

RESIDENTIAL LAND USE CATEGORIES

Policy 2.2.1.12. 2.2.1.9 RES-1: Establish the Residential-1 future land use category as follows:

Policy 2.2.1.12.1. 2.2.1.9.1 Intent: identify areas comprised primarily of low density suburban residential development, preferably clustered, where appropriate, to protect the environment, preserve open space, and/or to allow the continued operation of short-term agricultural activities as the area transitions from rural to suburban uses.

Policy 2.2.1.12.2. 2.2.1.9.2 Range of Potential Uses (See Policies 2.1.2.3.-2.1.2.7, 2.2.1.5): Primarily low density suburban residential and short-term agriculture with support neighborhood commercial, public/semi-public, recreation and school uses.

Policy 2.2.1.12.3. 2.2.1.9.3 Range of Potential Density/Intensity:

<u>RES-1 STANDARDS</u>	<u>RESIDENTIAL</u> <u>(DU/AC)</u>	<u>NONRESIDENTIAL</u> <u>(FAR)</u>
<u>DENSITY</u>		
<u>GROSS</u>	<u>1</u>	<u>N/A</u>
<u>NET</u>	<u>6*1</u>	<u>N/A</u>
<u>INTENSITY</u>		

		<u>0.23</u> <u>0.35^{*2}</u> <u>for activity nodes</u>
<u>OTHER STANDARDS</u>		
<u>*1</u>	<u>Clustered development in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.</u>	
<u>*2</u>	<u>0.35 for developments within activity nodes meeting the Commercial Locational Criteria. Maximum square footage for Neighborhood Commercial Uses is 150,000 s.f. subject to the Commercial Locational Criteria (See Objective 2.10.4 and 2.10.5).</u>	
<u>STANDARDS/ LIMITATIONS</u>	<u>MEDIUM</u> <u>One hundred fifty thousand (150,000) s.f., subject to the commercial locational criteria.</u>	

Maximum gross residential density:

One (1) dwelling unit per acre.

Maximum net residential density:

Six (6) dwelling units per acre; clustered development in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.23

0.35 for developments within activity nodes meeting the Commercial Locational Criteria (see Objective 2.10.4 and 2.10.5).

Maximum Square Footage for Commercial Uses:

Medium (one hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Objective 2.10.4 and 2.10.5).

Policy 2.2.1.13-2.2.1.10-RES-3: Establish the Residential-3 future land use category as follows:

Policy 2.2.1.13.1-2.2.1.10.1-Intent: To identify areas primarily developed with low density suburban uses, preferably clustered to protect the environment, preserve open space, and/or to allow the continued operation of short-term agricultural activities.

Policy 2.2.1.13.2. ~~2.2.1.10.2~~ Range of Potential Uses (see Policies 2.2.1.5, 2.1.2.3—2.1.2.7): Primarily low density suburban residential and short-term agriculture uses, with support neighborhood commercial, public/semi-public, recreation and school uses. See Objectives 4.2.1 and 2.10.4.

Policy 2.2.1.13.3. ~~2.2.1.10.4~~ Range of Potential Density/Intensity:

<u>RES-3 STANDARDS</u>	<u>RESIDENTIAL</u> <u>(DU/AC)</u>	<u>NONRESIDENTIAL</u> <u>(FAR)</u>
<u>DENSITY STANDARDS</u>		
<u>GROSS</u>	<u>3</u> <u>6*¹ for affordable housing</u> <u>2.5 minimum for affordable housing in the UIRA*²</u>	<u>N/A</u>
<u>NET</u>	<u>6</u> <u>9*³ for affordable housing or within Urban Corridors</u>	<u>N/A</u>
<u>INTENSITY</u>		
		<u>0.35</u> <u>1.0 in the UIRA</u>
<u>OTHER STANDARDS</u>		
<u>*¹</u>	For residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing." Properties within the CEA and CHHA are not eligible for this additional density.	
<u>*²</u>	Minimum gross residential density of 2.5 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."	

*3	<u>Maximum "net" densities shall not apply to clustered development in the WO or CHHA Overlay Districts (see Policies 2.3.1.5 and 4.3.1.5).</u>
<u>STANDARDS/ LIMITATIONS</u>	<u>MEDIUM</u> <u>One hundred fifty thousand (150,000) s.f., subject to the commercial locational criteria.</u>

Maximum gross residential density:

Three (3) dwelling units per acre.

Six (6) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing." Properties within the CEA and CHHA are not eligible for this additional density.

Minimum gross residential density:

2.5 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Maximum net residential density:

Six (6) dwelling units per acre.

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

Maximum "net" densities shall not apply to clustered development in the WO or CHHA Overlay Districts (see Policies 2.3.1.5 and 4.3.1.5).

Maximum floor area ratio:

0.35.

1.00 inside the UIRA.

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (150,000 s.f.), subject to the Commercial Locational Criteria (see Objective 2.10.4 and 2.10.5).

Policy 2.2.1.14. ~~2.2.1.11~~ UF-3: Establish the Urban Fringe-3 future land use category as follows:

Policy 2.2.1.14.1. ~~2.2.1.11.1~~ Intent: To identify areas limited to the urban fringe within which future low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. The nature, extent, location of development, and availability of services shall be reviewed to ensure the development of these lands is conducted consistent with the intent of this policy. The UF-3 land use category includes areas of low density urban residential development, generally developed through an integrated master plan approach. The UF-3 category also provides for a complement of residential support uses normally utilized during the daily activities of residents of these low

density environments, and in limited circumstances nonresidential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under Policy 2.2.1.14.4)

Policy 2.2.1.14.2-2.2.1.14.2 Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, public/semi-public, recreation and school uses. See Objectives 4.2.1 and 2.10.4.

Policy 2.2.1.14.3-2.2.1.14.3 Range of Potential Density/Intensity:

<u>UF-3 STANDARDS</u>	<u>RESIDENTIAL</u> <u>(DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY</u>		
<u>GROSS</u>	<u>3</u> <u>9^{*1} for affordable housing</u> <u>(moderate income or lower)</u> <u>and/or mixed-use in activity</u> <u>nodes</u> <u>12^{*2} may be provided for low-</u> <u>income affordable housing</u>	<u>N/A</u>
<u>NET</u>	<u>9</u> <u>12^{*3} for affordable housing</u> <u>and/or mixed-use in activity</u> <u>nodes</u> <u>15^{*3} may be provided for low-</u> <u>income affordable housing</u>	<u>N/A</u>
<u>INTENSITY</u>		
		<u>0.35</u> <u>0.5 at activity nodes</u>
<u>OTHER STANDARDS</u>		
<u>*1</u>	<u>For residential projects that designate a minimum of twenty-</u> <u>five (25) percent of the total dwelling units as "Affordable</u>	

	Housing." Properties within the CEA and CHHA are not eligible for this additional density.
*2	For residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing" at or below eighty (80) percent Annual Median Income (AMI). Properties within the CEA and CHHA are not eligible for this additional density.
*3	Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.14.4). 12 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing." Properties within the CEA and CHHA are not eligible for this additional density. 15 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing" at or below eighty (80) percent Annual Median Income (AMI). Properties within the CEA and CHHA are not eligible for this additional density. Clustered developments in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.
STANDARDS/ LIMITATIONS	MEDIUM One hundred fifty thousand (150,000) s.f., subject to the commercial locational criteria. (see Policy 2.2.1.14.4) LARGE Three hundred thousand (300,000) s.f., subject to the Commercial Locational Criteria (see Policy 2.2.1.14.4).

[Maximum gross residential density:](#)

[Three \(3\) dwelling units per acre.](#)

Nine (9) dwelling units per acre for mixed-use developments within activity nodes (see Policy 2.2.1.14.4).

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

Twelve (12) dwelling units per acre may be provided for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing" at or below eighty (80) percent Annual Median Income (AMI).

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

Maximum net residential density:

Nine (9) dwelling units per acre.

Twelve (12) dwelling units per acre for mixed-use developments within activity nodes (see Policy 2.2.1.14.4).

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

Fifteen (15) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing" at or below eighty (80) percent Annual Median Income (AMI).

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

Maximum floor area ratio:

0.35.

0.5 within activity nodes (see Policy 2.2.1.14.4).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (150,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.14.4).

Large (300,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.14.4).

Policy 2.2.1.14.4. ~~2.2.1.11.4~~ Other Information:

- (a) Schools in the UF-3 future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.
- (b) In order to serve more than day to day needs within the UF-3 suburban environment, activity nodes with neighborhood and community-serving commercial uses may be permitted if consistent with the Commercial Locational Criteria (see Objective 2.10.4 and 2.10.5 Provisions chapter). Residential uses may also be permitted at nodes, but the higher densities noted in

Policy 2.2.1.14.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.

(c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the 2.10.5 provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

Policy 2.2.1.15-2.2.1.12 RES-6: Establish the Residential-6 future land use category as follows:

Policy 2.2.1.15.1-2.2.1.12.1 Intent: To identify areas of medium density residential development with complementary support uses.

Policy 2.2.1.15.2-2.2.1.12.2 Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Primarily medium density urban residential and clustered development, with support uses such as neighborhood commercial, office, public/semi-public, recreation and school uses. See also Objectives 4.2.1 and 2.10.4.

Policy 2.2.1.15.3-2.2.1.12.3 Range of Potential Density/Intensity:

<u>RES-6 STANDARDS</u>	<u>RESIDENTIAL</u> <u>(DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY</u>		
<u>GROSS</u>	<u>6</u> <u>12*¹ for affordable housing</u> <u>(moderate-income or lower) and/or</u> <u>mixed use in activity nodes</u> <u>15*² may be provided for low-income</u> <u>affordable housing</u> <u>5 minimum for affordable housing in</u> <u>the UIRA</u>	<u>N/A</u>
<u>NET</u>	<u>12*³</u> <u>16*³ for affordable housing</u> <u>and/or mixed use in</u> <u>activity nodes</u>	<u>N/A</u>

	<u>18*3 may be provided for low-income affordable housing</u>	
<u>INTENSITY</u>		
		<u>0.35</u> <u>1.0 in UIRA, Urban Corridors and activity nodes</u>
<u>OTHER STANDARDS</u>		
<u>*1</u>	<u>Properties within the CEA, and CHHA are not eligible for the additional density offered for activity nodes, and affordable housing.</u>	
<u>*2</u>	<u>For residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing" at or below eighty (80) percent Annual Median Income (AMI). Properties within the CEA and CHHA are not eligible for this additional density.</u>	
<u>*3</u>	<u>Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts (see Policies 2.3.1.5 and 4.3.1.5).</u> <u>18 dwelling units per acre may for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing" at or below eighty (80) percent Annual Median Income (AMI). Properties within the CEA and CHHA are not eligible for this additional density.</u>	
<u>STANDARDS/ LIMITATIONS</u>	<u>MEDIUM</u> <u>One hundred fifty thousand (150,000) s.f., subject to the commercial locational criteria. (See Policy 2.2.1.15.4.)</u>	

Maximum gross residential density:

Six (6) dwelling units per acre.

Twelve (12) dwelling units per acre for properties immediately adjacent to the designated Urban Corridors per the FLU map series.

Twelve (12) dwelling units per acre for mixed-use developments within activity nodes (see Policy 2.2.1.15.4).

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

Fifteen (15) dwelling units per acre may be provided for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing" at or below eighty (80) percent Annual Median Income (AMI).

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

Minimum gross residential density:

5.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "affordable housing."

Maximum net residential density:

Twelve (12) dwelling units per acre.

Sixteen (16) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Sixteen (16) dwelling units per acre for mixed-use developments within activity nodes and designated urban corridors (see Policy 2.2.1.15.4).

Eighteen (18) dwelling units per acre may be provided for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing" at or below eighty (80) percent Annual Median Income (AMI).

Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts (see Policies 2.3.1.5 and 4.3.1.5).

Maximum floor area ratio:

0.35.

1.00 inside the UIRA, within designated Urban Corridors, and within activity nodes (see Policy 2.2.1.15.4).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (one hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria.

Policy 2.2.1.15.4. ~~2.2.1.12.4~~ Other Information:

- (a) In order to serve the neighborhood commercial needs within the RES-6 future land use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see 2.10.5 and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Policy 2.2.1.13.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.
- (b) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the 2.10.5 provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

Policy 2.2.1.16. ~~2.2.1.13.~~ RES-9: Establish the Residential-9 future land use category as follows:

Policy 2.2.1.16.1. ~~2.2.1.13.1~~ Intent: To identify areas of medium density residential development and complementary support uses normally utilized during the daily activities of residents of these urban areas.

Policy 2.2.1.16.2. ~~2.2.1.13.2~~ Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Primarily medium density residential and high density clustered residential development, with support uses such as neighborhood commercial, office, public/semi-public, recreation and school uses. See also Objectives 4.2.1 and 2.10.4.

Policy 2.2.1.16.3. ~~2.2.1.13.3~~ Range of Potential Density/Intensity:

<u>RES-9 STANDARDS</u>	<u>RESIDENTIAL (DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY STANDARDS</u>		
<u>GROSS</u>	<u>9</u> <u>20*¹ along Urban Corridors if a density bonus is approved, for affordable housing and/or mixed use in activity nodes</u> <u>23*² may be provided for low-income affordable housing</u> <u>7.0 min. for affordable housing in UIRA</u>	<u>N/A</u>
<u>NET</u>	<u>16*³</u>	<u>N/A</u>

	<u>24*³ for affordable housing and/or mixed use in activity nodes</u> <u>26*³ may be provided for low-income affordable housing</u>	
<u>INTENSITY</u>		
		<u>0.35</u> <u>1.0 in UIRA and within Urban Corridors</u> <u>1.0 at activity nodes</u> <u>2.0*⁴ inside the Urban Core with an approved FAR bonus (see Map H)</u>
<u>OTHER STANDARDS</u>		
<u>*1</u>	Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, activity nodes and affordable housing.	
<u>*2</u>	For residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as “Affordable Housing” at or below eighty (80) percent Annual Median Income (AMI). Properties within the CEA and CHHA are not eligible for this additional density.	
<u>*3</u>	Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5. 26 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as “Affordable Housing” at or below eighty (80) percent Annual	

	Median Income (AMI). Properties within the CEA and CHHA are not eligible for this additional density.
*4	2.0 in the Urban Core if a FAR bonus is approved.
STANDARDS/ LIMITATIONS	MEDIUM One hundred fifty thousand (150,000) s.f., subject to the commercial locational criteria (see Policy 2.2.1.16.4).

[Maximum gross residential density:](#)

[Nine \(9\) dwelling units per acre.](#)

[Twenty \(20\) dwelling units per acre along designated Urban Corridors if a density bonus is approved.](#)

[Twenty \(20\) dwelling units per acre for residential projects that designate a minimum of twenty-five \(25\) percent of the dwelling units as "Affordable Housing."](#)

[Twenty \(20\) dwelling units per acre for mixed-use developments within activity nodes and designated urban corridors \(see Policy 2.2.16.4\).](#)

[Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, activity nodes and affordable housing.](#)

[Twenty-Three \(23\) dwelling units per acre may be provided for residential projects providing twenty-five \(25\) percent of the total dwelling units at or below eighty \(80\) percent Annual Median Income \(AMI\).](#)

[Minimum gross residential density:](#)

[7.0 only in UIRA for residential projects that designate a minimum of twenty-five \(25\) percent of the dwelling units as "affordable housing".](#)

[Maximum net residential density:](#)

[Sixteen \(16\) dwelling units per acre.](#)

[Twenty-four \(24\) dwelling units per acre for residential projects that designate a minimum of twenty-five \(25\) percent of the dwelling units as "Affordable Housing".](#)

[Twenty-four \(24\) dwelling units per acre for mixed-use developments within activity nodes \(see Policy 2.2.1.16.4\) and designated urban corridors.](#)

[Twenty-six \(26\) dwelling units per acre may be provided for residential projects providing twenty-five \(25\) percent of the total dwelling units at or below eighty \(80\) percent Annual Median Income \(AMI\).](#)

[Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.](#)

Maximum floor area ratio:

0.35.

1.00 inside the UIRA and within designated Urban Corridors.

1.00 within activity nodes (see Policy 2.2.1.13.4).

2.00 inside the Urban Core (Refer to Map H) provided the design standards of Urban Corridors are met (Refer to LDC Section 902).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (One hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.16.4).

Policy 2.2.1.16.4. ~~2.2.1.13.4~~ Other Information:

- (a) Generally, limit the use of the RES-9 future land use category on vacant land to locations that are adjacent to the roadways shown on the Future Traffic Circulation: Functional Classification Map (Map 5B) as collector or higher.
- (b) In order to serve the neighborhood commercial needs within the RES-9 future land use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Objective 2.10.5 and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Policy 2.2.1.16.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.
- (c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, provided such office is located on a roadway classified as a minor or principal arterial (not including interstates), and meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

Policy 2.2.1.17. ~~2.2.1.14~~ RES-12: Establish the Residential-12 future land use category as follows:

Policy 2.2.1.17.1. ~~2.2.1.14.1~~ Intent: To identify areas of medium density urban residential character. Also to provide for a complement of support uses normally utilized during the daily activities of residents of these urban areas.

Policy 2.2.1.17.2 ~~2.2.1.14.2~~ Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Primarily medium density urban residential and high density clustered development, with support uses such as neighborhood commercial, office, public/semi-public, recreation and school uses. See also Objectives 4.2.1 and 2.10.4.

Policy 2.2.1.17.3. ~~2.2.1.14.3~~ Range of Potential Density/Intensity:

<u>RES-12 STANDARDS</u>	<u>RESIDENTIAL</u> <u>(DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY STANDARDS</u>		
<u>GROSS</u>	<u>12</u>	<u>N/A</u>

	<u>24^{*1} along Urban Corridors, and for affordable housing and/or mixed use at activity nodes³</u> <u>27^{*2} for low-income affordable housing</u> <u>10 minimum for affordable housing in the UIRA</u>	
<u>NET</u>	<u>16^{*3}</u> <u>28^{*3} for affordable housing and or/mixed use at activity nodes</u> <u>30^{*3} for affordable housing and/or mixed use at activity nodes</u>	<u>N/A</u>
<u>INTENSITY</u>		
		<u>0.35</u> <u>1.0 in UIRA and along designated Urban Corridors</u> <u>1.0 at activity nodes</u> <u>2.0 inside the Urban Core if a FAR Bonus is approved.</u>

<u>OTHER STANDARDS</u>	
<u>*1</u>	<u>Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, activity nodes and affordable housing.</u>
<u>*2</u>	<u>For residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing" at or below eighty (80) percent Annual Median Income (AMI). Properties within the CEA and CHHA are not eligible for this additional density.</u>
<u>*3</u>	<u>Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.</u>
<u>*4</u>	<u>2.0 in the Urban Core if a FAR bonus is approved.</u>
<u>STANDARDS/ LIMITATIONS</u>	<u>MEDIUM</u> <u>One hundred fifty thousand (150,000) s.f., subject to the commercial locational criteria (see Policy 2.2.1.17.4).</u>

Maximum gross residential density:

Twelve (12) dwelling units per acre.

Twenty-four (24) dwelling units per acre along designated Urban Corridors.

Twenty-four (24) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".

Twenty-four (24) dwelling units per acre for mixed-use developments within activity nodes (see Policy 2.2.1.14.4).

Twenty-seven (27) dwelling units per acre may be provided for residential projects providing twenty-five (25) percent of the total dwelling units at or below eighty (80) percent Annual Median Income (AMI).

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

Minimum gross residential density:

10 in UIRA only for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "affordable housing."

Maximum net residential density:

Sixteen (16) dwelling units per acre.

Twenty-eight (28) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Twenty-eight (28) dwelling units per acre for mixed-use developments within activity nodes (see Policy 2.2.1.17.4).

Thirty (30) dwelling units per acre may be provided for residential projects providing twenty-five (25) percent of the total dwelling units at or below eighty (80) percent Annual Median Income (AMI).

Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.35.

1.00 inside the UIRA, along designated Urban Corridors.

1.00 within activity nodes (see Policy 2.2.1.17.4).

2.00 inside the Urban Core (Refer to Map H) provided the design standards of Urban Corridors are met (Refer to LDC Section 902).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (one hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.17.4).

Policy 2.2.1.17.4. ~~2.2.1.14.4~~ Other Information:

- (a) Generally, limit the use of the RES-12 future land use category on vacant land to locations that are adjacent to the roadways shown on the Future Traffic Circulation: Functional Classification Map (Map 5B) as collector or higher.
- (b) In order to serve the neighborhood commercial needs within the RES-12 future land use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Objective 2.10.5 and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Policy 2.2.1.17.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.
- (c) Professional office uses within this category are exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, provided such office is located on a roadway classified as a minor or principal arterial (not including interstates), and meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

Policy 2.2.1.18. ~~2.2.1.15~~ RES-16: Establish the Residential-16 future land use category as follows:

Policy 2.2.1.18.1. ~~2.2.1.15.1~~ Intent: To identify areas of high density urban residential development. Also, to provide for a complement of support uses normally utilized during the daily activities residents of these high density urban areas.

Policy 2.2.1.18.2. ~~2.2.1.15.2~~ Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Primarily high density urban residential with support uses such as neighborhood commercial, office, public/semi-public, recreation and school uses. See also Objectives 4.2.1 and 2.10.4.

Policy 2.2.1.18.3. ~~2.2.1.15.3~~ Range of Potential Density/intensity:

<u>RES-16 STANDARDS</u>	<u>RESIDENTIAL (DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY STANDARDS</u>		
<u>GROSS</u>	<u>16</u> <u>32*¹ along Urban Corridors, for affordable housing and/or mixed use in activity nodes</u> <u>35*² for low-income affordable housing</u> <u>13.0 min. for affordable housing in the UIRA</u>	<u>N/A</u>
<u>NET</u>	<u>20</u> <u>36*¹ for affordable housing and/or mixed use in activity nodes</u> <u>38*² for low-income affordable housing</u>	<u>N/A</u>
<u>INTENSITY</u>		<u>0.35</u>

		1.0 in UIRA, along Urban Corridors, and activity nodes 2.0*³ inside the Urban Code if an FAR bonus is approved (see Map H).
<u>OTHER STANDARDS</u>		
*1	For residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing" at or below eighty (80) percent Annual Median Income (AMI). Properties within the CEA and CHHA are not eligible for this additional density.	
*2	38 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing" at or below eighty (80) percent Annual Median Income (AMI). Properties within the CEA and CHHA are not eligible for this additional density.	
*3	2.0 in the Urban Core if a FAR bonus is approved.	
<u>STANDARDS/ LIMITATIONS</u>	<u>MEDIUM</u> One hundred fifty thousand (150,000) s.f., subject to the commercial locational criteria (see Policy 2.2.1.18.4).	

[Maximum gross residential density:](#)

[Sixteen \(16\) dwelling units per acre;](#)

[Thirty-two \(32\) dwelling units per acre along designated Urban Corridors.](#)

[Thirty-two \(32\) dwelling units per acre for residential projects that designate a minimum of twenty-five \(25\) percent of the dwelling units as "Affordable Housing."](#)

[Thirty-two \(32\) dwelling units per acre for mixed-use developments within activity nodes \(see Policy 2.2.1.18. 4\).](#)

Thirty-five (35) dwelling units per acre may be provided for residential projects providing twenty-five (25) percent of the total dwelling units at or below eighty (80) percent Annual Median Income (AMI).

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

Minimum gross residential density:

13.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "affordable housing".

Maximum net residential density:

Twenty (20) dwelling units per acre.

Thirty-six (36) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".

Thirty-six (36) dwelling units per acre for mixed-use developments within activity nodes (see Policy 2.2.1.18.4).

Thirty-eight (38) dwelling units per acre may be provided for residential projects providing twenty-five (25) percent of the total dwelling units at or below eighty (80) percent Annual Median Income (AMI).

Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.35.

1.00 inside the UIRA and along designated Urban Corridors and within activity nodes (see Policy 2.2.1.18.4).

2.00 inside the Urban Core (Refer to Map H) provided the design standards of Urban Corridors are met (Refer to LDC Section 902).

Maximum Square Footage for Neighborhood Commercial Uses, except along Urban Corridors where the size of development shall be limited by the FAR noted above:

Medium (one hundred fifty thousand (150,000) s.f.), subject to the commercial locational criteria (see Policy 2.2.1.18.4).

Policy 2.2.1.18.4. ~~2.2.1.15.4~~ Other Information:

- (a) Generally, limit the use of the RES-16 future land use category on vacant land to locations that are adjacent to the roadways shown on the Future Traffic Circulation: Functional Classification Map (Map 5B) as collector or higher.

- (b) In order to serve the neighborhood commercial needs within the RES-16 future land use category, activity nodes with neighborhood serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Objective 2.10.5 and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Policy 2.2.1.18.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.
- (c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Objective 2.10.5 provided such office is located on a roadway classified as a minor or principal arterial (not including interstates), and meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

NONRESIDENTIAL LAND USE CATEGORIES

Policy 2.2.1.19. ~~2.2.1.16~~ OL: Establish the Low Intensity Office future land use category as follows:

Policy 2.2.1.19.1. ~~2.2.1.16.1~~ Intent: To identify areas of low intensity office development, sometimes mixed with medium density urban residential development. This category serves as a transition between commercial and residential areas, and helps prevent the intrusion of commercial uses into residential or predominantly office areas.

Policy 2.2.1.19.2. ~~2.2.1.16.2~~ Range of Potential Uses (see Policy 2.2.1.5): Office uses combined with medium density urban residential, in addition to public/semi-public, recreation and school uses. See Objective 4.2.1.

Policy 2.2.1.19.3. ~~2.2.16.3~~ Range of Potential Density/Intensity:

<u>OL STANDARDS</u>	<u>RESIDENTIAL (DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY STANDARDS</u>		
<u>GROSS</u>	<u>6</u> <u>5 minimum for affordable housing in the UIRA</u>	<u>N/A</u>
<u>NET</u>	<u>12*¹</u> <u>16*¹ for affordable housing in the UIRA</u>	<u>N/A</u>
<u>INTENSITY</u>		<u>0.35</u> <u>1.0 in UIRA</u>
<u>OTHER STANDARDS</u>		

*1	Maximum net density may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5
<u>STANDARDS/ LIMITATIONS</u>	Office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in Objective 2.10.5, but shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan.

Maximum gross residential density:

Six (6) dwelling units per acre.

Minimum gross residential density:

5.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".

Maximum net residential density:

Twelve (12) dwelling units per acre.

Sixteen (16) dwelling units per acre for residential projects in the UIRA that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".

Maximum net density may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.35.

1.00 inside the UIRA.

Policy 2.2.1.19.4. ~~2.2.1.16.4~~ Other Information:

- (a) Office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Objective 2.10.5, but shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan.

Policy 2.2.1.20 ~~2.2.1.27~~ OM: Establish the Medium Intensity Office future land use category as follows:

Policy 2.2.1.20.1 ~~2.2.1.27.1~~ Intent: To identify areas of low intensity office development and support uses.

Policy 2.2.1.20.2 ~~2.2.1.27.2~~ Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Primarily office uses, and support commercial, public/semi-public, recreation and school uses. (See also Objectives 4.2.1 and 2.10.4.)

Policy 2.2.1.20.3 ~~2.2.1.27.3~~ Range of Potential Density/Intensity:

<u>OM STANDARDS</u>	<u>RESIDENTIAL</u> <u>(DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY STANDARDS</u>		
<u>GROSS</u>	<u>0</u>	<u>N/A</u>
<u>NET</u>	<u>0</u>	<u>N/A</u>
<u>INTENSITY</u>		
		<u>0.35 outside of the Urban</u> <u>Core</u> <u>0.5 inside of the Urban</u> <u>Core</u> <u>1.0 in the UIRA</u>
<u>OTHER STANDARDS</u>		
<u>STANDARDS/ LIMITATIONS</u>	<u>See Policy 2.2.1.20.4.</u>	

Maximum floor area ratio:

0.35 Outside Urban Core; 0.50 Inside Urban Core; and 1.0 Inside UIRA.

Maximum Square Footage for Commercial Uses:

See Policy 2.2.1.18.5.

Policy 2.2.1.20.4 ~~2.2.1.27.4~~ Other Information:

- (a) Generally, limit the use of the OM future land use category on vacant land to locations that are adjacent to the roadways shown on the Future Traffic Circulation: Functional Classification Map (Map 5B) as collector or higher.
- (b) Development or redevelopment of commercial uses within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan.
- (c) A ratio of one thousand (1,000) square feet of neighborhood commercial per thirty thousand (30,000) square feet of office, with a maximum of five thousand (5,000) square feet for the entire site, will be established for all projects outside the urban core area and a ratio of two thousand (2,000) square feet of commercial (retail) per thirty thousand (30,000) square feet of office, with a maximum of ten thousand (10,000) square feet for the entire site, will be established for all projects within the urban core area. The ratio shall be calculated as follows:

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

(d) Permitted commercial uses shall be incidental and supportive in nature and located internal to the primary office uses.

Policy 2.2.1.21 ~~2.2.1.18~~. IL: Establish the Industrial -Light future land use category as follows:

Policy 2.2.1.21.1 ~~2.2.1.18.1~~ Intent: To identify areas with a range of light industrial and other employment-oriented uses, in addition to intensive commercial development which would have significant adverse impacts if located adjacent to residential areas. Also, to provide for the development of support uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category. Also, to provide for lodging places to accommodate visitors to IL areas and to nearby areas.

Policy 2.2.1.21.2 ~~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 that do not create 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), and offices, research/corporate uses, intensive or wholesale commercial uses, service uses, privately-operated airports, selected residential uses, and support uses such as neighborhood commercial, public/semi-public, recreation and school uses (see also Objectives 4.2.1 and 2.10.4).

Policy 2.2.1.21.3 ~~2.2.1.18.3~~. Range of Potential Density/Intensity:

<u>IL STANDARDS</u>	<u>RESIDENTIAL (DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY STANDARDS</u>		
<u>GROSS</u>	<u>1</u>	<u>N/A</u>
<u>NET</u>	<u>1</u>	<u>N/A</u>
<u>INTENSITY</u>		
		<u>0.75</u> <u>1.0 in UIRA and within</u> <u>Urban Corridors</u> <u>1.0 for Hotels</u>

<u>STANDARDS/ LIMITATIONS</u>	<u>SMALL</u> <thirty (30,000)="" s.f.),<br="" thousand=""></thirty> subject to the commercial locational criteria (see Policy 2.2.1.21.4).

Maximum gross residential density:

One (1) dwelling unit per acre.

Maximum net residential density:

One (1) dwelling unit per acre.

Maximum floor area ratio:

0.75.

1.0 inside the UIRA.

1.0 for hotels.

1.0 along designated Urban Corridors.

Maximum Square Footage for Neighborhood Commercial Uses:

Small (thirty thousand (30,000) s.f.), subject to the commercial locational criteria (see Policy 2.2.1.21.4).

Policy 2.2.1.21.4. ~~2.2.1.18.4.~~ Other Information:

- (a) In order to serve the neighborhood commercial needs of employers in the IL future land use category, activity nodes with neighborhood serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Objective 2.10.5 and Objective 2.10.1).
- (b) Wholesale commercial uses, intensive commercial uses, mini-warehouses, outdoor storage, and those small commercial uses are exempt from any commercial locational criteria contained in this element.
- (c) Light industrial uses are differentiated from heavy industrial uses not permitted within this category by definition of "objectional impact." Clarification on means of measuring and determining "objectionable impact" is found in Policy 2.6.3.1.
- (d) New residential uses in the IL land use category shall be limited to the following:
 - (1) Individual single family dwelling units that are located on a lot of record, and developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review. Or,
 - (2) Residential uses within a planned unit development containing both industrial and residential uses, and containing both industrial and residential land use categories. The residential uses may be permitted to locate on portions of the project site designated as IL (Industrial-Light).

Policy 2.2.1.22.2.2.1.19. IH: Establish the Industrial-Heavy future land use category as follows:

Policy 2.2.1.22.1.2.2.1.19.1. Intent: To identify areas exhibiting a range of heavy and light industrial and other employment-oriented uses, in addition to intensive commercial development which would have significant adverse impacts if located adjacent to residential areas. Also, to provide for the development of support uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category.

Policy 2.2.1.22.2.2.1.19.2. Range of Potential Uses (see Policies 2.2.1.5): Heavy and light industrial, offices, intensive commercial, privately-operated airports, and support uses such as neighborhood retail, public/semi-public and recreation uses (see also Objectives 4.2.1 and 2.10.4). Public Schools may be considered a potential use in the Industrial -Heavy (IH) future land use category at the discretion of Manatee County Government.

Policy 2.2.1.22.3.2.2.1.19.4. Range of Potential Intensity:

<u>IH STANDARDS</u>	<u>RESIDENTIAL</u> <u>(DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY</u>		
<u>GROSS</u>	<u>0</u>	<u>N/A</u>
<u>NET</u>	<u>0</u>	<u>N/A</u>
<u>INTENSITY</u>		
		<u>0.75</u> <u>1.0 in UIRA and within</u> <u>Urban Corridors</u>
<u>STANDARDS/ LIMITATIONS</u>	<u>SMALL</u> <u>Thirty thousand (30,000) s.f.,</u> <u>subject to the commercial locational criteria</u> <u>(see Policy 2.2.1.22.4).</u>	

Maximum floor area ratio:

0.75.

1.0 inside the UIRA.

1.0 along designated Urban Corridors.

Maximum Square Footage for Neighborhood Commercial Uses:

Small (thirty thousand (30,000) s.f.), subject to the commercial locational criteria (see Policy 2.2.1.22.4).

Policy 2.2.1.22.4.2.2.1.19.4. Other Information:

- (a) In order to serve the neighborhood commercial needs of employers in the IH future land use category, activity nodes with neighborhood serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Objective 2.10.5 and Objective 2.10.1).
- (b) 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.
- (c) Wholesale commercial uses, intensive commercial uses, mini-warehouses, outdoor storage, and those small commercial uses are exempt from any commercial locational criteria contained in this element.
- (d) Heavy industrial uses are differentiated from light industrial uses by definition of "objectionable impact." Clarification on means of measuring and determining "objectionable impact" is found in Policy 2.6.3.1.

Policy 2.2.1.23. ~~2.2.1.20~~ IU: Establish the Industrial Urban future land use category as follows:

Policy 2.2.1.23.1. ~~2.2.1.20.1~~ Intent: To identify areas of established, developed heavy or light industrial uses where such uses are substantially or completely surrounded by urban uses, with limited ability for expansion. Also, to provide for the development of support uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category.

Policy 2.2.1.23.2. ~~2.2.1.20.2~~ Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Light and heavy industrial uses, neighborhood commercial uses, public/semi-public, recreation and school uses.

Policy 2.2.1.23.3. ~~2.2.1.20.3~~ Range of Potential Intensity:

<u>IU STANDARDS</u>	<u>RESIDENTIAL</u> <u>(DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY STANDARDS</u>		
<u>GROSS</u>	<u>0</u>	<u>N/A</u>
<u>NET</u>	<u>0</u>	<u>N/A</u>
<u>INTENSITY</u>		
		<u>1.25</u>
<u>STANDARDS/ LIMITATIONS</u>	<u>SMALL</u> (thirty thousand (30,000) s.f.), subject to the commercial locational criteria (see Policy 2.2.1.23.4).	

Maximum floor area ratio:

1.25.

Maximum Square Footage for Neighborhood Commercial Uses:

Small (thirty thousand (30,000) s.f.), subject to the commercial locational criteria (see Policy 2.2.1.23.4).

Policy 2.2.1.23.4. ~~2.2.1.20.4~~ Other information:

(a) This category shall not be utilized to establish new industrial areas, but may be expanded through the Future Land Use Map amendment process.

(b) In order to serve the neighborhood commercial needs of employers in the IU future land use category, activity nodes with neighborhood serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Objective 2.10.5 and Objective 2.10.1).

Policy 2.2.1.24. ~~2.2.1.17~~ ROR: Establish the Retail/Office/Residential future land use category as follows:

Policy 2.2.1.24.1. ~~2.2.1.17.1~~ Intent: To identify areas exhibiting a broad range of commercial, office, and residential uses and to prohibit the intrusion of new industrial uses into these ROR areas. ROR areas are especially found at major community or region-serving nodes and are encouraged to develop with horizontal or vertical integration of uses, internal trip capture, and an overall high quality environment for living, working, or visiting.

Policy 2.2.1.24.2 . ~~2.2.1.17.2~~ Range of Potential Uses (see Policy 2.2.1.5): Neighborhood, community and regional serving commercial uses, mixed with medium and high density residential, lodging, office, public/semi-public, recreation and school uses (see also Objective 4.2.1).

Policy 2.2.1.24.3. ~~2.2.1.17.3~~ Range of Potential Density/Intensity:

<u>ROR STANDARDS</u>	<u>RESIDENTIAL (DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY STANDARDS</u>		
<u>GROSS</u>	<u>16 (9 if located within the CEA and/or CHHA)</u> <u>32*¹ along Urban Corridors (40 maximum if a bonus is approved), for affordable housing, and/or mixed use development</u> <u>7 minimum for affordable housing in the UIRA</u>	<u>N/A</u>

<u>NET</u>	<u>20</u> <u>36^{*2} for affordable housing</u> <u>and/or mixed use</u> <u>development</u>	<u>N/A</u>
<u>INTENSITY</u>		
		<u>0.5</u> <u>1.0 in the UIRA, Hotels,</u> <u>mixed use, and along</u> <u>Urban Corridors (2.0 if an</u> <u>FAR bonus is approved)</u>
<u>OTHER STANDARDS</u>		
<u>*1</u>	<u>Properties within the CEA and CHHA are not eligible</u> <u>for the additional density offered for urban corridors,</u> <u>mixed-use development, and/or affordable housing.</u>	
<u>*2</u>	<u>Maximum "net" densities shall not apply to projects</u> <u>within designated Urban Corridors, and may not apply</u> <u>to clustered development in the WO or CHHA Overlay</u> <u>Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5</u>	
<u>STANDARDS/ LIMITATIONS</u>	<u>(See Policy 2.2.1.24.4)</u>	

Maximum gross residential density:

Nine (9) dwelling units per acre for properties within the CHHA or CEA.

Sixteen (16) dwelling units per acre.

Thirty-two (32) dwelling units per acre along designated Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).

Thirty-two (32) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Thirty-two (32) dwelling units per acre for mixed-use development that includes a commercial or office component.

Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, mixed-use development, and/or affordable housing.

Minimum gross residential density: 7 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".

Maximum net residential density:

Twenty (20) dwelling units per acre.

Thirty-six (36) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Thirty-six (36) dwelling units per acre for mixed-use developments that include a commercial or office component.

Maximum "net" densities shall not apply to projects within designated Urban Corridors, and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.5.

1.0 in the UIRA.

1.0 for Hotels.

1.0 for mixed-use.

1.0 along designated Urban Corridors; 2.0 along Urban Corridors if an FAR bonus is approved.

Policy 2.2.1.24.4. ~~2.2.1.17.4~~ Other Information:

- (a) Generally, limit the use of the ROR future land use category on vacant land to locations adjacent to arterial or higher classification roadways (as shown on the Future Traffic Circulation: Functional Classification Map (Map 5B)), or adjacent to ROR designated lands that meet the criteria.
- (b) Development or redevelopment within the ROR area 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 Policy 2.10.4.2).
- (c) No industrial uses, or uses which have a primary purpose of wholesale distribution of goods from that site shall be permitted in the Retail/Office/Residential designation.
- (d) Expansion of legally established light industrial uses may be approved within the same parcel if there are no additional impacts to adjoining properties. The Land Development Code shall provide for a process to approve the expansion.

Policy 2.2.1.25. ~~2.2.1.21~~ MU: Establish the Mixed-Use future land use category as follows:

Policy 2.2.1.25.1. ~~2.2.1.21.1~~ Intent: To identify major centers of suburban or urban activity in areas with a high level of public facility availability and intended (but not required) to develop with a horizontal or vertical mix of

[residential and nonresidential uses, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.](#)

Policy 2.2.1.25.2. ~~2.2.1.21.2~~ [Range of Potential Uses \(see Policies 2.1.2.3—2.1.2.7, 2.2.1.5\): Commercial, office, and light industrial uses mixed with suburban or urban residential uses and support uses such as public/semi-public, recreation and school uses. Hospitals are also appropriate in this future land use category.](#)

Policy 2.2.1.25.3. ~~2.2.1.21.3~~ [Range of Potential Density/Intensity:](#)

IL STANDARDS	RESIDENTIAL (DU/AC)	NONRESIDENTIAL (FAR)
DENSITY STANDARDS		
GROSS	12 (9 if located within CHH or CEA) 30*¹ within Urban Corridor (40 if density bonus is approved) 30*¹ for affordable housing 30*¹ for mixed-use development that includes commercial or office component 7 minimum for affordable housing in UIRA	N/A
NET	20 36*¹ for affordable housing and/or mixed-use	N/A
INTENSITY		
		1.0

		<u>2.0 in UIRA</u> <u>2.0 within Urban</u> <u>Corridors if an FAR bonus</u> <u>is approved</u> <u>2.0 inside the Urban Core</u> <u>if an FAR bonus is</u> <u>approved</u>
<u>OTHER STANDARDS</u>		
<u>*1</u>	<u>Properties within the CEA and CHHA are not eligible</u> <u>for the additional density offered for urban corridors,</u> <u>mixed-use development, and/or affordable housing.</u>	
<u>STANDARDS/ LIMITATIONS</u>	<u>SMALL</u> <u>Thirty thousand (30,000) s.f.,</u> <u>subject to the commercial locational criteria</u> <u>(see Policy 2.2.1.25.4).</u>	

Maximum gross residential density:

Nine (9) dwelling units per acre for properties located within the CHHA or CEA.

Twelve (12) dwelling units per acre.

Thirty (30) dwelling units per acre along Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).

Thirty (30) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Thirty (30) dwelling units per acre for mixed-use development that includes a commercial or office component.

Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, affordable housing, and/or mixed-use.

Minimum gross residential density:

7.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".

Maximum net residential density:

Twenty (20) dwelling units per acre.

Thirty-six (36) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Thirty-six (36) dwelling units per acre for mixed-use developments that include a commercial or office component.

Net densities shall not apply along Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

1.0 (2.0 along designated Urban Corridors if an FAR bonus is approved).

2.0 inside the UIRA.

2.0 inside the Urban Core if an FAR bonus is approved (Refer to Map H).

Policy 2.2.1.25.4. ~~2-2.1-21.4~~ Other Information:

(a) Generally, limit the use of the MU future land use category on vacant land to locations adjacent to arterial or higher classification roadways (as shown on the Future Traffic Circulation: Functional Classification Map (Map 5B)), or adjacent to MU designated lands that meet the criteria.

(b) All projects are subject to the following criteria, except for individual single family dwellings located on a lot of record and developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.

(1) Non-residential uses exceeding one hundred fifty thousand (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 (see Table 2-2, and Policies 2.10.2.1 and 2.10.3.3).

(2) Development in areas designated with the Mixed Use category shall contain the minimum percentage of at least three (3) of the following general categories of land uses (measured in acres district-wide, not per development site):

- Ten (10) percent Residential.
- Ten (10) percent Commercial/Professional.
- Ten (10) percent Light Industrial/Distribution.
- Five (5) percent Recreation/Open Space.
- Three (3) percent Public/Semi-Public.

(3) Access between these uses shall be provided by a method other than the Major Thoroughfare Map Series of this Comprehensive Plan. Potential methods include multimodal features including roadways, MURT, sidewalks, bike paths or other alternative vehicular and pedestrian access methods acceptable to the County.

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

Policy 2.2.1.26. ~~2.2.1.28~~ Mixed Use - Community (MU-C): Establish the Mixed Use—Community future land use category as follows:

Policy 2.2.1.26.1. ~~2.2.1.28.1~~ Intent: To identify areas which are established as major centers of suburban/urban activity through the identification of potential Activity Centers.

A graphic depiction of the potential Activity Center 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. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and nonresidential 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 MU-C designated area shall achieve compliance with the Community Design and Compatibility guiding principles outlined in Chapter 9 of the Land Development Code.

For properties illustrated with a potential Activity Center, the requirements of Policy 2.2.1.28.5 (Mixed Use-Community/Residential) shall apply if an Activity Center is not planned.

Policy 2.2.1.26.2. ~~2.2.1.28.5~~ Mixed Use - Community/Residential (MU-C/R): Establish the Residential subareas as follows:

Purpose: The MU-C/R category is intended to accommodate low and medium density residential and support uses.

Range of Potential Uses: Residential uses with integrated support uses serving the neighborhood.

Range of potential density/intensity:

<u>MU-C/R STANDARDS</u>	<u>RESIDENTIAL (DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY STANDARDS</u>		
<u>GROSS</u>	<u>3</u>	<u>N/A</u>
<u>NET</u>	<u>9*1</u>	<u>N/A</u>
<u>INTENSITY</u>		
		<u>0.23</u>

<u>OTHER STANDARDS</u>	
<u>*1</u>	Except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density, pursuant to Policies 2.3.1.5 and 4.3.1.5.
<u>STANDARDS/ LIMITATIONS</u>	<u>MEDIUM</u> (one hundred fifty thousand (150,000) s.f.) as permitted in the Manatee County Comprehensive Plan Policy 2.10.4.2. for DRI's and Large Projects).

Maximum gross residential density:

Three (3) dwelling units per acre.

Maximum net residential density:

Nine (9) dwelling units per acre, except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.23.

Maximum square footage for Neighborhood Commercial uses:

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

Policy 2.2.1.26.3. ~~2.2.1.28.6~~ Mixed Use—Community/Residential Urban (MU-C/RU): Establish the Residential Urban subarea as follows:

Purpose: The MU-C/RU category is intended to accommodate medium and high density residential and support uses.

Range of Potential Uses: Urban density residential uses with integrated residential support uses such as neighborhood commercial uses, public or semi-public uses, schools, and recreational uses.

Range of potential density/intensity:

<u>MU-C/RU STANDARDS</u>	<u>RESIDENTIAL (DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY STANDARDS</u>		
<u>GROSS</u>	<u>9</u>	<u>N/A</u>
<u>NET</u>	<u>16*1</u>	<u>N/A</u>
<u>INTENSITY</u>		

		<u>0.23</u>
<u>OTHER STANDARDS</u>		
<u>*1</u>	Except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density, pursuant to Policies 2.3.1.5 and 4.3.1.5.	
<u>STANDARDS/ LIMITATIONS</u>	<u>MEDIUM</u> (one hundred fifty thousand (150,000) s.f.) as permitted in the Manatee County Comprehensive Plan Policy 2.10.4.2. for DRI's and Large Projects).	

Maximum gross residential density:

Nine (9) dwelling units per acre.

Maximum net residential density:

Sixteen (16) dwelling units per acre, except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.23.

Maximum Square Footage for Neighborhood Commercial Uses:

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

Policy 2.2.1.26.4. Mixed Use—Community/Community Serving (MU-C/CS): Establish the Community Serving subarea as follows:

Purpose: The MU-C/CS category is intended to accommodate medium and high density residential and support uses including affordable housing.

Range of Potential Uses: Urban density residential uses with integrated residential support uses such as neighborhood commercial uses, public or semi-public uses, schools, and recreational uses.

Range of potential density/intensity:

<u>MU-C/CS STANDARDS</u>	<u>RESIDENTIAL (DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY STANDARDS</u>		
<u>GROSS</u>	<u>9</u> <u>19*1 for low-income Affordable Housing</u>	<u>N/A</u>

<u>NET</u>	<u>16^{*2}</u> <u>30^{*1} for low-income Affordable Housing</u>	<u>N/A</u>
<u>INTENSITY</u>		
		<u>0.50</u>
<u>OTHER STANDARDS</u>		
<u>*1</u>	For residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as “Affordable Housing” at or below sixty (60) percent Annual Median Income (AMI). Properties within the CEA and CHHA are not eligible for this additional density.	
<u>*2</u>	Except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density, pursuant to Policies 2.3.1.5 and 4.3.1.5.	
<u>STANDARDS/ LIMITATIONS</u>	<u>MEDIUM</u> (one hundred fifty thousand (150,000) s.f.) as permitted in the Manatee County Comprehensive Plan Policy 2.10.4.2. for DRI's and Large Projects).	

Maximum gross residential density:

Nine (9) dwelling units per acre.

Nineteen (19) dwelling units per acre may be provided for residential projects providing twenty-five (25) percent of the total dwelling units at or below sixty (60) percent Annual Median Income (AMI).

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

Maximum net residential density:

Sixteen (16) dwelling units per acre, except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Thirty (30) dwelling units per acre may be provided for residential projects providing twenty-five (25) percent of the total dwelling units at or below sixty (60) percent Annual Median Income (AMI).

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

Maximum floor area ratio:

0.50.

Maximum Square Footage for Neighborhood Commercial Uses:

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

Other Information:

Development in areas designated with the Mixed-Use Community/Community Serving category shall contain the following range of uses; with the following minimum/maximum percentages of development based on a per project basis (acreage basis) of at least three (3) of the following general categories of land (per development site). Through the rezone and GDP process, a modification to this standard may be allowed if certain mixed-use projects are approved or constructed and within a 3.0 mile radius of the project.

Example 1:

1. Residential: Fifty (50) percent
2. Commercial/Professional: Twenty (20) percent
3. Recreation/Open Space: Thirty (30) percent

Example 2:

- Residential: Sixty (60) percent
- Commercial/Professional: Twenty-five (25) percent.
- Light Industrial/Distribution: N/A
- Recreation/Open Space: Ten (10) percent
- Public/Semi-Public: Five (5) percent

Policy 2.2.1.26.5. . ~~2.2.1.28.2~~ Mixed Use—Community Center Level 1 (MU-C/AC-1): Establish the Activity Center Level 1 subareas as follows:

Purpose: The MU-C/AC-1 category is intended to accommodate neighborhood, community and regional-serving commercial uses, but may also include neighborhood and community-serving uses.

Range of Potential Uses: Commercial and office uses which function in the market place as neighborhood, community, or region-serving. Also light industrial uses, suburban or urban density residential uses, recreational uses, public or semi-public uses, recreation uses and school uses.

Range of potential density/intensity:

<u>MU-C/AC-1 STANDARDS</u>	<u>RESIDENTIAL (DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY STANDARDS</u>		
<u>GROSS</u>	<u>9</u>	<u>N/A</u>

<u>NET</u>	<u>20*1</u>	<u>N/A</u>
<u>INTENSITY</u>		
		<u>1.0</u>
<u>OTHER STANDARDS</u>		
<u>*1</u>	<u>Except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density pursuant to Policies 2.3.1.5 and 4.3.1.5.</u>	

Maximum gross residential density:

Nine (9) dwelling units per acre.

Maximum net residential density:

Twenty (20) dwelling units per acre, except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

1.0.

Other Information:

(a) All projects are subject to the following criteria, except for individual single family dwellings located on a lot of record and developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.

(1) Non-Residential uses exceeding one hundred fifty thousand (150,000) square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses (see Table 2-2 and Policy 2.10.2.1); however, such uses shall not be subject to Policy 2.10.3.3.

(2) Development within this Mixed Use AC-1 subarea shall contain the minimum percentage of at least three (3) of the following general categories of land uses (measured in acres district-wide, not per development site). If two (2) of the land uses include Recreation/Open Space and Public/Semi-Public the required mix of uses increases to four (4) land use types, one (1) of which must be residential.

Ten (10) percent Residential.

Twenty (20) percent Commercial/Professional.

Fifteen (15) percent Light Industrial/Distribution.

Five (5) percent Recreation/Open Space.

Three (3) percent Public/Semi-Public.

(3) 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.

(b) Access between 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.

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

Policy 2.2.1.26.6. . ~~2-2-1-28-3~~ Mixed Use—Community/Activity Center Level 2 (MU-C/AC-2): Establish the Activity Center Level 2 subarea as follows:

Purpose: The AC-2 activity center is intended to accommodate community-serving commercial uses, but may also include neighborhood-serving commercial uses.

Range of Potential Uses: Commercial and office uses which function in the market place as neighborhood or community serving. Also light industrial uses and suburban or urban density residential uses.

Range of potential density/intensity:

<u>MU-C/AC-2 STANDARDS</u>	<u>RESIDENTIAL (DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY STANDARDS</u>		
<u>GROSS</u>	<u>9</u>	<u>N/A</u>
<u>NET</u>	<u>20*1</u>	<u>N/A</u>
<u>INTENSITY</u>		<u>0.35</u>
<u>OTHER STANDARDS</u>		
<u>*1</u>	<u>Except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density, pursuant to Policies 2.3.1.5 and 4.3.1.5.</u>	
<u>STANDARDS/ LIMITATIONS</u>	<u>LARGE</u> <u>Three hundred thousand (300,000) s.f.</u>	

Maximum gross residential density:

Nine (9) dwelling units per acre.

Maximum net residential density:

Twenty (20) dwelling units per acre, except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.35.

Maximum Square Footage for Neighborhood, Community, or Region-Serving Commercial Uses:

Large (thirty thousand (300,000) s.f.).

Other Information:

(a) Non-residential projects exceeding one hundred fifty thousand (150,000) square feet gross building area may be considered only if consistent with the requirements for large commercial uses (see Table 2-2 and Policy 2.10.2.1); however, such uses shall not be subject to Policy 2.10.3.3.

(b) Development within this Mixed Use AC-2 subarea shall contain the minimum percentage of at least three (3) of the following general categories of land uses (measured in acres district-wide, not per development site). If two (2) of the land uses include Recreation/Open Space and Public/Semi-Public the required mix of uses increases to four (4) land use types, one (1) of which must be residential.

Ten (10) percent Residential.

Twenty (20) percent Commercial/Professional.

Fifteen (15) percent Light Industrial/Distribution.

Five (5) percent Recreation/Open Space.

Three (3) percent Public/Semi-Public.

Policy 2.2.1.26.7. . 2.2.1.28.4 Mixed Use—Community/Activity Center Level 3 (MU-C/AC-3): Establish the Activity Center Level 3 subareas as follows:

Purpose: The AC-3 activity center is intended to accommodate neighborhood-serving commercial uses.

Range of Potential Uses: Commercial and office uses that serve the immediate neighborhoods. Also limited light industrial uses and suburban or urban density residential development.

Range of potential density/intensity:

<u>MU-C/AC-3 STANDARDS</u>	<u>RESIDENTIAL (DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY STANDARDS</u>		
<u>GROSS</u>	<u>3</u>	<u>N/A</u>
<u>NET</u>	<u>9^{*1}</u>	<u>N/A</u>
<u>INTENSITY</u>		
		<u>0.23</u>
<u>OTHER STANDARDS</u>		

*1	Except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density, pursuant to Policies 2.3.1.5 and 4.3.1.5.
<u>STANDARDS/ LIMITATIONS</u>	<u>MEDIUM</u> <u>One hundred fifty thousand (150,000) s.f.</u>

Maximum gross residential density:

Three (3) dwelling units per acre.

Maximum net residential density:

Nine (9) dwelling units per acre, except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.23.

Maximum square footage for Neighborhood Commercial uses:

Medium (one hundred fifty thousand (150,000) s.f.)

Other Information:

(a) _____ Development sites in the AC-3 category shall contain a minimum of fifty (50) percent nonresidential development.

Policy 2.2.1.27. ~~2.2.1.24~~ AT: Establish the Major Attractor future land use category as follows:

Policy 2.2.1.27.1. ~~2.2.1.24.1~~ Intent: To recognize and accommodate public and private facilities, which by virtue of their highly specialized function or their infrequent but significant impact on public facilities and other land uses, are inconsistent with the definition or intent of other future land use categories.

Policy 2.2.1.27.2. ~~2.2.1.24.2~~ General Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Mass seating facilities, civic center, vehicular racing facilities, arenas, intensive recreation and school uses, and other major attractors.

Policy 2.2.1.27.3. ~~2.2.1.24.3~~ Range of Potential Density/Intensity: Density or intensity within such category is not established in this Comprehensive Plan, but shall be limited as required to achieve compliance with this Comprehensive Plan.

Policy 2.2.1.27.4 . ~~2.2.1.24.4~~ Other Information:

(a) _____ All uses under this category shall require rezoning to Planned Development.

- (b) Facilities including, but not limited to, major retail centers and major employment-oriented projects shall specifically not be designated as AT on the Future Land Use Map, but shall be designated under other, more appropriate, future land use categories.
- (c) Any plan amendment to this specialized category may be approved conditioned on the utilization of the property for a specific use or uses and may be approved so as to require the mitigation of adverse impacts on public facilities and on existing and future land uses.

Policy 2.2.1.28. ~~2.2.1.22~~ P/SP-1: Establish the Public/Semi-Public-1 future land use category as follows:

Policy 2.2.1.28.1. ~~2.2.1.22.1~~ Intent: To recognize major existing and programmed public/quasi-public facilities, primarily those associated with public or private utilities, including electrical transmission corridors occupied by transmission lines of 240KV or more, and other public or semi-public facilities which have adverse aesthetic or health, safety, or welfare impacts on adjacent property or residents.

Policy 2.2.1.28.2. ~~2.2.1.22.2~~ General Range of Potential 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, public school uses. Also, when the P/SP-1 designation is an easement on privately held property, other uses consistent with the adjacent future land use category or categories, where consistent with the purpose of the easement and consistent with all other goals, objectives, and policies of this Comprehensive Plan, may also be considered. (See also Policy 2.1.1.5).

Policy 2.2.1.28.3. ~~2.2.1.22.3~~ Range of potential Density/Intensity:

<u>ER STANDARDS</u>	<u>RESIDENTIAL</u> <u>(DU/AC)</u>	<u>NONRESIDENTIAL (FAR)</u>
<u>DENSITY STANDARDS</u>		
<u>GROSS</u>	<u>0</u>	<u>N/A</u>
<u>NET</u>	<u>0</u>	<u>N/A</u>
<u>INTENSITY</u>		
		<u>0</u>

Maximum Gross Residential Density:

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

land use categories, with the centerline of the easement utilized as the line separating both adjacent categories.

Maximum net residential density:

Zero dwelling units per acre.

Maximum floor area ratio:

Zero FAR (except for structures reasonably related to the operation of the public or quasi-public facilities).

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

Policy 2.2.1.28.4. ~~2.2.1.22.4~~ Other Information:

(a) Recognizing that the relocation of any utility transmission corridor may occur to the benefit of current and future Manatee County residents, or visitors, any such relocation within the boundaries of a proposed project site may be considered without the approval of a plan amendment, only if such relocation is determined, during the review of a proposed project, to reduce the adverse impact of such corridor on adjacent existing and future land uses. Where such proposed relocation is deemed to have an adverse impact that cannot be mitigated, a plan amendment shall be required.

(b) In all instances where the P/SP-1 future land use category is applied, except regarding utility easements as is provided in Policy 2.2.1.22.3 above, the following shall apply:

- (1) An applicant shall be required to declare a specific use or uses for a specific piece of property for which the applicant is proposing to amend the existing future land use category to P/SP-1.
- (2) At such time the applicant is proposing to amend the existing future land use category of a specific piece of property to P/SP-1, the applicant shall provide information and analysis on the compatibility of the proposed use or uses, as specified according to paragraph (1) above, with surrounding development.
- (3) Property with the future land use category of P/SP-1, shall require Planned Development zoning to be developed, except where the property is less than ten (10) acres in size and the current, underlying zoning permits the use(s). Additional exceptions to Planned Development zoning may include but not be limited to stormwater facilities, native habitats/preserve areas, individual/smaller utility pump stations or similar.

Policy 2.2.1.29. ~~2.2.1.23~~ P/SP-2: Establish the Public/Semi-Public-2 future land use category as follows:

~~Policy 2.2.1.29.1. 2.2.1.23.1~~ Intent: To recognize major existing and programmed public/quasi-public facilities, primarily those associated with frequent or regular use by residents of the community, particularly major health care and educational facilities. Facilities located under this category exclude those with significant adverse impact to adjacent property or residents. Also, to establish a means of distinguishing major public or private facilities generally recognized as having an essential purpose for the health, safety, and welfare of the community and to afford such facilities special protection, and an opportunity to continue operation in an effective manner.

~~Policy 2.2.1.29.2. 2.2.1.23.2~~ General Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Public or private hospitals, or health care complexes, 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/semi-public and school uses.

~~Policy 2.2.1.29.3. 2.2.1.23.3~~ Range of Potential Density/Intensity: Density or intensity within such category is not established in this Comprehensive Plan but shall be limited as required to achieve compliance with this Comprehensive Plan.

~~Policy 2.2.1.28.4. 2.2.1.23.4~~ Other Information: Any plan amendment to this specialized category may be approved conditioned on the utilization of the property for a specific use or uses.

Objective 2.2.2. Future Land Use Overlay Districts.

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

Policy 2.2.2.1. Establish and define the following overlay districts described and defined in Policies 2.2.2.2 through 2.2.2.8 and comprising the second part of the future land use classification system which shall be utilized to prepare or amend the Future Land Use Map required by § 163.3177(6)(a), F.S. No land shall be designated on the Future Land Use Map using any overlay district other than those listed in the summary table contained in Policy 2.2.1.1 above. 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.

~~**Policy 2.2.2.2. WO: Establish the Watershed Overlay District as follows:**~~

~~**Policy 2.2.2.2.1.** Definition: The geographic area encompassing the land and water surfaces which by virtue of natural topography, contributes surface water flow to the Lake Manatee Reservoir, the Evers Reservoir, or the Peace River.~~

~~**Policy 2.2.2.2.2.** Purpose: To maintain and improve the natural and man-made environment and resources in a manner protective of the water supply functions of the Lake Manatee, Evers Reservoir, and Peace River watersheds, which contribute to these preferred potable water sources, so as to maintain water quality and quantity within Lake Manatee, Evers Reservoir, Peace River and all inflowing watercourses.~~

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

~~**Policy 2.2.2.2.4.** Effect of Mapping:~~

(a) All projects which are partially or fully within the Watershed Overlay District (WO) shall be subject to the WO policies in addition to the goals, objectives and policies applicable to the underlying future land use category of the site. The extent and coverage of the designated Watershed Overlay area is shown in greater detail on the official zoning atlas of Manatee County, but is subject to adjustment pursuant to (c) below.

(b) See also policies listed under Policy 2.2.2.2.3 above.

(c) Manatee County will accept, and review on a case-by-case basis, submittal of appropriate hydrological studies by any owner or authorized representative of property shown on the official zoning atlas as being within the Watershed Overlay where the owner or agent thereof is seeking to demonstrate that property is not located within the Lake Manatee Watershed, the Evers Reservoir, or the Peace River Watershed. Where the review concludes that the subject property, or part thereof, is located outside the Watershed Overlay, adjustments to the zoning atlas should be processed pursuant to an administrative procedure established within any land development regulations developed pursuant to § 163.3202, F.S.

~~**Policy: 2.2.2.2.5.** Development Restriction/Conditions:~~

(a) Prohibit the location of any general or commercial aviation facility within the Watershed Overlay District, except where a finding of overriding public interest has been reached by the Board for location of such a facility within the districts.

(b) Prohibit the location of new confined feedlot operations for livestock within the Watershed Overlay District.

(c) Prohibit all new mineral resource extraction and associated processing activities, within the Watershed Overlay District unless such uses are specifically approved in conjunction with the Master Mining and Reclamation Plan or specifically approved in conjunction with a major earthmoving site plan to demonstrate that such activities shall not cause a degradation of water quality and shall not cause adverse impact on water quality within the watersheds.

(d) Prohibit new nonresidential/nonagricultural development in the Watershed Overlay District if it requires an operating permit for industrial waste treatment, as referenced in Chapter 62-4, F.A.C., unless it can be established, through the special permit approval process or Planned Development, that such developments will not cause a degradation of the water quality of the watersheds of Lake Manatee, Evers Reservoir, or Peace River, as appropriate, and will not cause any adverse impact on water quantity within these districts.

~~(e) Prohibit the location of new sanitary landfills and wastewater treatment plants (interim or permanent) within the Watershed Overlay District unless such uses are permitted pursuant to a finding by the Board of overriding public interest.~~

~~(f) Require that the preservation of indigenous vegetation within the Watershed Overlay District be accomplished through careful site planning and the use of native, naturalized or drought-hardy species for new or replacement plantings (see also Policy 2.9.4.6).~~

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

Implementation Mechanism(s):

~~(a) County review of all development proposed consistent with this policy.~~

~~(b) Maintain development regulations appropriate for implementation of watershed protection within the Lake Manatee, Evers Reservoir, and Peace River watershed areas.~~

Policy 2.2.2.4. CEA: Establish the Coastal Evacuation Area Overlay District as follows:

Policy 2.2.2.4.1. The purpose of the CEA Overlay District policies is to minimize the effect of development on the evacuation of population from Zone A during a Category 1 hurricane, which is the first area subject to evacuation in an event of potential high storm surge.

Policy 2.2.2.4.2. The County shall adopt rules and regulations to:

~~(a) Limit population in the CEA Overlay District.~~

~~(b) Limit the amount of infrastructure, both private and public, within the CEA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure to Manatee County residents.~~

~~(c) Increase, through exercise of the police power, the degree of protection to public and private property, and to protect the lives of residents within the CEA, and reduce the risk of exposing lives or property to storm damage.~~

~~(d) Accomplish shoreline stabilization along coastal areas by limiting development activity which may adversely impact shoreline stability.~~

~~(e) Protect coastal water quality by reducing impervious surface along coastal areas, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters.~~

~~(f) Encourage, establish, and maintain vegetative and spatial buffer zones, in order to maintain the capacity of natural vegetative communities in mitigating the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.~~

Policy 2.2.2.4.3. Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the CEA Overlay District are contained under Objectives 4.3.1, 4.3.2, 4.4.2 and 4.4.3 of the Coastal Management Element.

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

~~Policy 2.2.2.4.4. Effect of Mapping:~~

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

~~Policy 2.2.2.4.5. Development Restrictions:~~

~~(a) Prohibit any amendment to the Future Land Use Map which would result in an increase in allowable residential density on sites within the Coastal Evacuation Area.~~

~~(b) Limit the location of acute care medical facilities within the CEA overlay.~~

~~Policy 2.2.2.5. CHHA: Establish the Coastal High Hazard Area Overlay District as follows:~~

~~Policy 2.2.2.5.1.~~ ~~The purpose of the CHHA Overlay District policies is to direct population concentration away from known or predicted coastal high hazard areas and to limit public expenditures that subsidize development within these areas. The CHHA is the geographic area below the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, pursuant to applicable law, as updated on a periodic basis.~~

~~Policy 2.2.2.5.2. The County shall adopt rules and regulations to:~~

~~(a) Limit population in the Coastal High Hazard Area Overlay District.~~

~~(b) Limit the amount of infrastructure, both private and public, within the CHHA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure to Manatee County residents.~~

~~(c) Increase, through exercise of the police power, the degree of protection to public and private property, and to protect the lives of residents within the CHHA, and reduce the risk of exposing lives or property to storm damage.~~

~~(d) Accomplish shoreline stabilization along coastal areas by limiting development activity which may adversely impact shoreline stability.~~

~~(e) Protect coastal water quality by reducing impervious surface along coastal areas, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters.~~

~~(f) Encourage, establish, and maintain vegetative and spatial buffer zones, in order to maintain the capacity of natural vegetative communities in mitigating the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.~~

~~Policy 2.2.2.5.3. Applicable Goals, Objectives, and Policies:~~ ~~Goals, objectives, and policies pertaining to the CHHA Overlay District are contained under Objectives 4.3.1, 4.3.2, 4.4.2 and 4.4.3 of the Coastal Management~~

Element. Compliance with all goals, objectives, and policies listed in these subsections, and with other applicable goals, objectives, policies, and development regulations is required for all activity within the CHHA Overlay District.

Policy 2.2.2.5.4. Effect of Mapping:

(a) The area designated under the CHHA Overlay District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the CHHA District, except where policies associated with the CHHA Overlay conflict with such goals, objectives and policies. In this event, policies associated with the CHHA Overlay shall override other goals, objectives and policies. The extent and coverage of the area designated as CHHA is an approximation, and is subject to a more precise determination on any project within, or proximate to, that area shown on the Future Land Use Map as CHHA. At the time of review of any such project for issuance of any development order establishing total or partial development potential, evaluation of a pre-development topographic survey of the site shall be utilized to determine the extent of the CHHA District Overlay.

Policy 2.2.2.5.5. Development Restrictions/Conditions:

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

(b) Limit the location of acute care medical facilities within the CHHA overlay.

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

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

Policy 2.2.2.6.2. Purpose:

(a) To recognize the approximate geographic boundaries of significant historical and archaeological areas and sites.

(b) Specific protection mechanism for historical and archaeological resources are located on this Historic and Cultural Element of this Comprehensive Plan.

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

Policy 2.2.2.6.4. Effect of Mapping:

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

(b) Recognize existing and new significant historic districts or sites as designated by Manatee County.

(c) See also goals, objectives and policies contained in the Historical and Cultural Element.

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

~~**Policy 2.2.2.7.1.** Definition: The geographic area subject to current or future projected noise exposure from any aviation facility of sixty-five (65) Ldn or greater. This area is defined as the area contained within the sixty-five (65) Ldn noise contour, as shown on the official noise exposure maps (NEM) for the aviation facility (Map contained in the Aviation Sub-Element of the Transportation Element) and Map 5-A SRQ 1998 Noise Exposure Map.~~

~~**Editor's note**—The Airport Impact Overlay District Map does not have a formal map designation/identifier; one will be assigned as part of this amendment process.~~

~~**Policy 2.2.2.7.2.** Purpose:~~

~~(a) To define geographic areas which will be subject to special review or regulation pursuant to the applicable Policies adopted as part of Objectives 5.13.1, 5.13.2, and 5.13.3.~~

~~**Policy 2.2.2.7.3.** Applicable Goals, Objectives, and Policies: Goals, objectives and policies pertaining to AI Overlay District are contained under Objectives 5.12.1, 5.13.1, 5.13.2, 5.13.3, and 5.13.4 of the Aviation Sub-element, and Policy 2.9.2.1 of the Future Land Use Element.~~

~~**Policy 2.2.2.7.4.** Effect of Mapping:~~

~~(a) Any project which is at least partially within the AI Overlay District shall be subject to the applicable requirements listed under Policies 2.2.2.7.2 and 2.2.2.7.3 above and the applicable standards of the Land Development Code, Chapter 4.~~

~~(b) The area designated under the AI Overlay District on the Future Land Use Map and Map 5-A SRQ 1998 Noise Exposure Map shall also be subject to all goals, objectives and policies for any future land use category under the AI Overlay.~~

~~[Policy 2.2.2.8. Reserved.]~~

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

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

~~**Policy 2.2.2.9.2.** Purpose:~~

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

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

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

~~**Policy 2.2.2.9.3.** Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the FIG Overlay District are contained under Objectives 2.1.4, 2.11.1, 2.11.2, 2.12.1 of the Future Land Use Element.~~

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

~~Policy 2.2.2.9.4.~~ Effect of Mapping:

(a) The area designated under the FIG Overlay District on the Future Land Use Map may be developed pursuant to the goals, objectives, and policies of the future land use category underlying the FIG Overlay or pursuant to the goals, objectives, and policies of the FIG Overlay.

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

(1) Compatibility between residential and nonresidential uses has been established, and

(2) Provisions have been made for all required public facilities.

Development located within the FIG utilizing the provisions of Policy 2.2.2.9(1)—(4) shall rezone to Planned Development.

~~Policy 2.2.2.10.~~ Planned Village Overlay (PV): Establish the Planned Village Overlay future land use overlay category as follows:

~~Policy: 2.2.2.10.1.~~ Definition: The geographic area shown on the Future Land Use Map as Planned Village Overlay (PV). Uses, densities and intensities for the Planned Village Overlay shall be limited by the provision of Policies 2.2.2.10.3 and 2.2.2.10.6.

~~Policy: 2.2.2.10.2.~~ Purpose: To identify, textually in the Comprehensive Plan's goals, objectives and policies, or graphically on the Future Land Use Map, areas to be established as major centers of activity through the identification of planned villages. The Planned Village Overlay category is intended to provide an agriculturally oriented small town surrounded by large tracts of agricultural or open space areas. The establishment of a Planned Village Overlay through the FLUM amendment process shall require a minimum of five thousand (5,000) acres. The Planned Village Overlay will promote horizontal and vertical integration of various residential and non-residential uses within this area, achieving internal trip capture, and the development of a high-quality environment for living, working or visiting in a planned village environment. This category shall also require the preservation of large tracts of lands as either open space, conservation area or agricultural use. This category is also intended to ensure that new development in a rural setting is not on individual wells or septic tanks, but on a centralized water and sewer system to better protect the environment.

~~Policy 2.2.2.10.3.~~ 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, residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, and agricultural uses.

~~**Policy 2.2.2.10.4.** Implementation Process. Recognizing the required scale and breadth of a Planned Village Overlay is long term, the following are the procedural requirements for establishment and implementation of a Planned Village Overlay:~~

~~(a) An application for a Planned Village Overlay (PV) designation shall be accompanied by proposed amendments to the existing Future Land Use classifications. These amendments shall include:~~

~~1. An amendment to AG/OS (Agricultural/Open Space) for a minimum of forty (40) percent of the proposed Planned Village Overlay area;~~

~~2. An amendment to Mixed Use (MU) for the establishment of a central village center and neighborhood centers throughout the Planned Village Overlay. Such Mixed Use centers shall be designed as Neo-Traditional Development; and~~

~~3. Amendments to Residential future land uses classifications which allow gross densities of up to three (3) dwelling units per acre (e.g. Res-3, UF-3) to accommodate the residential development not located in Mixed Use (MU) locations.~~

~~4. Additional amendments may include: R/O/R (Retail/Office/Residential); IL (Light Industrial); and P/SP-1(Public/Semi-Public-1) as needed to establish the land-use framework necessary for the proposed Planned Village Overlay.~~

~~(b) The amendment to designate the property with the Planned Village Overlay shall be effective immediately upon adoption by the Board of County Commissioners.~~

~~(c) Pursuant to the adopting Ordinance, all other Future Land Use Map amendments shall only become effective upon approval of a Village Master Plan by the Board of County Commissioners as described in Policy 2.2.2.10.5.~~

~~(d) Until a Village Master Plan is approved by the Board of County Commissioners, the underlying Future Land Use Map classifications and zoning shall remain in effect, and none of the provisions of the Planned Village Overlay shall be applied to development within the Planned Village Overlay.~~

~~**Policy 2.2.2.10.5.** Village Master Plan. There shall be a Village Master Plan submitted for review and approval by the Board of County Commissioners. The Village Master Plan shall serve as the foundation document for future development within the Planned Village Overlay. It shall serve as a bridge between the Comprehensive Plan and more detailed land development approvals such as zoning and site planning. All subsequent development approvals shall be consistent with the Village Master Plan. The Village Master Plan, and any amendments thereto, shall be reviewed and approved in the same manner as a zoning map amendment. Should the Village Master Plan not be approved, development may proceed consistent with the existing Future Land Use Code classification then in effect regardless of the Planned Village Overlay, and the requirements of the Planned Village Overlay shall not be applied to development of the area within the Planned Overlay.~~

~~**Policy 2.2.2.10.5.1.** Required Components of the Village Master Plan.~~

~~Policy 2.2.2.10.5.1.1.~~ Financial Strategy. Promotion of fiscal responsibility and allocation of development costs appropriately are among the purposes of the Planned Village Overlay. It is recognized that the acreage required for a Planned Village Overlay and the demand for open space and agriculture will likely result in location outside the Future Development Area Boundary. As a result, it is essential that establishment of a Planned Village Overlay is not a fiscal burden to the remainder of the County. The Village Master Plan shall include a Financial Strategy which:

(a) Analyzes the public facility capital costs for development of the Planned Village Overlay through build-out both within the development boundaries and outside of the development boundaries;

(b) Analyzes public facility operating costs;

(c) Identifies revenue sources for the above;

(d) Evaluates the degree to which the Planned Village Overlay will be self-sufficient; and

(e) Recommends revenue sources to promote self-sufficiency. These sources may include, but are not limited to, independent impact fee schedules for development within the Planned Village Overlay; establishment of Community Development Districts; establishment of Municipal Service Taxing Units; establishment of Municipal Service Benefit Districts and/or establishment of a Stewardship District.

(f) The Financial Strategy shall identify the required plan and the regulatory steps to achieve that plan.

(g) Approval of the Village Master Plan shall include the approved Financial Strategy and shall be the subject of a Local Development Agreement to address implementation.

~~Policy 2.2.2.10.5.2.~~ Overall Design Principles. The Village Master Plan shall be based on the following community principles:

(a) Building Community. The Village Master Plan will be designed to maximize neighborhood interaction with compact walkable development patterns, neighborhood parts and mixed-use spaces.

(b) Neighborhood Form. The Village Master Plan shall establish the neighborhood form for each type of neighborhood in the community. The Village Master Plan shall establish the criteria for the design of the Central Village Center and the Neighborhood Centers as required by Policy 2.2.2.10.4(a)2. Each center type shall include the range of uses, required mix of uses, design guidelines and standards to be used in evaluating development proposals within that center type. The following specific criteria shall be addressed for each center type: Permitted Uses, Building Height, Building Configuration, Setback or Build-To standards, Lot Characteristics, Block Requirements, Open Space, Public Spaces, Landscaping and Parking.

(c) Distinct Places. The Village Master Plan shall establish distinctive places within the Overlay to encourage gathering, meeting and community interaction.

(d) Public Amenities. The Village Master Plan shall identify public amenities such as parks, plazas, meeting places, horse trails, and multi-modal trails to allow residents to gather for meaningful interaction. A variety of open spaces shall be identified to be close to both employment centers to encourage walking, physical activity, and time

spent outdoors. In recognition of the community design principles of unique places, the Village Master Plan shall establish criteria for neighborhood focal points including the range and scale of commercial uses.

Policy 2.2.2.10.5.3. The Village Master Plan shall:

(a) Include a Village Site Plan complying with at least the minimum level of detail required of a General Development Plan as defined in the Land Development Code, including addressing Large Project submittal requirements. Subsequent phases shall be submitted with a preliminary site plan.

(b) Identify the design principles specific to each land use type;

(c) Define neighborhood centers and edges;

(d) Require a network of primarily interconnected local streets. Cul-de-sacs and street closures shall be limited to streets that are unable to be connected due to natural terrain, habitat or environmentally sensitive resources. The maximum block size shall be established with the Village Master Plan. Larger block sizes may be considered where there are mid-block cut through bicycle or pedestrian paths or where the terrain, habitat or environmentally sensitive resources exist.

(e) Create and define a connected system of open spaces;

(f) Foster social and civic engagement through land use placement;

(g) Provide for workforce housing and how the workforce housing will be located within the Village; and

(h) Address live/work and accessory dwelling units within the Village Overlay District.

Policy 2.2.2.10.5.4. Transportation Framework. Building upon the Thoroughfare Plan, the Village Master Plan shall identify a general network of streets guided by the following principles:

(a) Provide an updated traffic study which analyzes the impacts of the Planned Village pursuant to the form of development provided in the Village Master Plan.

(b) Streets shall be designed in recognition that the street equally serves the pedestrian and the vehicle, with the comfort and safety of the pedestrian taking precedence at conflict points. Therefore, each street must be individually designed to meet the needs of this users and the community.

(c) Streets shall be designed to create a sense of place;

(d) Streets shall be designed to accommodate a mix of travel modes including vehicles, bikes, transit and pedestrian; and

(e) Neighborhood streets shall be designed to address to specific goals: connectivity and protection of the neighborhood.

(f) A streetcar, trolley or other transit system shall be provided to create mass transit connections within the Planned Village Overlay.

(g) Traffic calming appropriate to each road type shall be undertaken to lower vehicle speeds and ensure a safe and comfortable environment for pedestrians, bicyclists, neighborhood electric vehicles and all road users.

(h) Vehicular and pedestrian interconnectivity shall be maximized between uses and neighborhoods. If cul-du-sacs are utilized, pedestrian connections will be provided to the extent feasible.

~~**Policy 2.2.2.10.5.5.** Community Capture. Recognizing the integration of transportation and land uses is critical to the concept of community capture and the minimization of external trips, the Village Master Plan shall establish standards for the maximum external trips and mechanisms for monitoring those trips. The Village Master Plan shall also identify strategies for orderly development in addition to those provided in Policy 2.2.2.10.6.~~

~~**Policy 2.2.2.10.5.6.** Effect of Approval. Approval of the Village Master Plan shall result in the effectiveness of the Future Land Use Map amendments approved with the adoption of the Planned Village Overlay. Except as may be approved in the Village Master Plan, all development within the Planned Village Overlay shall be done as a Planned Development.~~

~~{Policy 2.2.2.10.6. Reserved.}~~

~~**Policy 2.2.2.10.7.** Development Standards. The following development standards and requirements are applicable in the development of the Village Master Plan.~~

~~(a) Development of the Planned Village Overlay shall commence within the Mixed Use designated area in the village center. A minimum of five hundred (500) dwelling units shall be constructed within the Mixed Use designated area in the village center prior to the commencement of residential construction in any other areas within the Planned Village Overlay.~~

~~(b) A minimum of forty thousand (40,000) square feet of commercial uses shall be constructed within the Planned Village Overlay prior to obtaining Final Site Plan or Final Subdivision Plat for the 1,150th residential unit.~~

~~(c) All development shall be required by the developer to be served by a centralized water system and a centralized sewer system designed to public facility standards. Septic tanks shall not be permitted by the developer within the Planned Village Overlay.~~

~~(d) Development of any site within the Planned Village Overlay shall be subject to the density and intensity limitations of the underlying Future Land Use Category, in addition to the development totals for the Planned Village Overlay, however, the Village Master Plan may limit the range of uses and intensity of uses within the Planned Village Overlay.~~

~~(e) Total number of units within the Planned Village Overlay shall not exceed seven thousand two hundred (7,200) residential units. As part of residential development, the Village Master Plan shall provide for a minimum of ten (10) percent of affordable housing or workforce housing units, provided that affordable housing requirements shall not apply to the first one thousand (1,000) residential dwelling units.~~

~~(f) Total commercial development within the Planned Village Overlay area shall not exceed two million (2,000,000) square feet. Commercial uses shall be limited to Neighborhood Serving, Community Serving Commercial Uses and Commercial Uses related to Agriculture.~~

~~(g) Total light industrial development within the Planned Village Overlay area shall not exceed one million eight hundred thousand (1,800,000) square feet.~~

~~(h) A minimum of one hundred twenty (120) acres of land within the Planned Village Overlay shall be reserved for educational facilities collocated with a community park. Additional land shall be reserved for other~~

~~services, including law enforcement, EMS, fire and library services to be available if and when needed. The proposed acreage to be reserved for public facilities and services, including but not limited to, educational facilities, parks, EMS, law enforcement, fire and library facilities shall be subject to further analysis based upon appropriate studies demonstrating that the minimum acreage being reserved within the site is roughly proportional and provides a rational nexus to the impact of the proposed development within the Planned Village Overlay upon these public facilities and services.~~

~~(i) Open Space, Recreation and Environmental Systems. In addition to the AG/OS (Agriculture/Open Space) designated portions of a Planned Village Overlay, there shall be a system of open spaces and recreational opportunities which serve to protect sensitive systems, provide for passive recreation incorporating natural features, and provide active recreation throughout the developed portions of the Planned Village Overlay.~~

~~(1) The Village Master Plan shall identify major environmental features and include plans for incorporating those features into the community.~~

~~(2) Paths with sufficient width to accommodate pedestrians and bicyclists shall be utilized throughout the Planned Village Overlay. At least one (1) such path shall extend from the western boundary of the Planned Village Overlay to the eastern boundary of the Planned Village Overlay, and from the northern boundary of the Planned Village Overlay to the southern boundary of the Planned Village Overlay.~~

~~(3) A linear park shall be provided adjacent to major waterbodies, with such park to include a linear path and seating areas. The linear path may cross the waterbody in one (1) or more locations.~~

~~(4) Horse trails shall be provided in appropriate locations.~~

~~(5) Reserve areas for community gardens within the Planned Village Overlay appropriate to the neighborhood or neighborhoods being served.~~

~~(6) At no point shall the overall percentage of gross acreage within a Planned Village Overlay be less than fifty (50) percent recreation/open space, conservation or agricultural uses. Conservation areas will be identified within the Planned Village Overlay District and constitute at least ten (10) percent of the site through conservation easements or other appropriate legal mechanisms.~~

~~(j) Vehicle charging stations shall be provided within the Mixed Use area of the village center.~~

~~(k) Consider the use of dynamic parking systems to efficiently manage available parking infrastructure and inform drivers as to the availability, location and cost of available parking facilities.~~

~~(l) Consider the implementation of mobility management programs to provide efficient access to multiple modes of transportation.~~

~~(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 17-03, § 5(Exh. C), 3-2-17; Ord. No. 18-04, § 6(Exh. D), 8-23-18; Ord. No. 21-17, § 3(Exh. A), 12-16-21)~~

Policy 2.2.2.2. -2.2.2.7 Al: Airport Impact Overlay District.

This overlay is established as the geographic area subject to current or future projected noise exposure from any aviation facility of sixty-five (65) Ldn or greater. This area is defined as the area contained within the sixty-five (65) Ldn noise contour, as shown on the official noise exposure maps (NEM) for the aviation facility (Map contained in the Aviation Sub-Element of the Transportation Element) and Map 5-A SRQ 1998 Noise Exposure Map.

Policy 2.2.2.2.1. ~~2.2.2.7.1~~ Purpose:

- (a) To define geographic areas which will be subject to special review or regulation pursuant to the applicable Policies adopted as part of Objectives 5.13.1, 5.13.2, and 5.13.3.

Policy 2.2.2.2.2. ~~2.2.2.7.2~~ Applicable Goals, Objectives, and Policies: Goals, objectives and policies pertaining to AI Overlay District are contained under Objectives 5.12.1, 5.13.1, 5.13.2, 5.13.3, and 5.13.4 of the Aviation Sub-element, and Policy 2.9.2.1 of the Future Land Use Element.

Policy 2.2.2.2.3. ~~2.2.2.7.3~~ Effect of Mapping:

- (a) Any project which is at least partially within the AI Overlay District shall be subject to the applicable requirements listed under Policies 2.2.2.2.1 and 2.2.2.2.2 above and the applicable standards of the LDC, Chapter 4.
- (b) The area designated under the AI Overlay District on the Future Land Use Map and Map 5-A SRQ 1998 Noise Exposure Map, as amended by federal and state regulations, shall also be subject to all goals, objectives and policies for any future land use category under the AI Overlay.

Policy 2.2.2.3. ~~2.2.2.4~~ CEA: Coastal Evacuation Area Overlay District.

This overlay is established to minimize the effect of development on the evacuation of population from Zone A during a Category 1 hurricane, which is the first area subject to evacuation in an event of potential high storm surge.

Policy 2.2.2.3.1. ~~2.2.2.4.1~~ The County shall adopt rules and regulations to:

- (a) Limit population in the CEA Overlay District.
- (b) Limit the amount of infrastructure, both private and public, within the CEA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure to Manatee County residents.
- (c) Increase, through exercise of the police power, the degree of protection to public and private property, and to protect the lives of residents within the CEA, and reduce the risk of exposing lives or property to storm damage.
- (d) Accomplish shoreline stabilization along coastal areas by limiting development activity which may adversely impact shoreline stability.
- (e) Protect coastal water quality by reducing impervious surface along coastal areas, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters.

- (f) Encourage, establish, and maintain vegetative and spatial buffer zones, in order to maintain the capacity of natural vegetative communities in mitigating the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.

Policy 2.2.2.3.2. ~~2.2.2.4.2~~ Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the CEA Overlay District are contained under Objectives 4.3.1, 4.3.2, 4.4.2 and 4.4.3 of the Coastal Management Element.

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

Policy 2.2.2.3.3. ~~2.2.2.4.3~~ Effect of Mapping:

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

Policy 2.2.2.3.4. ~~2.2.2.4.4~~ Development Restrictions:

- (a) Prohibit any amendment to the Future Land Use Map which would result in an increase in allowable residential density on sites within the Coastal Evacuation Area.
- (b) Limit the location of acute care medical facilities within the CEA overlay.

Policy 2.2.2.4. ~~2.2.2.5~~ CHHA: Coastal High Hazard Area Overlay District.

The CHHA overlay is established to direct population concentration away from known or predicted coastal high hazard areas and to limit public expenditures that subsidize development within these areas. The CHHA is the geographic area below the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, pursuant to applicable law, as updated on a periodic basis.

Policy 2.2.2.4.1. ~~2.2.2.5.1~~ The County shall adopt rules and regulations to:

- (a) Limit population in the Coastal High Hazard Area Overlay District.
- (b) Limit the amount of infrastructure, both private and public, within the CHHA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure to Manatee County residents.
- (c) Increase, through exercise of the police power, the degree of protection to public and private property, and to protect the lives of residents within the CHHA, and reduce the risk of exposing lives or property to storm damage.
- (d) Accomplish shoreline stabilization along coastal areas by limiting development activity which may adversely impact shoreline stability.

(e) Protect coastal water quality by reducing impervious surface along coastal areas, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters.

(f) Encourage, establish, and maintain vegetative and spatial buffer zones, in order to maintain the capacity of natural vegetative communities in mitigating the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.

Policy 2.2.2.4.2. ~~2.2.2.5.2~~ Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the CHHA Overlay District are contained under Objectives 4.3.1, 4.3.2, 4.4.2 and 4.4.3 of the Coastal Management Element. Compliance with all goals, objectives, and policies listed in these subsections, and with other applicable goals, objectives, policies, and development regulations is required for all activity within the CHHA Overlay District.

Policy 2.2.2.4.3. ~~2.2.2.5.3~~ Effect of Mapping:

(a) The area designated under the CHHA Overlay District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the CHHA District, except where policies associated with the CHHA Overlay conflict with such goals, objectives and policies. In this event, policies associated with the CHHA Overlay shall override other goals, objectives and policies. The extent and coverage of the area designated as CHHA is an approximation and is subject to a more precise determination on any project within, or proximate to, that area shown on the Future land Use Map as CHHA. At the time of review of any such project for issuance of any development order establishing total or partial development potential, evaluation of a pre-development topographic survey of the site shall be utilized to determine the extent of the CHHA District Overlay.

Policy 2.2.2.4.4. ~~2.2.2.5.4~~ Development Restrictions/Conditions:

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

(b) Limit the location of acute care medical facilities within the CHHA overlay.

Policy 2.2.2.5. ~~2.2.2.9~~ FIG: Florida International Gateway Overlay District.

The FIG Overlay is established as a specific geographic area designated on the Future Land Use Map for the purpose of encouraging growth consistent with the long term needs of Port Manatee and the economic health of Manatee County (see also Objective 2.1.4).

Policy 2.2.2.5.1 ~~2.2.2.9.1~~ 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 underlying Future land Use Designation when compatible with surrounding areas, and where infrastructure is planned to be built concurrent with the development to support that growth.

- (b) To provide for compatibility between light industrial, nonresidential, and residential uses providing a high quality built and natural environment for living, working, or visiting.
- (c) To promote transportation choices, intermodal connections, internal trip capture, and freight mobility.

Policy 2.2.2.5.2. ~~2.2.2.9.2~~ Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the FIG Overlay District are contained under Objectives 2.1.4, 2.11.1, 2.11.2, 2.12.1 of the Future Land Use Element. Consistency with other goals, objectives, and policies of this Manatee County Comprehensive Plan, and land development regulations prepared pursuant to § 163.3202, F.S., is required for all activity within the FIG Overlay District.

Policy 2.2.2.5.3. ~~2.2.2.9.3~~ Effect of Mapping:

- (a) The area designated under the FIG Overlay District on the Future Land Use Map may be developed pursuant to the goals, objectives, and policies of the future land use category underlying the FIG Overlay or pursuant to the goals, objectives, and policies of the FIG Overlay.
- (b) In addition to the range of uses, density and intensity provided for in the underlying Future Land use Category, land within the FIG Overlay may also be considered for the range of uses and intensity provided for under the IL future land use category upon a determination that:
 - (1) Compatibility between residential and nonresidential uses has been established, and
 - (2) Provisions have been made for all required public facilities.Development located within the FIG utilizing the provisions of Policy 2.2.2.5.1 and Policy 2.2.2.5.2 shall rezone to Planned Development.

Policy 2.2.2.6. HR: Historic Resources Overlay District.

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

Policy 2.2.2.6.2. Purpose:

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

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

Policy 2.2.2.6.4. Effect of Mapping:

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

(b) Recognize existing and new significant historic districts or sites as designated by Manatee County.

(c) See also goals, objectives and policies contained in the Historical and Cultural Element.

Policy 2.2.2.7. ~~2.2.2.10.~~Planned Village Overlay (PV): Establish the Planned Village Overlay future land use overlay category as follows:

Policy: 2.2.2.7.1. ~~2.2.2.10.1.~~Definition: The geographic area shown on the Future Land Use Map as Planned Village Overlay (PV). Uses, densities and intensities for the Planned Village Overlay shall be limited by the provision of Policies 2.2.2.7.3 and 2.2.2.7.6.

Policy: 2.2.2.7.2. ~~2.2.2.10.2.~~Purpose: To identify, textually in the Comprehensive Plan's goals, objectives and policies, or graphically on the Future Land Use Map, areas to be established as major centers of activity through the identification of planned villages. The Planned Village Overlay category is intended to provide an agriculturally oriented small town surrounded by large tracts of agricultural or open space areas. The establishment of a Planned Village Overlay through the FLUM amendment process shall require a minimum of five thousand (5,000) acres. The Planned Village Overlay will promote horizontal and vertical integration of various residential and non-residential uses within this area, achieving internal trip capture, and the development of a high-quality environment for living, working or visiting in a planned village environment. This category shall also require the preservation of large tracts of lands as either open space, conservation area or agricultural use. This category is also intended to ensure that new development in a rural setting is not on individual wells or septic tanks, but on a centralized water and sewer system to better protect the environment.

Policy: 2.2.2.7.3. ~~2.2.2.10.3.~~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, residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, and agricultural uses.

Policy 2.2.2.7.4. ~~2.2.2.10.4.~~Implementation Process. Recognizing the required scale and breadth of a Planned Village Overlay is long-term, the following are the procedural requirements for establishment and implementation of a Planned Village Overlay:

- (a) An application for a Planned Village Overlay (PV) designation shall be accompanied by proposed amendments to the existing Future Land Use classifications. These amendments shall include:
1. An amendment to AG/OS (Agricultural/Open Space) for a minimum of forty (40) percent of the proposed Planned Village Overlay area;
 2. An amendment to Mixed Use (MU) for the establishment of a central village center and neighborhood centers throughout the Planned Village Overlay. Such Mixed-Use centers shall be designed as Neo-Traditional Development; and

3. Amendments to Residential future land uses classifications which allow gross densities of up to three (3) dwelling units per acre (e.g. Res-3, UF-3) to accommodate the residential development not located in Mixed Use (MU) locations.
 4. Additional amendments may include: R/O/R (Retail/Office/Residential); IL (Light Industrial); and P/SP-1(Public/Semi-Public-1) as needed to establish the land-use framework necessary for the proposed Planned Village Overlay.
- (b) The amendment to designate the property with the Planned Village Overlay shall be effective immediately upon adoption by the Board of County Commissioners.
 - (c) Pursuant to the adopting Ordinance, all other Future Land Use Map amendments shall only become effective upon approval of a Village Master Plan by the Board of County Commissioners as described in Policy 2.2.2.7.5.
 - (d) Until a Village Master Plan is approved by the Board of County Commissioners, the underlying Future Land Use Map classifications and zoning shall remain in effect, and none of the provisions of the Planned Village Overlay shall be applied to development within the Planned Village Overlay.

Policy 2.2.2.7.5. ~~2.2.2.10.5~~ Village Master Plan. There shall be a Village Master Plan submitted for review and approval by the Board of County Commissioners. The Village Master Plan shall serve as the foundation document for future development within the Planned Village Overlay. It shall serve as a bridge between the Comprehensive Plan and more detailed land development approvals such as zoning and site planning. All subsequent development approvals shall be consistent with the Village Master Plan. The Village Master Plan, and any amendments thereto, shall be reviewed and approved in the same manner as a zoning map amendment. Should the Village Master Plan not be approved, development may proceed consistent with the existing Future Land Use Code classification then in effect regardless of the Planned Village Overlay, and the requirements of the Planned Village Overlay shall not be applied to development of the area within the Planned Overlay.

Policy 2.2.2.7.5.1. ~~2.2.2.10.5.1~~ Required Components of the Village Master Plan.

Policy 2.2.2.10.5.1.1. ~~2.2.2.10.5.1.1~~ Financial Strategy. Promotion of fiscal responsibility and allocation of development costs appropriately are among the purposes of the Planned Village Overlay. It is recognized that the acreage required for a Planned Village Overlay and the demand for open space and agriculture will likely result in location outside the Future Development Area Boundary. As a result, it is essential that establishment of a Planned Village Overlay is not a fiscal burden to the remainder of the County. The Village Master Plan shall include a Financial Strategy which:

- (a) Analyzes the public facility capital costs for development of the Planned Village Overlay through build-out both within the development boundaries and outside of the development boundaries;
- (b) Analyzes public facility operating costs;

- (c) Identifies revenue sources for the above;
- (d) Evaluates the degree to which the Planned Village Overlay will be self-sufficient; and
- (e) Recommends revenue sources to promote self-sufficiency. These sources may include, but are not limited to, independent impact fee schedules for development within the Planned Village Overlay; establishment of Community Development Districts; establishment of Municipal Service Taxing Units; establishment of Municipal Service Benefit Districts and/or establishment of a Stewardship District.
- (f) The Financial Strategy shall identify the required plan and the regulatory steps to achieve that plan.
- (g) Approval of the Village Master Plan shall include the approved Financial Strategy and shall be the subject of a Local Development Agreement to address implementation.

Policy 2.2.2.7.5.2. 2.2.2.10.5.2 Overall Design Principles. The Village Master Plan shall be based on the following community principles:

- (a) Building Community. The Village Master Plan will be designed to maximize neighborhood interaction with compact walkable development patterns, neighborhood parts and mixed-use spaces.
- (b) Neighborhood Form. The Village Master Plan shall establish the neighborhood form for each type of neighborhood in the community. The Village Master Plan shall establish the criteria for the design of the Central Village Center and the Neighborhood Centers as required by Policy 2.2.2.7.4(a)2. Each center type shall include the range of uses, required mix of uses, design guidelines and standards to be used in evaluating development proposals within that center type. The following specific criteria shall be addressed for each center type: Permitted Uses, Building Height, Building Configuration, Setback or Build-To standards, Lot Characteristics, Block Requirements, Open Space, Public Spaces, Landscaping and Parking.
- (c) Distinct Places. The Village Master Plan shall establish distinctive places within the Overlay to encourage gathering, meeting and community interaction.
- (d) Public Amenities. The Village Master Plan shall identify public amenities such as parks, plazas, meeting places, horse trails, and multi-modal trails to allow residents to gather for meaningful interaction. A variety of open spaces shall be identified to be close to both employment centers to encourage walking, physical activity, and time spent outdoors. In recognition of the community design principles of unique places, the Village Master Plan

shall establish criteria for neighborhood focal points including the range and scale of commercial uses.

Policy 2.2.2.7.5.3. ~~2.2.2.10.5.3~~ The Village Master Plan shall:

- (a) Include a Village Site Plan complying with at least the minimum level of detail required of a General Development Plan as defined in the Land Development Code, including addressing Large Project submittal requirements. Subsequent phases shall be submitted with a preliminary site plan.
- (b) Identify the design principles specific to each land use type;
- (c) Define neighborhood centers and edges;
- (d) Require a network of primarily interconnected local streets. Cul-de-sacs and street closures shall be limited to streets that are unable to be connected due to natural terrain, habitat or environmentally sensitive resources. The maximum block size shall be established with the Village Master Plan. Larger block sizes may be considered where there are mid-block cut through bicycle or pedestrian paths or where the terrain, habitat or environmentally sensitive resources exist.
- (e) Create and define a connected system of open spaces;
- (f) Foster social and civic engagement through land use placement;
- (g) Provide for workforce housing and how the workforce housing will be located within the Village; and
- (h) Address live/work and accessory dwelling units within the Village Overlay District.

Policy 2.2.2.7.5.4. ~~2.2.2.10.5.4~~ Transportation Framework. Building upon the Thoroughfare Plan, the Village Master Plan shall identify a general network of streets guided by the following principles:

- (a) Provide an updated traffic study which analyzes the impacts of the Planned Village pursuant to the form of development provided in the Village Master Plan.
- (b) Streets shall be designed in recognition that the street equally serves the pedestrian and the vehicle, with the comfort and safety of the pedestrian taking precedence at conflict points. Therefore, each street must be individually designed to meet the needs of this users and the community.
- (c) Streets shall be designed to create a sense of place;
- (d) Streets shall be designed to accommodate a mix of travel modes including vehicles, bikes, transit and pedestrian; and
- (e) Neighborhood streets shall be designed to address to specific goals: connectivity and protection of the neighborhood.
- (f) A streetcar, trolley or other transit system shall be provided to create mass transit connections within the Planned Village Overlay.

(g) Traffic calming appropriate to each road type shall be undertaken to lower vehicle speeds and ensure a safe and comfortable environment for pedestrians, bicyclists, neighborhood electric vehicles and all road users.

(h) Vehicular and pedestrian interconnectivity shall be maximized between uses and neighborhoods. If cul-du-sacs are utilized, pedestrian connections will be provided to the extent feasible.

Policy 2.2.2.7.5.5. ~~2.2.2.10.5.5~~ Community Capture. Recognizing the integration of transportation and land uses is critical to the concept of community capture and the minimization of external trips, the Village Master Plan shall establish standards for the maximum external trips and mechanisms for monitoring those trips. The Village Master Plan shall also identify strategies for orderly development in addition to those provided in Policy 2.2.2.7.6.

Policy 2.2.2.7.5.6. ~~2.2.2.10.5.6~~ Effect of Approval. Approval of the Village Master Plan shall result in the effectiveness of the Future Land Use Map amendments approved with the adoption of the Planned Village Overlay. Except as may be approved in the Village Master Plan, all development within the Planned Village Overlay shall be done as a Planned Development.

Policy 2.2.2.7.5.7. ~~2.2.2.10.5.7~~ Development Standards. The following development standards and requirements are applicable in the development of the Village Master Plan.

(a) Development of the Planned Village Overlay shall commence within the Mixed Use designated area in the village center. A minimum of five hundred (500) dwelling units shall be constructed within the Mixed Use designated area in the village center prior to the commencement of residential construction in any other areas within the Planned Village Overlay.

(b) A minimum of forty thousand (40,000) square feet of commercial uses shall be constructed within the Planned Village Overlay prior to obtaining Final Site Plan or Final Subdivision Plat for the 1,150th residential unit.

(c) All development shall be required by the developer to be served by a centralized water system and a centralized sewer system designed to public facility standards. Septic tanks shall not be permitted by the developer within the Planned Village Overlay.

(d) Development of any site within the Planned Village Overlay shall be subject to the density and intensity limitations of the underlying Future Land Use Category, in addition to the development totals for the Planned Village Overlay, however, the Village Master Plan may limit the range of uses and intensity of uses within the Planned Village Overlay.

(e) Total number of units within the Planned Village Overlay shall not exceed seven thousand two hundred (7,200) residential units. As part of residential development, the Village Master Plan shall provide for a minimum of ten (10) percent of affordable housing or workforce housing units, provided that affordable housing requirements shall not apply to the first one thousand (1,000) residential dwelling units.

- (f) Total commercial development within the Planned Village Overlay area shall not exceed two million (2,000,000) square feet. Commercial uses shall be limited to Neighborhood Serving, Community Serving Commercial Uses and Commercial Uses related to Agriculture.
- (g) Total light industrial development within the Planned Village Overlay area shall not exceed one million eight hundred thousand (1,800,000) square feet.
- (h) A minimum of one hundred twenty (120) acres of land within the Planned Village Overlay shall be reserved for educational facilities collocated with a community park. Additional land shall be reserved for other services, including law enforcement, EMS, fire and library services to be available if and when needed. The proposed acreage to be reserved for public facilities and services, including but not limited to, educational facilities, parks, EMS, law enforcement, fire and library facilities shall be subject to further analysis based upon appropriate studies demonstrating that the minimum acreage being reserved within the site is roughly proportional and provides a rational nexus to the impact of the proposed development within the Planned Village Overlay upon these public facilities and services.
- (i) Open Space, Recreation and Environmental Systems. In addition to the AG/OS (Agriculture/Open Space) designated portions of a Planned Village Overlay, there shall be a system of open spaces and recreational opportunities which serve to protect sensitive systems, provide for passive recreation incorporating natural features, and provide active recreation throughout the developed portions of the Planned Village Overlay.
- (1) The Village Master Plan shall identify major environmental features and include plans for incorporating those features into the community.
- (2) Paths with sufficient width to accommodate pedestrians and bicyclists shall be utilized throughout the Planned Village Overlay. At least one (1) such path shall extend from the western boundary of the Planned Village Overlay to the eastern boundary of the Planned Village Overlay, and from the northern boundary of the Planned Village Overlay to the southern boundary of the Planned Village Overlay.
- (3) A linear park shall be provided adjacent to major waterbodies, with such park to include a linear path and seating areas. The linear path may cross the waterbody in one (1) or more locations.
- (4) Horse trails shall be provided in appropriate locations.
- (5) Reserve areas for community gardens within the Planned Village Overlay appropriate to the neighborhood or neighborhoods being served.
- (6) At no point shall the overall percentage of gross acreage within a Planned Village Overlay be less than fifty (50) percent recreation/open space, conservation or agricultural uses. Conservation areas will be identified within the Planned Village Overlay District and

constitute at least ten (10) percent of the site through conversation easements or other appropriate legal mechanisms.

(j) Vehicle charging stations shall be provided within the Mixed Use area of the village center.

(k) Consider the use of dynamic parking systems to efficiently manage available parking infrastructure and inform drivers as to the availability, location and cost of available parking facilities.

(l) Consider the implementation of mobility management programs to provide efficient access to multiple modes of transportation.

Policy 2.2.2.8. ~~2.2.2.2~~ WO: Watershed Overlay District:

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

Policy 2.2.2.8.1. ~~2.2.2.2.1~~The purpose of this overlay is to maintain and improve the natural and man-made environment and resources in a manner protective of the water supply functions of the Lake Manatee, Evers Reservoir, and Peace River watersheds, which contribute to these preferred potable water sources, so as to maintain water quality and quantity within Lake Manatee, Evers Reservoir, Peace River and all inflowing watercourses.

Policy 2.2.2.8.2. ~~2.2.2.2.2~~Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the WO Overlay District are contained under Objective 2.3.4 of the Future Land Use Element, Objective 9.5.2 and Policy 9.4.1.4 of the Public Facilities Element, Goal 3.2 of the Conservation Element, Objective 5.3.2 of the Traffic Sub-Element, of this Comprehensive Plan. Compliance with all goals, objectives, and policies listed in this subsection, and with other applicable goals, objectives, and policies, and development regulations is required for all activity within the Watershed Overlay District.

Policy 2.2.2.8.3. ~~2.2.2.2.3~~ Effect of Mapping:

(a) All projects which are partially or fully within the Watershed Overlay District (WO) shall be subject to the WO policies in addition to the goals, objectives and policies applicable to the underlying future land use category of the site. The extent and coverage of the designated Watershed Overlay area is shown in greater detail on the official zoning atlas of Manatee County, but is subject to adjustment pursuant to (c) below.

(b) See also policies listed under Policy 2.2.2.8.2 above.

(c) Manatee County will accept, and review on a case-by-case basis, submittal of appropriate hydrological studies by any owner or authorized representative of property shown on the official zoning atlas as being within the Watershed Overlay where the owner or agent thereof is seeking to demonstrate that property is not located within the Lake Manatee Watershed, the Evers Reservoir, or the Peace River Watershed. Where the review concludes that the subject property,

or part thereof, is located outside the Watershed Overlay, adjustments to the zoning atlas should be processed pursuant to an administrative procedure established within any land development regulations developed pursuant to § 163.3202, F.S.

Policy: 2.2.2.8.4. 2.2.2.2.4 Development Restriction/Conditions:

- (a) Prohibit the location of any general or commercial aviation facility within the Watershed Overlay District, except where a finding of overriding public interest has been reached by the Board for location of such a facility within the districts.
- (b) Prohibit the location of new confined feedlot operations for livestock within the Watershed Overlay District.
- (c) Prohibit all new mineral resource extraction and associated processing activities, within the Watershed Overlay District unless such uses are specifically approved in conjunction with the Master Mining and Reclamation Plan or specifically approved in conjunction with a major earthmoving site plan to demonstrate that such activities shall not cause a degradation of water quality and shall not cause adverse impact on water quality within the watersheds.
- (d) Prohibit new nonresidential/nonagricultural development in the Watershed Overlay District if it requires an operating permit for industrial waste treatment, as referenced in Chapter 62-4, F.A.C., unless it can be established, through the special permit approval process or Planned Development, that such developments will not cause a degradation of the water quality of the watersheds of Lake Manatee, Evers Reservoir, or Peace River, as appropriate, and will not cause any adverse impact on water quantity within these districts.
- (e) Prohibit the location of new sanitary landfills and wastewater treatment plants (interim or permanent) within the Watershed Overlay District unless such uses are permitted pursuant to a finding by the Board of overriding public interest.
- (f) Require that the preservation of indigenous vegetation within the Watershed Overlay District be accomplished through careful site planning and the use of native, naturalized or drought-hardy species for new or replacement plantings (see also Policy 2.9.4.6).
- (g) Require minimum percentages of upland area on projects within the Watershed Overlay District be maintained, during the course of development, as undisturbed or landscaped areas. These minimum percentages shall exceed those required outside the Overlay District (see also Policies 3.3.2.1 and 2.9.4.6).

Implementation Mechanism(s):

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

Objective 2.2.3. Map Series.

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

Policy 2.2.3.1. Provide the Future Land Use Map Series in a suitable manner for use as an informational tool for preliminary property assessments by interested parties:

Implementation Mechanism:

- (a) Map series following this objective.

Policy 2.2.3.2. Provide the Future Land Use Map Series suitable for use as a regulatory tool, utilizing a scale which is suitable for determining location of even small parcels of property.

Implementation Mechanism:

- (a) One (1) inch: One thousand (1,000) feet scale map series adopted, and available in reproducible form from Manatee County.

(Ord. No. 18-04 , § 6(Exh. 6), 8-23-18)

GOAL 2.3

Recognize and establish a~~A~~ Land Use Pattern Sensitive to Natural Features and Environmental Constraints including those Objectives and Policies contained within the Conservation Element.

Objective 2.3.1. Clustering and Density/Intensity Transfers to Preserve Natural Resources.

Support and promote ~~Promote~~ the clustering of uses and the transfer of density/intensity to:

- Protect sensitive environments while preserving development potential;
- Decrease impervious surface in important groundwater recharge areas;
- Decrease runoff to potable water reservoirs;
- Limit development in areas subject to natural disasters which may cause damage to life and/or property;
- Preserve endangered and threatened species;
- Preserve open areas to increase light, air, and quality of life;
- Decrease development costs by limiting infrastructure; and
- Decrease maintenance costs for new infrastructure. [See Element 4 - Coastal Management and Element 5 - Transportation]

Policy 2.3.1.1. Permit the transfer of density or intensity from ~~undisturbed pre-development~~ jurisdictional wetlands and associated buffers to upland portions of the same project site. Such transfer shall be limited to wetland acreage less than or equal to twenty (20) percent of the total gross project acreage. The developments will still be subject to:

- Limitations on gross and net density and floor area ratio as established for each land use category, and
- Compliance with other goals, objectives, and policies, and applicable land development regulations.

Implementation Mechanism:

- (a) Maintain ~~Land Development Code~~ and update LDC provisions to ensure compliance with this policy

Policy 2.3.1.2. Minimize the alteration or relocation of any perennial lake or stream by allowing the clustering of density/intensity away from the water body and the floodplain onto upland portions of the same site. Any alteration or relocation of a perennial lake or stream requires a finding of overriding public interest by the Board of County Commissioners.

Implementation Mechanism:

- (a) Establish minimum lot sizes and clustering standards in the LDC.
- (b) Require Board approval of a site plan that proposes to alter or relocate a perennial lake or stream for compliance with this policy.

Policy 2.3.1.3. Promote the transfer of density or intensity from environmentally significant uplands, such as habitat for endangered and threatened species to other areas of the development site.

Implementation Mechanism:

- (a) ~~Establish~~ Review the County's current clustering development standards in the LDC; the County may include potential consideration of watershed and or coastal overlays standards and incentives.

Policy 2.3.1.4. Prohibit the transfer of density/intensity 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) Board review of site plan for projects that propose to transfer density into the portion of the site located within the WO district for compliance with this policy.

Policy 2.3.1.5. Promote the clustering of uses by waiving net densities within the WO District where clustering effectively reduces the percentage of impervious surface within the WO District.

Implementation Mechanism:

- (a) Establish clustering development standards in the LDC.

(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18; Ord. No. 22-29, § 3(Exh. C), 4-21-22)

Objective 2.3.2. Soil/Topography Constraints.

Conserve soils, discourage erosion and maintain water quality through consideration of topographic conditions and natural soil constraints.

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

Implementation Mechanism(s):

- (a) Review of 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.
- (c) [Review, adopt and update as appropriate standards within the LDC.](#)

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) Review of topographic data submitted for construction approval for sinkhole activity.

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

Implementation Mechanism(s):

- (a) Review of construction drawings to ensure policy compliance.

Policy 2.3.2.4. Minimize the alteration of hydric soils supporting wetlands, consistent with the policies under Objective 3.3.1.

Implementation Mechanism:

- (a) See Objective 3.3.1.

(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)

Objective 2.3.3. Floodplain Management.

Direct development away from areas subject to flooding to reduce risks to life and property and to minimize costs to County residents for replacing damaged infrastructure. [See Element 4 - Coastal Management].

Policy 2.3.3.1. Prohibit any new development (but not 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 (one hundred (100) years) flood discharge. [See Policy 2.3.1.2]

Implementation Mechanism:

- (a) County review of development requests for compliance with this policy and the Floodplain Management Section of the Manatee County [LDC](#) ~~Land Development Code~~.

Policy 2.3.3.2. Require that all fill within the 100-year floodplain, [also referred to as the FEMA 1% annual chance flood hazard area](#) shall be compensated by creation of storage of an equal or greater volume, with such compensatory storage also located within the [FEMA 1% annual chance flood hazard area](#) ~~100-year floodplain~~. Areas within the [FEMA 1% annual chance flood hazard area](#) ~~100-year floodplain~~ adjacent to a tidally-influenced water body shall not be subject to this level of service performance standard.

Policy 2.3.3.3. Require that all proposed residential buildings within the [FEMA 1% annual chance flood hazard area](#) ~~100-year floodplain~~ are constructed so that finished floor elevations are at least 1' above the [Base Flood Elevation](#) ~~of the 100-year flood~~.

Require that all proposed nonresidential buildings or nonresidential components of mixed use buildings within the [FEMA 1% annual chance flood hazard area](#) ~~100-year floodplain~~ are constructed to meet the finished floor elevation [requirement in the Floodplain Ordinance and](#), or meet and/or exceed the performance standards established by the Federal Emergency Management Agency.

Policy 2.3.3.4. Prohibit habitable structures and major public and private investment within the existing/pre-development 25-year flood plain, except where a finding of overriding public interest has been reached by the Board. This policy shall not preclude the development of water-dependent uses, water-related and water-enhanced uses, stormwater management structures, non-habitable structures, and passive recreational uses where appropriate. Any such development shall:

- Minimize impervious surface in the 25-year floodplain;
- Cluster structures and uses outside of the 25-year floodplain, whenever possible [see Policy 2.3.1.2];
- Protect perennial lakes and streams by encouraging the dedication of conservation easements not subject to any land alteration within the 25-year floodplain; and
- Provide mitigation for floodplain impacts and establish finish floor elevation for habitable structures in accordance with the Land Development Code and the floodplain ordinance.

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

Implementation Mechanism(s):

- (a) Review 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 [Clerk's Office](#) and the Manatee County Property Appraiser to ensure that conservation easements dedicated to Manatee County are deleted from private property assessments.
- (c) Require Board approval of site plans that propose to build habitable structures or major public and private investment within the existing/pre-development 25-year flood plain for compliance with this policy.

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 County and the Florida HRS.

Policy 2.3.3.6. Prohibit mining below the 25-year floodplain elevation except for temporary crossings, as identified and approved in a Master Mining Plan.

(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18; Ord. No. 22-29, § 3(Exh. C), 4-21-22)

Objective 2.3.4. Land Use Consistent with Watershed Protection.

Limit land use in the Lake Manatee, Evers Reservoir, and Peace River WO Districts to maintain and improve water quality and the natural environment and resources within those watersheds which contribute to filtration.

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

Implementation Mechanism:

- (a) ~~Establish~~ Review and update, as appropriate, regulations in the ~~Land Development Code~~ LDC to implement this policy.

Policy 2.3.4.2. Require that impervious surface within the Watershed Overlay District be minimized through the use of one (1) or more of the following strategies:

- The appropriate use of pervious materials for pedestrian pathways and driveways,
- Site design which utilizes the joint or shared use of parking areas or access roads where appropriate,
- Clustering of uses within single instead of multiple structures,
- Transfer of density/intensity out of watersheds and away from inflowing watercourses [see policies under Objective 2.3.1],
- Use of increased setbacks and buffers from reservoirs and inflowing watercourses and the use of native vegetation within such buffers and setbacks, and
- Through the clustering of uses to maximize the preservation of vegetated open space areas in their natural state.

Implementation Mechanism(s):

- (a) Incorporate requirements in the ~~Land Development Code~~ LDC consistent with this policy.
- (b) Consideration, and adoption by the Board where appropriate, of special allowances for reduced off-street parking requirements, use of shared parking, and modifications to roadway and sidewalk design criteria to promote limitations on impervious surface consistent with this policy.

(Ord. No. 18-04, § 6(Exh. D), 8-23-18)

Objective 2.3.5. Dredge Spoil Disposal.

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

Policy 2.3.5.1. Designate the Lena Road Landfill as a regional spoil disposal site for Manatee County except when alternate sites are designated pursuant to Policy 2.3.5.2.

Policy 2.3.5.2. Approve alternative spoil disposal sites based on the following guidelines:

- The disposal area is vacant uplands with no habitat, historic, or archaeological value,

- The disposal area is of sufficient size to contain all of the spoil material and to prevent the escape of the spoil material and return water from the spoil site into wetlands or other surface waters,
- The site has appropriate vehicular access
- The site can be approved for disposal by the appropriate state or federal regulatory agency, and
- The owner of the spoil disposal site, if not County owned, shall enter into a binding agreement with the county for the use of the property as a spoil site.

Implementation Mechanism:

- (a) Review proposed sites to ensure policy compliance [including consistency with the LDC and/or applicable engineering standards.](#)

(Ord. No. 18-04 , § 6(Exh. D), 8-23-18)

GOAL 2.4

[Provide Adequate and Available Public Facilities and Services Concurrent with New Development and Redevelopment](#)

Objective 2.4.1. Level of Service and Concurrency.

Require the issuance of a Certificate of Level of Service ([CLOS](#)) for all development to ensure that required public facilities and services are available concurrent with development.

Policy 2.4.1.1. As may be permitted by [and regulated consistent with](#) the ~~Land Development Code~~[LDC](#), the following development orders or approvals may have an option to obtain a ~~Certificate of Level of Service~~[CLOS](#) for drainage, solid waste and park facilities:

- (1) Development of Regional Impact ([DRI](#)) development order, ~~Florida Quality Development~~, General Development Plans ([GDP](#)) meeting Large Project standards of the ~~Land Development Code~~[LDC](#) or subsequent amendments thereto.
- (2) Preliminary subdivision plat approval, or equivalent development order.
- (3) Preliminary site plan, or equivalent development order.

The potable water, educational facility 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 (1) or more development orders for the activities listed above (1) through (3) 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.

The educational facilities component of concurrency may be valid a maximum of five (5) years unless an extended term is granted pursuant to a Development Agreement. In no instance shall the term of the educational facilities component exceed the ~~Certificate of Level of Service~~[CLOS](#) Issued by affected local government.

Policy 2.4.1.2. When a project has not received a ~~Certificate of Level of Service~~[CLOS](#) Compliance during any of items (1)—(3) 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 drainage, sanitary sewer, solid waste, parks facilities, educational facility and potable water.

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

Policy 2.4.1.3. Conditions may be imposed as part of the ~~Certificate of Level of Service~~[CLOS](#) Compliance to ensure compliance with appropriate Level of Service Standards.

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

Implementation Mechanism:

- (a) 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.

Policy 2.4.1.4. Require that all development orders issued by Manatee County are issued pursuant to at least one (1) of the following findings:

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

Implementation Mechanism:

- (a) County review of all appropriate development orders or approval of phasing to ensure policy compliance.

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

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

Implementation Mechanism:

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

Policy 2.4.1.6. 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.

Implementation Mechanism:

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

Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 17-12 , § 3, 5-23-17; Ord. No. 17-13 , § 3, 9-3-17; Ord. No. 18-04 , § 6(Exh. D), 8-23-18)

GOAL 2.5

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

Objective 2.5.1. Economic Viability.

Protect, enhance, and maintain, through [at least 20450](#), the countywide economic value of Manatee County's agriculture.

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

Implementation Mechanism:

- (a) Maintain the Future Development Area Boundary on the adopted Future Land Use Map as the easternmost extent of categories other than Agriculture/Rural, except where described as a permitted exception in [Objective 2.1.2](#) ~~Policy 2.1.1.1 above~~.

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

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

Implementation Mechanism:

- (a) Maintain land development regulations [in the LDC](#) developed pursuant to § 163.3202, F.S., to implement this policy.

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

Implementation Mechanism:

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

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

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

Implementation Mechanism:

- (a) Pursue funding from the USDA Farm and Ranch Lands Protection Program and other funding sources for the acquisition of easements and other property interests.

Policy 2.5.1.7. Promote the development and maintenance of agriculture market centers to strengthen the agricultural economy, encouraging agricultural uses within and around such centers. Explore opportunities to establish an incentive based long range agricultural policy program to help retain productive farmland and discourage its conversion to non-agricultural use. This may be accomplished through the land development code and/or other programs to compensate farmland owners for purchase or transfer of development rights, conservation easements, or other incentives.

Implementation Mechanism:

- (a) [Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.](#)
- (b) [When new non-agricultural development is introduced adjacent to existing agricultural use, the non-agricultural use shall provide sufficient onsite buffering or other mitigation techniques to allow the agricultural operation to continue.](#)

(Ord. No. 18-04, § 6(Exh. D), 8-23-18)

Objective 2.5.2. Short-Term Agriculture.

Maintain viable short-term agricultural uses in areas that are transitioning to suburban or urban character.

Policy 2.5.2.1. Permit consideration of short-term agricultural uses to locate within areas designated for suburban or urban land uses of one (1) dwelling unit per gross acre or more.

Policy 2.5.2.2. Permit the use of clustering of residential, [farm worker housing](#) or nonresidential development on a project site to facilitate the continued use of any portion of the project site for short-term agricultural uses, once associated development potential has been transferred or clustered onto another portion of the project site.

Implementation Mechanism:

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

Policy 2.5.2.3. Protect the preferred tax status of agricultural lands, as required by § 163.3194(5), F.S., by ensuring, to the maximum extent practicable, that agricultural uses meeting the requirements of § 193.461, F.S. are assessed as agricultural lands, where either:

- The agricultural use is substantially surrounded by suburban/urban uses with increased property values;
- Agricultural uses remain as interim uses on property approved for urban/suburban development, pursuant to Policy 2.5.2.4 below; or

Agricultural uses are approved as part of a project which has utilized the clustering option identified in Policy 2.5.2.2 above to transfer development potential from the area on the project approved for continued agriculture to other areas of the project site.

Implementation Mechanism:

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

Policy 2.5.2.4. Permit continued or newly established short-term agricultural uses, on all or part of a project until approved development is started on the project site.

Policy 2.5.2.5. Maintain land development regulations to ensure compatibility between:

- Newly proposed agricultural uses within the developed or developing areas, and existing or future suburban and urban land uses.
- Agricultural and nonagricultural uses proposed on a single project.

These regulations shall enable Manatee County, through requirements approved as part of a development order establishing the agricultural uses, to ensure that agricultural uses do not generate unacceptable impacts on existing, approved, or future land uses adjacent to or proximate to the agricultural uses.

Furthermore, this mechanism shall require that the location and nature of agricultural uses be specified on a site use or development plan. Also refers to policies under Objective 2.6.1.

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

Implementation Mechanism:

- (a) Maintain land development regulations developed pursuant to § 163.3202, F.S., and consistent with this policy. (Ord. No. 18-04 , § 6(Exh. D), 8-23-18)

GOAL 2.6

Recognize the Importance of Providing and Requiring Compatible Development ~~Compatible~~ with Existing and Proposed Adjacent Land Uses

Objective 2.6.1. Development Compatibility to Be Achieved through Screening, Buffering, Setbacks, and Other Mitigative Measures.

Require suitable separation between adjacent incompatible land uses, and/or require alternative design and development standards including increased buffers, increased opacity, additional building setbacks and/or stepbacks or other voluntarily proffered conditions to reduce the ~~possibility~~ potential of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.

Policy 2.6.1.1. An application for a development order that proposes a use, intensity, height, and/or density that could be found incompatible with the use on the adjacent site shall utilize techniques to mitigate potential incompatible characteristics of the proposed use. Such techniques shall include but not be limited to:

- Use of undisturbed or undeveloped and landscaped buffers;
- Use of increased size and opacity of screening;
- Building setbacks and stepbacks;
- Innovative site design (which may include planned development review);
- Appropriate building design;
- Operational restrictions on the proposed use;
- Noise attenuation techniques; and
- ~~A-d~~ Density and/or intensity below the maximum allowed.

Implementation Mechanism(s):

- (a) Maintain setbacks, screening, buffering, and other appropriate mitigation ~~requirements~~ [may result in additional voluntarily proffered mitigation techniques](#) in the land development regulations [and LDC](#).
- (b) County review of development approvals to ensure policy compliance.
- (c) [Projects reviewed through the Planned Development or Special Permit approval processes may result in additional voluntarily proffered mitigation techniques to reduce incompatibilities between land uses.](#)

Policy 2.6.1.2. Developments that propose a use, intensity, height, and/or density that could be found incompatible with the use on the adjacent site shall meet, at minimum, the buffer and screening standards requirements of the Land Development Code. Projects reviewed through the Planned Development or Special Permit approval processes may result in additional mitigation technique requirements in order to achieve compatibility between typically incompatible land uses.

Implementation Mechanism:

- (a) Adopt or maintain land development regulations consistent with this policy as necessary.

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

(Ord. No. 16-07, § 5(Exh. C), 9-19-16; Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)

Objective 2.6.2. Residential Compatibility/Transition.

[Maintain standards for R](#) residential uses [that are](#) compatible with adjacent residential and nonresidential uses.

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

Implementation Mechanism(s):

- (a) 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) County review of residential support uses for consistency with Policy 2.6.1.1. [See Policy 2.13.2.1]

Policy 2.6.2.2. Prohibit residential development in industrial future land use categories except as noted in Policy ~~2.2.1.18.4~~ [2.2.1.21.4](#) and where otherwise permitted by Florida Statutes.

Implementation Mechanism:

- (a) Maintain land development regulations consistent with this policy.

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

Implementation Mechanism:

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

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

Policy 2.6.2.5. Reserved.

Policy 2.6.2.6. Allow a mix of attached and detached housing types 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) County review of all proposed mixed developments for compliance with this policy.

Policy 2.6.2.7. Promote clustering to limit impacts of residential development on adjacent agricultural, conservation, open space, or environmentally sensitive uses.

Implementation Mechanism:

- (a) Establish clustering development standards in the LDC.

Policy 2.6.2.8. Utilize the techniques of Policy 2.6.1.1, as appropriate, [to voluntarily proffer mitigation measures](#) to ~~mitigate~~ [reduce](#) noise and/or other traffic impacts for residential development adjacent to roadways classified as arterials and limited access facilities.

Implementation Mechanism:

- (a) ~~Land development regulations~~ [LDC](#) to require mitigation consistent with this policy.

Policy 2.6.2.9. Require a gradual transition in density and utilize the mitigation techniques under Objective 2.6.1 when siting residential development adjacent to nonresidential uses.

Implementation Mechanism:

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

(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04 , § 6(Exh. D), 8-23-18)

Objective 2.6.3. Industrial Compatibility and Performance Measures.

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

Policy 2.6.3.1. Consider performance standards or other measures [within the LDC](#) to distinguish between light and heavy industries. Such performance standards or measures shall address the following distinguishing parameters:

- (1) Toxicity and degree of hazard associated with raw materials, by-products, or finished products; and extent, duration, and procedure for storage of any such toxic or hazardous materials;

- (2) Bulk of raw materials, by-products, or finished products required;
- (3) Degree and nature of daily traffic associated with the industry,
- (4) Level, frequency, and nature of any discharges into the atmosphere or surface waters;
- (5) Level of noise customarily associated with the industry, after noise mitigation, and at the lot lines of the industry;
- (6) Level of atmospheric emissions and nature of atmospheric emissions customarily associated with the industry, after mitigation;
- (7) Height of smokestacks or other industrial structures associated with the industry;
- (8) Level and nature of odor customarily associated with the industry;
- (9) Level of fugitive dust customarily associated with the industry;
- (10) Level and type of vibration customarily associated with the industry;
- (11) Level of glare customarily associated with the industry; and
- (12) Level and nature of outdoor storage customarily associated with the industry.

In utilizing these parameters to identify light or heavy industry, parameters shall be considered in aggregate, with the cumulative result for each industry utilized to determine the status of that industry. Uses determined to have, using these performance standards, "objectional impacts" on adjacent or nearby residential uses, where such uses exist, shall be classified as heavy industrial, and those determined to not have such impact shall be classified as light industrial.

Implementation Mechanism:

- (a) ~~Land development regulations~~ [LDC provisions](#) consistent with this policy.

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

Policy 2.6.3.3. ~~Reserved. 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) County evaluation of any alleged violation to verify existence of good apparent cause documenting alleged violation and follow-up action consistent with this policy.

(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04 , § 6(Exh. D), 8-23-18)

Objective 2.6.4. Wellhead Protection.

Protect all public supply wells from incompatible uses.

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

Implementation Mechanism:

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

Policy 2.6.4.2. Protect an area within one thousand (1,000) feet of any public supply well as a zone of secondary exclusion and prohibit all of the following uses from locating within the zone of secondary exclusion:

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

Implementation Mechanism:

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

Objective 2.6.5. Quality in Project Design.

Promote appropriate diversity within and between existing and future development projects to achieve high quality, efficient functioning design.

Policy 2.6.5.1. Allow the use of the planned development procedure to achieve quality, highly functional, and well-integrated project designs.

Implementation Mechanism(s):

- (a) Land development regulations developed pursuant to § 163.3202, F.S., providing for a planned development review process that minimizes the duration of reviews, and the number of discretionary approvals.

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

Implementation Mechanism(s):

- (a) Consideration of limited nonresidential land uses within residential designations pursuant to policy in this Element.
- (b) Consideration of commercial and residential uses within the ROR designation pursuant to policy in this Element.

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

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

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

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

Implementation Mechanism:

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

Policy 2.6.5.5. Ensure urban infill projects are compatible to their setting and designed to contribute to the overall enhancement of the existing neighborhood. Compatibility consideration will include building massing, vertical character and setbacks within the existing urban neighborhood. Urban neighborhood projects shall preserve the street grid pattern, on street parking and sidewalks characteristic of existing urban neighborhoods. (Ord. No. 16-07, § 5(Exh. C), 9-19-16; Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04 , § 6(Exh. D), 8-23-18)

Objective 2.6.6. Reserved.

Editor's note(s)—Ord. No. 18-04 , § 6(Exh. D), adopted Aug. 23, 2018, repealed Obj. 2.6.6, which pertained to regional activity centers and derived from Ord. No. 16-23, § 6(Exh. D), adopted Sept. 19, 2016.

GOAL 2.7

Innovative Land Development Regulations.

Objective 2.7.1. Regulatory/Incentive Mechanisms.

Maintain land development regulations which regulate and provide incentives for new development and redevelopment to achieve comprehensive plan objectives.

Policy 2.7.1.1. Permit, and encourage the use of, innovative or unconventional land development regulations in order to achieve adopted objectives in this Comprehensive Plan. Such regulation/incentives may include, but not be limited to, Transfer of Development Rights between sites; the use of performance or design standards in lieu of, or in combination with, lists of permitted uses, clustering, and other mechanisms.

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

(Ord. No. 18-04 , § 6(Exh. D), 8-23-18)

GOAL 2.8

Reduction of Land Uses Which Are Inconsistent With Community Character and Future Land Uses.

Objective 2.8.1. Incentives.

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

Policy 2.8.1.1. Maintain a fast-tracking project review process for any redevelopment project located within the Southwest Improvement District (SWTIF) and/or the Urban Core, within a specific area within which building code violations are more prevalent, or within an area identified as having a concentrations of substandard housing. (See also Obj. 6.1.4)

Implementation Mechanism:

- (a) Review and verification by Manatee County of any proposed development seeking or fast-tracking pursuant to this policy.
- (b) The fast-tracking review process shall continue to be a part of the County's land development review process.

~~Policy 2.8.1.2. Reserved.~~

Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04 , § 6(Exh. D), 8-23-18

Objective 2.8.2. Inappropriate Precedents.

Discount inappropriate, precedent-setting land uses as the basis for future land use decision-making, following plan adoption.

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

GOAL 2.9

~~Support Residential~~ Communities Which Contribute to a High Quality of Life.

Objective 2.9.1. Strong Communities.

Create and maintain communities which are characterized by their:

- Connection, integration, and compatibility with surrounding land uses;
- Community spaces and focal points;
- Protection of the natural environment;
- Connection and integration of pedestrian, bicycle, and vehicular systems;

- Usable open spaces, and public access to water features;
- Unifying design elements and features;
- Variety of housing stock;
- Pedestrian oriented structures, and pedestrian friendly design; and
- Connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.

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

Implementation Mechanism:

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

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

Implementation Mechanism:

- (a) County review and comment regarding connection to larger county systems.

Policy 2.9.1.3. Provide vehicular access between neighborhoods.

Implementation Mechanism(s):

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

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

Policy 2.9.1.5. Promote the development of pedestrian friendly designs.

Implementation Mechanism(s):

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

Policy 2.9.1.6. Promote the use of unifying design elements and features.

Policy 2.9.1.7. Encourage the development of community spaces, including usable open space and public access to water features.

Implementation Mechanism(s):

- (a) County review and comment on proposed site design and layout.
- (b) Appropriate revisions to the ~~Land Development Code~~ [LDC](#) by the County.

Policy 2.9.1.8. Encourage the design of residential projects providing continuous green space connecting neighborhoods.

Policies 2.9.1.9. Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Objective 3.3.3)

Implementation Mechanism(s):

(a) County review of site design and coordination with the School Board.

(b) Maintain appropriate provisions in the Land Development Code to implement this policy.

Policy 2.9.1.10. Provide for the integration and assimilation of smaller residential infill parcels into existing neighborhoods by encouraging consistency in building setbacks, lot size, dwelling unit sizes, building heights, and street patterns.

Policy 2.9.1.11. The County shall address the cumulative impacts of the inter-related issues between land use, infrastructure, and transportation and determine public/private funding mechanisms to support community needs.

(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)

Objective 2.9.2. - Adverse Impact on Communities.

Mitigate or where possible, prevent adverse impacts on residential uses. (See also Objective 2.6.2)

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

Policy 2.9.2.2. Regulate the appropriate location of wildlife, classified as Class I or II under Rules adopted to implement § 379.303, F.S., and poisonous and venomous reptiles as defined in Rules implementing § 379.372, F.S., to protect and preserve the residential neighborhoods of Manatee County.

Implementation Mechanism:

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

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

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

Implementation Mechanism(s):

(a) County review and comment on proposed development requests.

(b) Identification of vulnerable property by the County.

(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)

Objective 2.9.3. - Innovative Community Planning.

Establish innovative community planning efforts [which contribute to quality project design, promote diversity in projects and support innovative development standards](#). [See Element 4 - Coastal Management]

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.

Implementation Mechanism:

(a) County actions consistent with implementation of this policy.

(b) Continue implementation of Community Plans established to date including:

- Bayshore Area Neighborhood Plan.
- Cortez Village Community Vision Plan.
- Palmetto / North Manatee County Urban Infill and Redevelopment Area / Enterprise Zone Plan.
- Parrish Village Neighborhood Action Plan.
- Rubonia Neighborhood Action Plan.
- Samoset Community Improvement Strategy.
- Washington Park Neighborhood Action Plan.

~~Policy 2.9.3.2. Reserved.~~

~~Policy 2.9.3.3. Reserved.~~

Policy ~~2.9.3.4.~~ 2.9.3.2. Allow for the consideration of "neo-traditional" development.

Implementation Mechanism(s):

(a) County revisions to the Land Development Code consistent with this policy.

Policy ~~2.9.3.5.~~ 2.9.3.3. 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.

Policy ~~2.9.3.6.~~ 2.9.3.4. Street design that acknowledges the primacy of the grid system in urban neighborhoods.

Policy 2.9.3.5. Encourage vertical integration, within currently undeveloped areas designated for new growth including underdeveloped areas within the Urban Core and Urban Corridors.

(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18; Ord. No. 22-29, § 3(Exh. C), 4-21-22; Ord. No. 23-29, § 3(Exh. A), 5-24-23)

Objective 2.9.4. - Community Image.

Develop an aesthetically pleasing environment which enhances the image of Manatee County as a high quality community in which to live, work, and visit.

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

Implementation Mechanism:

(a) Implement and maintain land development regulations for entranceways.

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

Implementation Mechanism(s):

(a) Adoption of Corridor Plans.

(b) County revisions to the land development regulations as appropriate to implement Corridor Plans.

(c) Capital improvement programming consistent with adopted Corridor Plans.

Policy 2.9.4.3. Maintain appropriate sign regulations, landscaping requirements, special setbacks, building and site design criteria, and other appropriate limitations on the use of land, to create and maintain an aesthetically pleasing environment.

Implementation Mechanism:

(a) Maintain Land Development Code provisions to implement this policy.

Policy 2.9.4.4. Protect natural waterfront vistas as a defining characteristic of Manatee County. Protection measures may include, but not be limited to the following:

Waterfront setbacks and buffers,

Plantings of native vegetation,

Maintaining conservation areas in public or joint ownership arrangements,

Provisions for joint boat docking facilities,

Limitations on height and size of structures.

(Refer to Objective 4.1.2 and associated policies)

Implementation Mechanism:

(a) Maintain regulations in the Land Development Code to implement this policy.

Policy 2.9.4.5. Develop a program to plant and manage trees in public street rights-of-way 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) Coordination with Keep Manatee Beautiful, Inc. and FDOT to implement this policy.

(b) Expend funds from the Tree Trust Fund consistent with this policy.

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

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

Implementation Mechanism:

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

(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04 , § 6(Exh. D), 8-23-18)

GOAL 2.10

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

Objective 2.10.1. Commercial Project Design/Location.

Improved design and location of commercial development.

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

Implementation Mechanism:

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

Policy 2.10.1.2. Promote the development of commercial uses in nodes, and discourage scattered, incremental commercial development.

Implementation Mechanism:

- (a) County review of proposed commercial development for compliance with this policy.

Policy 2.10.1.3. Encourage development projects that functionally mix residential and commercial (retail/office) uses, either vertically or horizontally.

Policy 2.10.1.4. Allow ~~DRI's and~~ Large Project developments or lands developed pursuant to Policy 2.1.2.8, that meet commercial locational criteria or have a future land use category that allows for commercial square footage, the option of reallocating commercial square footage internally within neighborhoods if the following criteria is met:

- (a) Must have a mixed ~~of~~ uses with a residential component either vertically and/or horizontally integrated, interconnected through multimodal routes; uses shall not be isolated from other uses within the project.

- (b) Must meet minimum development characteristics such as greater internal automobile trip capture, increased pedestrian and bike routes facilities, architectural design criteria which reinforces pedestrian scale and orientation and built on a neighborhood scale, as further described in the applicable portions of development orders or the Land Development Code.

Such neighborhoods will promote diversity of uses, while not promoting strip commercial development.

Commercial uses located internally to neighborhoods shall be limited to (medium) commercial uses.

Objective 2.10.2. Diversity.

Appropriate size, function, and required compatibility of new commercial development.

Policy 2.10.2.1. Within residential future land use categories, maintain limits on the range of commercial uses, intensity of commercial uses, and gross building square footage of commercial projects which may be considered for approval to ensure that "scale" of commercial development is generally consistent with surrounding residential character.

Intensity of commercial projects shall be defined as:

- (a) Small commercial projects limited to thirty thousand (30,000) square feet of gross building area [\(combined all buildings\)](#).
- (b) Medium commercial projects limited to one hundred fifty thousand (150,000) square feet of gross building area [\(combined all buildings\)](#).
- (c) Large commercial projects limited to three hundred thousand (300,000) square feet of gross building area [\(combined all buildings\)](#). Commercial projects in excess of the three hundred thousand (300,000) square foot limit may be considered for projects which contain primarily office uses, or for other projects in high access locations as described in Policy 2.10.3.3.

These limits shall permit consideration of the type and amount of commercial uses necessary to provide for the needs of the resident, and other, population which can be reasonably expected to utilize the commercial uses.

~~Table 2-1 lists the category of commercial gross building square footage eligible for consideration in each future land use category. In using this table, where a particular category is eligible, all "lesser" categories shall also be considered as eligible.~~

Implementation Mechanism(s):

- (a) Definition of uses, consistent with the more general definitions of small, medium, and large commercial uses above, within land development regulations developed pursuant to § 163.3202, F.S. Such permitted uses may be required to achieve consistency with special criteria (see Policy 2.6.1.1) in order to meet the definition of either small or medium commercial uses.
- (b) 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.

Policy 2.10.2.2. Table 2-2 below identifies these maximum gross building square footages, by category of commercial use. Development sites in the UIRA and sites along Urban Corridors 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.

TABLE 2-2
Maximum Commercial Project Square Footages

Category of Commercial Use	Maximum Gross Building Square Footage Per Project
Small	30,000
Medium	150,000
Large	300,000

Policy 2.10.2.3. Reserved.

Policy 2.10.2.4. Require the development of off-street parking areas for nonresidential uses in the village of Parrish at the sides or rear of such uses, or within a shared parking facility, 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~~LDC standards developed pursuant to § 163.3202, F.S., to ensure compliance with this policy.
- (b) Manatee County review of proposed projects for compliance with this policy.

Policy 2.10.2.5. Encourage ~~Allow for neotraditional~~ projects to utilize neo-traditional, grid-style developments ~~have~~ providing commercial (retail/office) uses that are central to the individual projects. Such projects will promote diversity of uses while not promoting strip commercial development.

Objective 2.10.3. Required Access to Commercial Uses.

Adequate, safe and appropriate access to new commercial uses is required.

Policy 2.10.3.1. Require that access to commercial uses be established on at least one (1) roadway classified as a collector or higher. Access through single family residential neighborhoods shall not be allowed. An exception shall be made for projects on roadways under the State jurisdiction not allowing access from such road, and for projects that are approved with commercial uses located internally to the project and whose main project access is located on a road designated as a collector or higher.

Implementation Mechanism:

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

Policy 2.10.3.2. Reserved.

Policy 2.10.3.3. Require that all proposed large commercial uses exceeding one hundred fifty thousand (150,000) square feet be located within an area of high access and directly accessed from at least one (1) roadway shown on the Existing Roadway Functional Classification Map (Map 5A) as arterial. High access locations should provide numerous options for trip distribution, provide for multi-modal opportunities and be 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 review of proposed development orders for commercial uses for compliance with this policy.
- (b) Maintain regulations in the Land Development Code to implement this policy.

Policy 2.10.3.4. Permit exceptions to Policies 2.10.3.2 and 2.10.3.3 only in instances where required access criteria are conflicting with other access criteria associated with an Entranceway, as described in Policies 2.9.4.1 and 2.9.4.2 and in Urban Core Areas where access on a local road provides a safer alternative than direct access to the functionally classified roadway, or within the MU-C Future Land Use Category and its Sub Areas.

(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18; Ord. No. 24-44, 3(Exh. A), 8-8-24)

Objective 2.10.4. Locational Criteria and Development Standards.

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

Policy 2.10.4.1. Limit the location of all new commercial development to well-defined nodes, or compact groupings, to:

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

Policy 2.10.4.2. Prohibit the consideration of any development order establishing the potential for commercial development in the residential future land use categories, where the proposed project site is inconsistent with commercial locational criteria. Consistency shall be determined through the application of the commercial location review process described in the operative provisions contained in this Element. Permitted exceptions to these requirements are limited to:

- Existing commercial uses that were legally established prior to the adoption of the Commercial Locational Criteria in May 15, 1989 shall be allowed to remain as originally approved. However, where such uses

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

- Redevelopment, but not expansion or intensification, of a legally established commercial use which does not meet the commercial locational criteria, subject to the finding by the Board of County Commissioners that the proposed project is consistent with the general welfare of Manatee County residents.
- Locations designated as Retail/Office/Residential or Low Intensity Office (OL), Medium Intensity Office (OM) or Mixed Use (MU) or within the MU-C Mixed Use Community and its Sub Areas [see Policies 2.2.1.19.4(a) and 2.2.1.24.4(b)].
- Recreational vehicle parks. However, compliance with Policy 2.10.5-26 shall be required.
- Establishments providing nursing services as described in Ch. 464, F.S.
- Sale of agricultural produce at roadside stands.
- Agricultural service establishments (e.g. farm equipment sales and service).
- Low intensity commercial recreational facilities (e.g., driving range).
- Rural recreational facilities located in the Ag/R future land use category meeting adverse impact standards as established within the Manatee County Land Development Code.
- Appropriate water-dependent, water-related, and water-enhanced commercial uses, as described under Objective 4.2.1.
- Commercial uses located within Port Manatee.
- Commercial uses located within the rural community of Myakka City which is designated as those lands on Sheet 29 of the Future Land Use Map shown as Res-3 or Res-1 on May 15, 1989, provided that they are located along State Road 70 within one thousand six hundred forty (1,640) feet west from its intersection with Wauchula Road, and one thousand five hundred (1,500) feet east from its intersection with Wauchula Road and located within one thousand (1,000) feet along Wauchula Road from its intersection with State Road 70. Further, properties developed commercially, or having commercial zoning in place at the time of adoption of this Comprehensive Plan if they have frontage on State Road 70 and are within three-quarters ($\frac{3}{4}$) mile of the State Road 70 and Wauchula Road intersection are also exceptions. Furthermore, all commercial uses allowable under this provision will be exempt from the one-half ($\frac{1}{2}$) mile spacing requirement denoted in Policy 2.10.4.3(4).
- Office uses which operate as an accessory use to a place of worship are permitted in RES-1 and RES-3 future land use categories and are exempt from compliance with any locational criteria specified under Policy 2.10.4.1 and detailed in the operative provisions (see also Policies 2.2.1.12., 2.2.1.13., 2.2.1.14.4, 2.2.1.15.4, 2.2.1.16.4, 2.2.1.17.4 and 2.2.1.18.4).
- Neo-traditional developments that have commercial and office developments located internal to the project and whose main project access is located on a road designated as a collector or higher.

- DRI's and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics (see Neo-Traditional Development definition for development characteristics), have commercial uses located internal to neighborhoods and whose main neighborhood access is located on a road designated as a collector or higher.
- Commercial uses located within the Parrish area for properties fronting US 301, from Moccasin Wallow Road to the realigned Ft. Hamer Road. These commercial uses are limited to a building footprint of twenty thousand (20,000) square feet except at nodes.

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

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

Policy 2.10.4.3. Require that all proposed commercial uses meet, in addition to commercial locational criteria, the following commercial development standards. Office uses are exempt from this policy.

- (1) Any proposed commercial site must be sized and configured to provide for adequate setbacks, and buffers from any adjacent existing or future residential uses.
- (2) Any proposed commercial site must be configured and sized to allow for orientation of structures, site access points, parking areas, and loading areas on the site in a manner which minimizes any adverse impact on any adjacent residential use.
- (3) No proposed commercial site shall represent an intrusion into any residential area. As used in this standard, "intrusion" means located between two (2) residential uses or sites which are not separated by the right-of-way of any roadway functionally classified as collector or higher, unless the proposed commercial use meets the definition of "mixed-use" or "infill commercial development," demonstrated through evaluation of existing land use patterns in this vicinity of the proposed use, and pursuant to guidelines contained in commercial locational criteria found in the operative provisions of this Element. Permitted exceptions listed in Policy 2.10.4.2 shall not be required to meet this development standard. No such intrusion shall be found in neo-traditional developments approved as such by the County, as a mixture of uses are encouraged within those projects. No such intrusion shall be found in DRI and Large Project developments where commercial uses are internal to neighborhoods, approved as such by the County, as a mixture of uses are encouraged within those neighborhoods.
- (4) Activity nodes meeting the requirements specified in the operative provisions of this Element shall, additionally, be spaced at least one-half (½) mile apart, as measured between the centers of two (2) nodes. However, where two (2) activity nodes have been established by the development of

commercial uses prior to plan adoption, and are spaced less than the minimum required one-half (½) mile, then a waiver of this commercial development standard may be considered. Preferentially, in instances where previous development has not established a pattern of land uses inconsistent with commercial locational criteria or development standards, nodes shall be spaced no less than one (1) mile apart. Neo-traditional projects shall be exempt from this requirement. DRI and Large Project developments that have mixed uses with a residential component that receive approval to locate commercial uses internal to neighborhoods shall be exempt from this requirement.

Policy 2.10.4.4. Permit compatible commercial uses in areas of Myakka City and Parrish which meet commercial locational criteria requirements as set forth in the operative provisions, or meet a permitted exception thereto as set forth in Policy 2.10.4 provided such general commercial uses front on at least one (1) 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 review of proposed site design and layout for commercial uses for compliance with this policy.
- (b) Review of level of service and generalized roadway functions for roadways from which access to a commercial project is proposed.
- (c) Placement of conditions, as necessary, on development orders when issued so as to ensure compliance with this policy.

Objective 2.10.5. Recreational Vehicle Parks.

Recreational vehicle parks which are located and planned to ensure maximum compatibility with other commercial, and with residential, land uses.

Policy 2.10.5.1. Regulate recreational vehicle parks and campgrounds as commercial uses, consistent with the function of those uses. All recreational vehicle parks shall be required to demonstrate compliance with Objective 2.6.1, with applicable commercial development standards contained in Policy 2.10.4.3 above, and with other applicable goals, objectives, and policies. Consistent with Policy 2.10.4.2, however, recreational vehicle parks shall not be required to undergo review for compliance with commercial locational criteria identified in the operative provisions of this Element, nor shall Floor Area Ratio requirements be applied to Recreation Vehicle Parks.

Policy 2.10.5.2. Maintain land development regulations which:

- Establish appropriate setback and buffer requirements for recreational vehicle parks;
- Maintain locational standards or guidelines for new recreational vehicle parks which address required level of access, level of service, relative intensity and impact of such uses;
- Provide for adequate sites on which recreational vehicle parks may be considered for approval;

- ~~Exempt recreational vehicle parks from maximum Floor Area Ratio requirements while establishing alternative maximum intensity standards; and~~
- ~~Establish certain districts on the official zoning atlas within which recreational vehicle parks shall not be located.~~

Objective 2.10.5. Land Use Operative Provisions.

Establish appropriate groupings of commercial uses around intersecting thoroughfares.

Policy 2.10.5.1 Land Use Operative Provisions

A. Commercial Locational Criteria. Proposed commercial projects, in addition to meeting limitations on types of permitted uses and requirements limiting gross building area per this Objective and related Policies, and having to meet access requirements described herein, shall also meet the following requiring "activity node" commercial development. Nothing in this Section shall be interpreted to exempt any commercial use from compliance with all other goals, objectives, and policies, and from compliance with other applicable development regulations.

(1) Small Commercial Projects. Any such projects, or small commercial components of larger projects, shall be located within a commercial node at the intersection of at least two (2) roadways functionally classified, at the time of issuance of a Certificate of Level of Service Compliance for the project, as collector or higher. In defining a node, the point of intersection of rights-of-way (as used below) may be determined by Manatee County to be based on a relocated or widened functionally classified roadway where such relocation or widening has not yet been effected, but where preliminary design has established the location of future right-of-way related to the relocation/widening. The adopted Roadway Functional Classification Map shall be used to determine the functional classification of roadways. The commercial node shall be defined, when completely located within either the Ag/R, IL, or IH categories on the Future Land Use Map, as generally extending a maximum of ~~eight hundred (800)~~ one thousand (1,000) feet along the frontage of the functionally-classified roadways which define the commercial node. The ~~eight hundred (800)~~ one thousand (1,000) feet of frontage shall be measured from the point of intersection of the rights-of-way of the intersecting functionally-classified roadways, and is measured along property lines adjacent to the roadway rights-of-way. Refer to subsection (4) below for clarification on how a node is defined, and refer to subsection (5) for permitted exceptions to the ~~800~~ 1,000-foot limit on extent of the node.

(2) Medium Commercial Projects. Any such projects, or medium commercial components of larger projects, shall be located within a commercial node at the intersection of at least two (2) roadways functionally-classified, at time of issuance at a CLOS compliance for the project, as a collector or higher. The adopted Roadway Functional Classification Map shall be used to determine the functional classification of roadways. The commercial node shall be defined, when partially or completely located within the Res-1, Res-3, UF-3, Res-6, Res-9, Res-12 and Res-16 categories on the Future Land Use Map,

as generally extending a maximum of ~~one thousand five hundred (1,500)~~ two thousand (2,000) feet along the frontage of the functionally-classified roadways which define the commercial node. The ~~one thousand five hundred (1,500)~~ two thousand (2,000) feet of frontage shall be measured from the point of intersection of the rights-of-way of the intersecting functionally-classified roadways, and is measured along property lines adjacent to the roadway rights-of-way.
Refer to subsection (4) below for clarification on how a node is defined, and refer to subsection (5) for permitted exceptions to the ~~1,500~~ 2,000-foot limit on extent of the node.

- (3) *Large Commercial Projects.* Any large commercial projects (i.e. exceeding one hundred fifty thousand (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 one hundred fifty thousand (150,000) square feet shall be located within an area of high access and directly accessed from at least one (1) 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.

Illustration of Locational Criteria for Consideration of Small and medium commercial uses.

% Commercial Uses Proposed Within Areas
Designated As AG/R, IL, or IH on the Future
Land Use Map.

Only Small Commercial Uses Permitted.

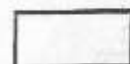
Maximum Frontage = 800'

For Commercial Uses Proposed Within Areas
Designated as RES-1, RES-3, UF-3, RES-6, RES-9,
RES-12, RES-14 on the Future Land Use Map.

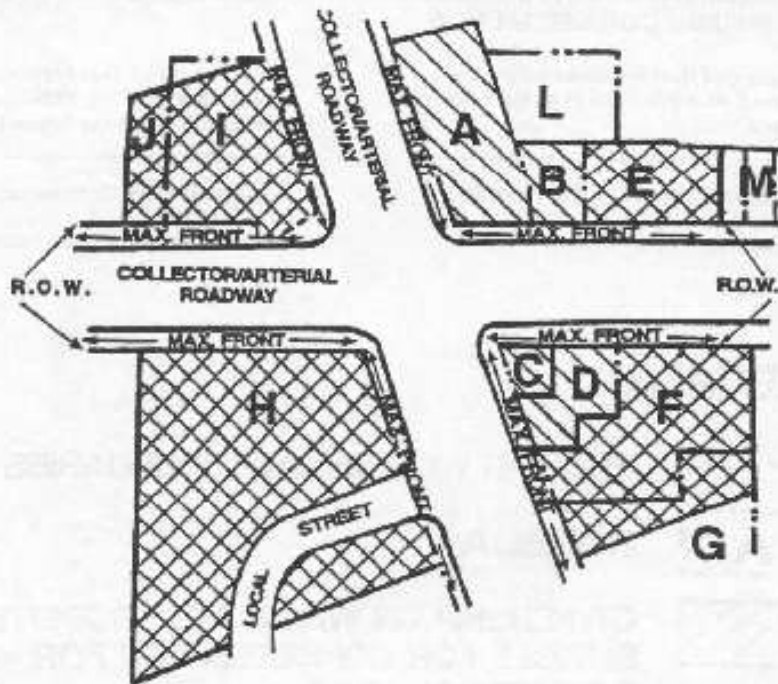
* Only Medium Commercial Uses Permitted

* Maximum Frontage = 1000'

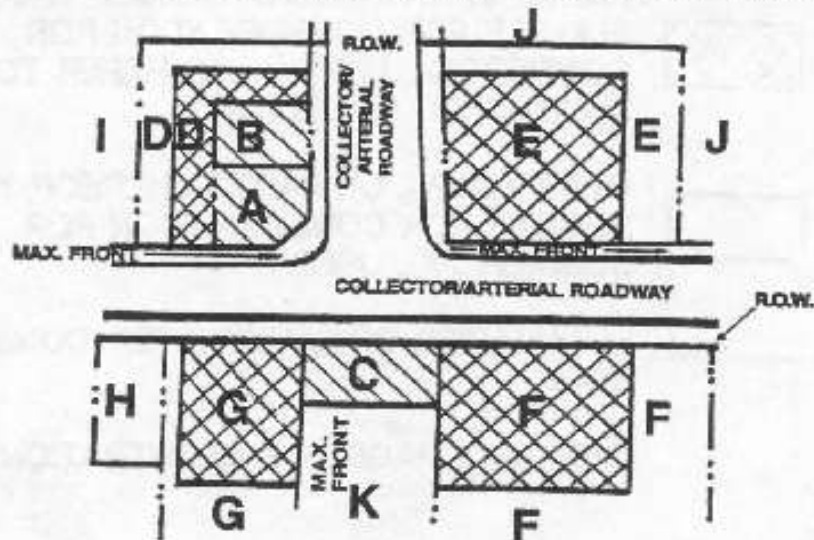
LEGEND

- PROPERTY OWNERSHIP BOUNDARIES
-  PARCEL A
-  OWNERSHIP ON WHICH ALL PROPERTY IS
ELIGIBLE FOR CONSIDERATION FOR
COMMERCIAL USES.
-  PARTS OF OWNERSHIP PARCEL WHICH ARE
ELIGIBLE FOR CONSIDERATION FOR
COMMERCIAL USES (ALSO REFER TO
SUBSECTION (5) BELOW).
-  OWNERSHIPS, OR PARTS THEREOF, NOT
ELIGIBLE FOR CONSIDERATION FOR
COMMERCIAL USES.
- BOUNDARIES OF ILLUSTRATED COMMERCIAL
NODE
- (SEE NEXT PAGE FOR ILLUSTRATIONS)

FOUR WAY ROADWAY INTERSECTION



THREE WAY ROADWAY INTERSECTION

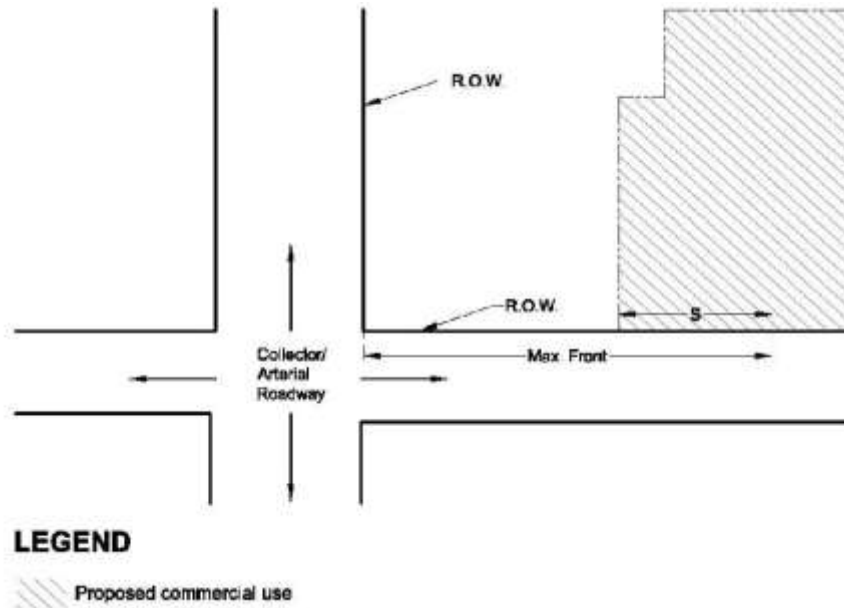


Note: Parcels, or part thereof, not meeting maximum frontage requirements, may be considered for approval of commercial uses subject to the application of the "75% rule" and, where appropriate, subject to approval of the use as "infill" commercial development.

(4) Permitted Exceptions to Limits on Maximum Frontage For a Commercial Node For Small or Medium Commercial Uses.

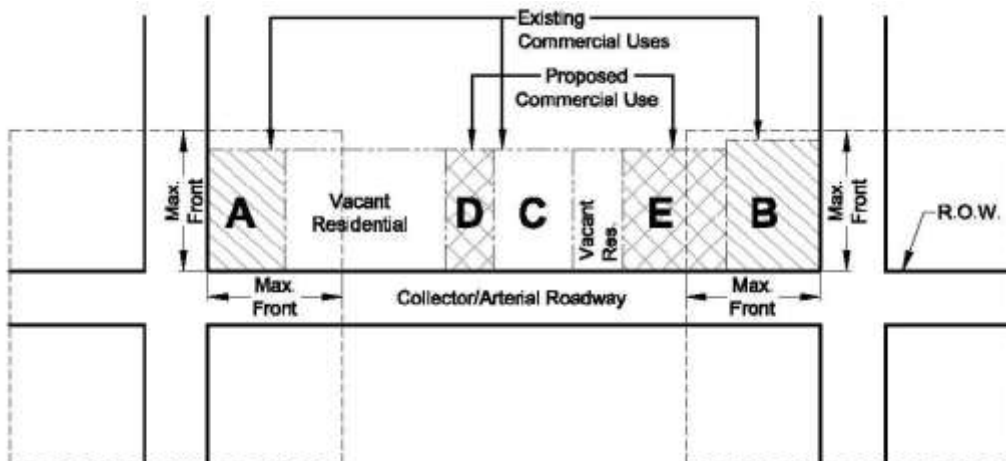
- (a) *Seventy-five (75) Percent Rule.* Proposed Commercial Project Partially Exceeding Maximum Frontage: If a proposed commercial project exceeds, in part, the maximum frontage limiting a commercial node (i.e., ~~eight hundred (800)~~ one thousand (1,000) feet or ~~one thousand five hundred (1,500)~~ two thousand (2,000) feet for small and medium commercial projects, respectively), compliance with commercial locational criteria shall be established only if the portion of the commercial project's frontage along either (or both) functionally-classified roadways defining the proposed commercial node is at least seventy-five (75) percent of the proposed commercial project's total frontage.
- i. This rule is not applicable to density bonuses within activity nodes.
- (b) *Infill Small or Medium Commercial Development.* Approval of a development order permitting a proposed commercial use may also be considered where the Board of County Commissioners finds that the proposed use, though located outside a commercial node as defined in Sections (1) and (2) above, and although not permitted for consideration under the seventy-five (75) percent rule described in subsection (1) above, is an "Appropriate Infill Commercial Project."
- (c) *Commercial Subdivisions (Small or Medium).* Approval of a development order permitting a proposed commercial use may also be considered where the Board of County Commissioners finds that the proposed use, though located on a parcel that is within the distance criteria of a commercial node as defined in Sections (1) and (2) above, however does not have frontage on a roadway classified as a collector or arterial on Map 5B of this Plan, is being developed as part of a platted commercial subdivision, where the land area from which the parcel was subdivided met the commercial node frontage requirements that enabled the direct access required by Policies 2.10.5.1.
- (d) *Joint Use of Private Internal Roadways for Small or Medium Commercial Development.* Approval of a development order permitting a proposed commercial use where the Board of County Commissioners finds that the proposed use, though located on a parcel that is within the distance criteria of a commercial node as defined in Sections (1) and (2) above, however does not have frontage on a roadway classified as a collector or arterial on Map 5B of this Plan, is being developed making joint use of private internal roadways (e.g., utilizing cross-access easement arrangements) with an adjacent parcel or parcels which meet(s) the commercial node frontage requirements. The proposed use can then be deemed to meet the requirements for direct access called for in Policy 2.10.5.1.

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



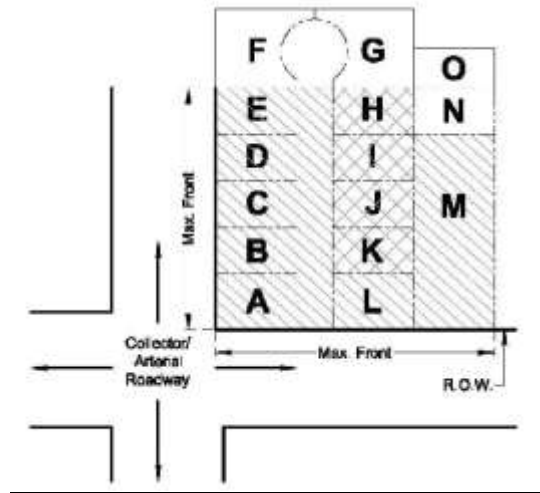
- Where "s" is equal to or greater than seventy-five (75) percent of total proposed frontage of commercial use, proposed use may be considered for approval.
- Where "s" is less than seventy-five (75) percent of total proposed frontage of commercial use, proposed use shall not be considered for approval.

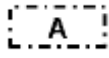
The following graphic illustrated the context within which infill commercial projects may be considered:

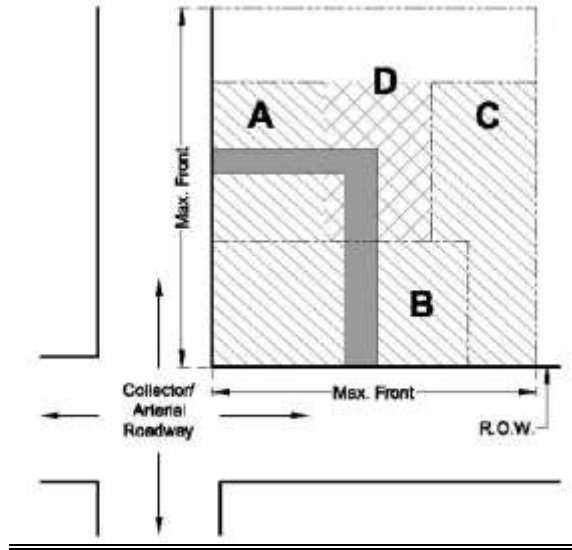


- Parcels A, B, and C are existing commercial uses.
- Parcels A and B meet commercial locational requirements.
- Parcel C does not meet commercial locational requirements.
- Parcel D is completely outside the commercial node.
- Parcel E is partially within the commercial node but does not qualify for commercial development because the parcel does not meet the requirements for the seventy-five (75) percent 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 seventy-five \(75\) percent rule, if determined to be appropriate infill development.](#)



LEGEND	
	Parcel Boundary and Identifications.
	Parcels A, B, C, D, E, L, and M meet criteria.
	Parcels H, I, J, and K may be considered for approval due to being subdivided from lands which meet criteria.*
	Parcels, or part thereof, not eligible for consideration (N, O, G, F).
* Parcels A through L comprise land area before subdividing.	



LEGEND	
	Parcel Boundary and Identifications.
	Parcels A, B, and C meet 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 part thereof, not eligible for consideration (D Part 2).
	Depicts joint use or private internal roadway.

Objective 2.10.6. Recreational Vehicle Parks.

[Recreational vehicle parks which are located and planned to ensure maximum compatibility with other commercial, and with residential, land uses.](#)

[Policy 2.10.6.1. Regulate recreational vehicle parks and campgrounds as commercial uses, consistent with the function of those uses. All recreational vehicle parks shall be required to demonstrate compliance with Objective 2.6.1, with applicable commercial development standards contained in Policy 2.10.4.3 above, and with other applicable goals, objectives, and policies. Consistent with Policy 2.10.4.2, however, recreational vehicle parks shall not be required to undergo review for compliance with commercial locational criteria identified in the operative provisions of this Element, nor shall Floor Area Ratio requirements be applied to Recreation Vehicle Parks.](#)

[Policy 2.10.6.2. Maintain land development regulations which:](#)

- [Establish appropriate setback and buffer requirements for recreational vehicle parks;](#)

- [Maintain locational standards or guidelines for new recreational vehicle parks which address required level of access, level of service, relative intensity and impact of such uses;](#)
- [Provide for adequate sites on which recreational vehicle parks may be considered for approval;](#)
- [Exempt recreational vehicle parks from maximum Floor Area Ratio requirements while establishing alternative maximum intensity standards; and](#)
- [Establish certain districts on the official zoning atlas within which recreational vehicle parks shall not be located.](#)

GOAL 2.11

Industrial Development Consistent with Needs of Industrial Users, and Consistent with Sound Planning Principles.

Objective 2.11.1. Diversity.

Provide land suitable for development of a diverse industrial and employment base.

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

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

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

Policy 2.11.1.4. Permit the consideration of all new mineral resource extraction activities that are regulated by the Manatee County Mining Ordinance, as amended, only within the Agriculture/Rural designation on the Future Land Use Map.

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

Policy 2.11.1.6. [Establish language in the LDC that identifies specific warehouse uses as industrial, commercial and “flex” spaces.](#)

Objective 2.11.2. ~~SeaPort~~Port.

Acknowledges the economic ~~Continued~~ viability and importance of ~~SeaPort~~Port Manatee as a local and regional asset.

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

Implementation Mechanism:

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

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

Policy 2.11.2.3. Implement, in the ~~land development regulations~~ LDC required by Section 163.3202, F.S., a specialized district, or otherwise specialized development review and regulation mechanism. Such district or mechanism establishes a broad spectrum of seaport, waterborne commerce, industrial and transportation uses as permitted uses. Such district or mechanism also imposes only those requirements on land uses, buffers, screening and other land use parameters which are necessary to ensure compatibility between adjacent sites or uses. Development within ~~any such specialized~~ the district, or development reviewed pursuant to any alternative regulatory and review mechanism, may also be exempt from any required maximum Floor Area Ratio associated with the Industrial-Heavy or Industrial-Light future land use categories. The adoption of this policy hereby establishes an overriding public interest as the basis for any such specialized district, and for reduced requirements for the regulation of onsite uses or activities.

Implementation Mechanism:

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

GOAL 2.12

Ensure That Future Development in the Florida International Gateway Area is Compatible and Complementary to Existing and Proposed Uses.

Objective 2.12.1. Future Development Which is Compatible and Provides for Efficient Transportation Mobility That Includes Adequate Road, Rail, Water, and Air Facilities.

Policy 2.12.1.1. Designate the Florida International Gateway Future Land Use Overlay with appropriate boundaries consistent with Objective 2.1.4.

Policy 2.12.1.2. Protect freight mobility and facilitate the establishment of the Port Connector Road between Port Manatee and I-75 and extended rail service as necessary.

Policy 2.12.1.3. Evaluate, and update as appropriate, the existing future Land Use and Zoning designations within the Florida International Gateway, to promote compatible land uses that support the long term viability of Port Manatee and the economic diversification of Manatee County.

Policy 2.12.1.4. Establish zoning district(s) which provide design parameters to ensure compatibility between residential and light industrial uses as well as other non-residential uses.

Policy 2.12.1.5. Annually review the existing, approved, and pending development applications within the Florida International Gateway overlay and amend the facility impact projections, population projections, and capital improvement schedules as appropriate.

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

[...]

LAND USE OPERATIVE PROVISIONS--

~~A. Commercial Locational Criteria (See Objective 2.10.4). Proposed commercial projects, in addition to meeting limitations on types of permitted uses and requirements limiting gross building area (see policy 2.10.2.1), and having to meet access requirements described under Objective 2.10.3, shall also meet the following criteria to ensure compliance with Policies 2.10.4.1 and 2.10.4.2 requiring "nodal" commercial development. Nothing in this Section shall be interpreted to exempt any commercial use from compliance with all other goals, objectives, and policies, and from compliance with other applicable development regulations.~~

~~(1) Small Commercial Projects. Any such projects, or small commercial components of larger projects, shall be located within a commercial node at the intersection of at least two (2) roadways functionally classified, at the time of issuance of a Certificate of Level of Service Compliance for the project, as collector or higher. In defining a node, the point of intersection of rights of way (as used below) may be determined by Manatee County to be based on a relocated or widened functionally classified roadway where such relocation or widening has not yet been effected, but where preliminary design has established the location of future right-of-way related to the relocation/widening. The adopted Roadway Functional Classification Map shall be used to determine the functional classification of roadways. The commercial node shall be defined, when completely located within either the Ag/R, IL, or IH categories on the Future Land Use Map, as generally extending a maximum of eight hundred (800) feet along the frontage of the functionally classified roadways which define the commercial node. The eight hundred (800) feet of frontage shall be measured from the point of intersection of the rights of way of the intersecting functionally classified roadways, and is measured along property lines adjacent to the roadway rights of way.~~

~~Refer to subsection (4) below for clarification on how a node is defined, and refer to subsection (5) for permitted exceptions to the 800-foot limit on extent of the node.~~

~~(2) *Medium Commercial Projects.* Any such projects, or medium-commercial components of larger projects, shall be located within a commercial node at the intersection of at least two (2) roadways functionally classified, at time of issuance of a Certificate of Level of Service Compliance for the project, as collector or higher. The adopted Roadway Functional Classification Map shall be used to determine the functional classification of roadways. The commercial node shall be defined, when partially or completely located within the Res-1, Res-3, UF-3, Res-6, Res-9, Res-12 and Res-16 categories on the Future Land Use Map, as generally extending a maximum of one thousand five hundred (1,500) feet along the frontage of the functionally classified roadways which define the commercial node. The one thousand five hundred (1,500) feet of frontage shall be measured from the point of intersection of the rights-of-way of the intersecting functionally classified roadways, and is measured along property lines adjacent to the roadway rights-of-way.~~

~~Refer to subsection (4) below for clarification on how a node is defined, and refer to subsection (5) for permitted exceptions to the 1,500-foot limit on extent of the node.~~

~~(3)~~

~~*Large Commercial Projects.* Any large-commercial projects (i.e. exceeding one hundred fifty thousand (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 one hundred fifty thousand (150,000) square feet shall be located within an area of high access and directly accessed from at least one (1) 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.~~

~~Illustration of Locational Criteria for Consideration of Small and medium commercial uses.~~

% Commercial Uses Proposed Within Areas
Designated As AG/R, IL, or IH on the Future
Land Use Map.

Only Small Commercial Uses Permitted.

Maximum Frontage = 800'

For Commercial Uses Proposed Within Areas
Designated as RES-1, RES-3, UF-3, RES-6, RES-9,
RES-12, RES-14 on the Future Land Use Map.

* Only Medium Commercial Uses Permitted

* Maximum frontage = 1000'

LEGEND



PROPERTY OWNERSHIP BOUNDARIES



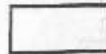
PARCEL A



OWNERSHIP ON WHICH ALL PROPERTY IS
ELIGIBLE FOR CONSIDERATION FOR
COMMERCIAL USES.



PARTS OF OWNERSHIP PARCEL WHICH ARE
ELIGIBLE FOR CONSIDERATION FOR
COMMERCIAL USES (ALSO REFER TO
SUBSECTION (5) BELOW).

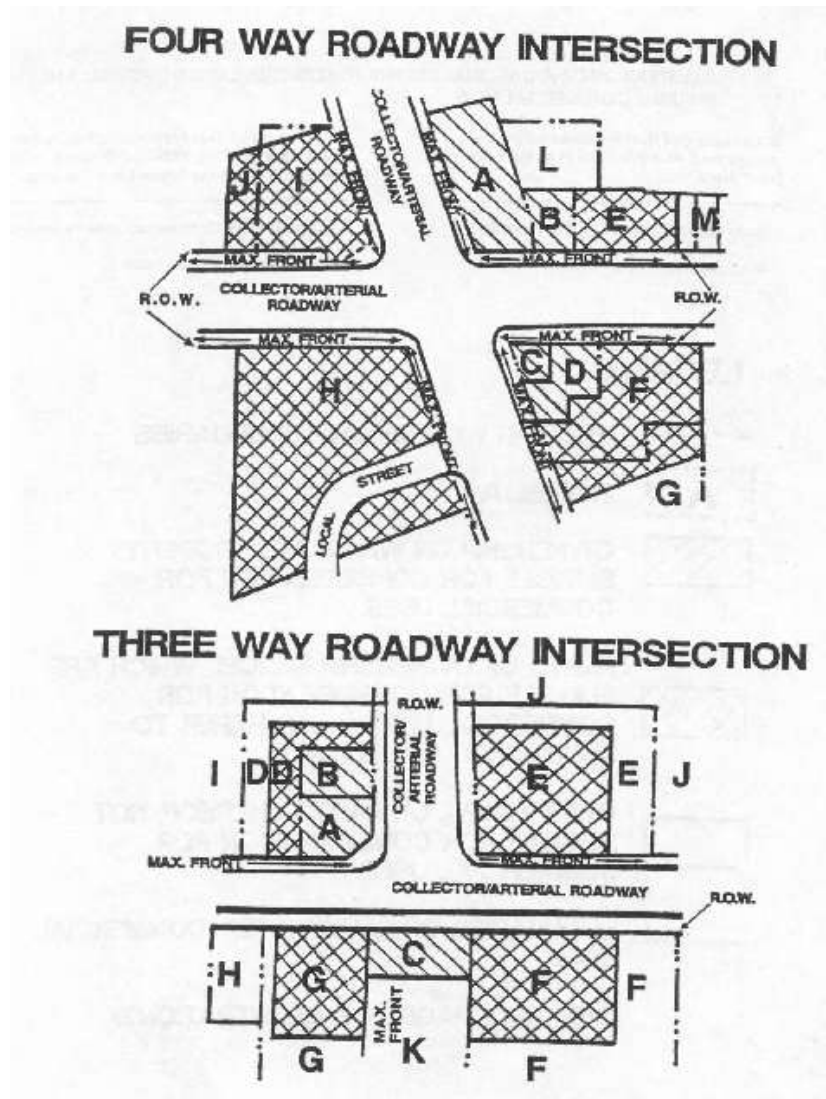


OWNERSHIPS, OR PARTS THEREOF, NOT
ELIGIBLE FOR CONSIDERATION FOR
COMMERCIAL USES.



BOUNDARIES OF ILLUSTRATED COMMERCIAL
NODE

(SEE NEXT PAGE FOR ILLUSTRATIONS)



Note: Parcels, or part thereof, not meeting maximum frontage requirements, may be considered for approval of commercial uses subject to the application of the "75% rule" and, where appropriate, subject to approval of the use as "infill" commercial development.

(4)

Permitted Exceptions to Limits on Maximum Frontage For a Commercial Node For Small or Medium Commercial Uses.

(a) *Seventy five (75) Percent Rule.* Proposed Commercial Project Partially Exceeding Maximum Frontage: If a proposed commercial project exceeds, in part, the maximum frontage limiting a commercial node (i.e., Eight hundred (800) feet or one thousand five hundred (1,500) feet for small and medium commercial projects, respectively), compliance with commercial locational criteria shall be established only if the portion of the

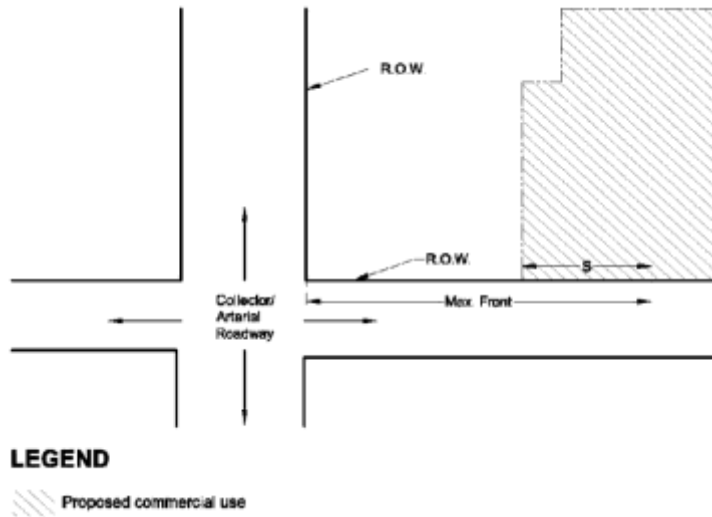
~~commercial project's frontage along either (or both) functionally-classified roadways defining the proposed commercial node is at least seventy-five (75) percent of the proposed commercial project's total frontage.~~

~~(b) *Infill Small or Medium Commercial Development.* Approval of a development order permitting a proposed commercial use may also be considered where the Board of County Commissioners finds that the proposed use, though located outside a commercial node as defined in Sections (1) and (2) above, and although not permitted for consideration under the seventy-five (75) percent rule described in subsection (1) above, is an "Appropriate Infill Commercial Project."~~

~~(c) *Commercial Subdivisions (Small or Medium).* Approval of a development order permitting a proposed commercial use may also be considered where the Board of County Commissioners finds that the proposed use, though located on a parcel that is within the distance criteria of a commercial node as defined in Sections (1) and (2) above, however does not have frontage on a roadway classified as a collector or arterial on Map 5B of this Plan, is being developed as part of a platted commercial subdivision, where the land area from which the parcel was subdivided met the commercial node frontage requirements that enabled the direct access required by Policies 2.10.3.2.~~

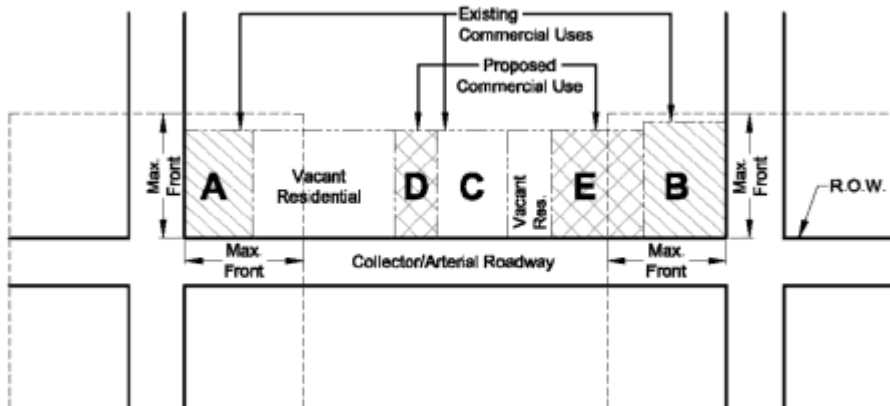
~~(d) *Joint Use of Private Internal Roadways for Small or Medium Commercial Development.* Approval of a development order permitting a proposed commercial use where the Board of County Commissioners finds that the proposed use, though located on a parcel that is within the distance criteria of a commercial node as defined in Sections (1) and (2) above, however does not have frontage on a roadway classified as a collector or arterial on Map 5B of this Plan, is being developed making joint use of private internal roadways (e.g., utilizing cross-access easement arrangements) with an adjacent parcel or parcels which meet(s) the commercial node frontage requirements. The proposed use can then be deemed to meet the requirements for direct access called for in Policy 2.10.3.2.~~

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



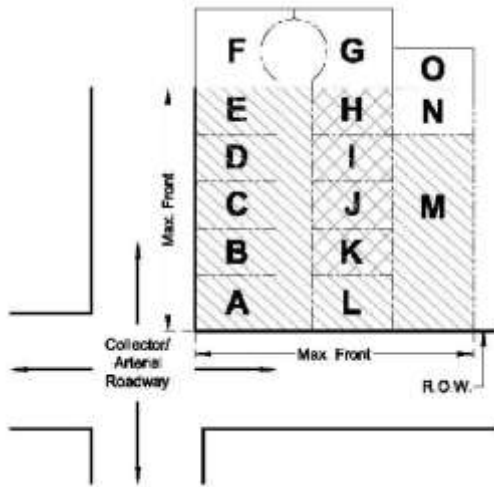
- Where "s" is equal to or greater than seventy-five (75) percent of total proposed frontage of commercial use, proposed use may be considered for approval.
- Where "s" is less than seventy-five (75) percent of total proposed frontage of commercial use, proposed use shall not be considered for approval.

The following graphic illustrated the context within which infill commercial projects may be considered:

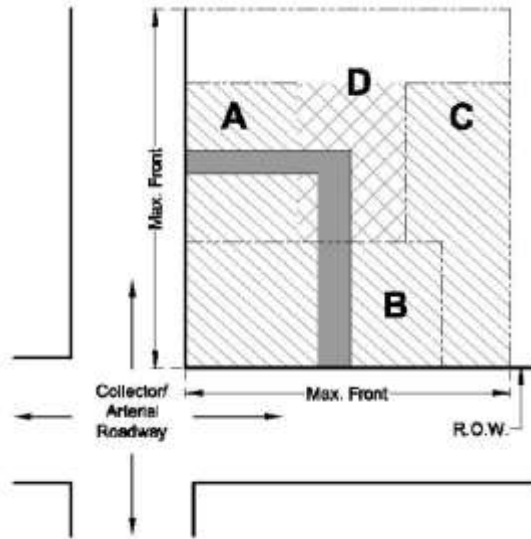


- Parcels A, B, and C are existing commercial uses.
- Parcels A and B meet commercial locational requirements.
- Parcel C does not meet commercial locational requirements.
- Parcel D is completely outside the commercial node.
- Parcel E is partially within the commercial node but does not qualify for commercial development because the parcel does not meet the requirements for the seventy-five (75) percent 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 seventy-five (75) percent rule, if determined to be appropriate infill development.



LEGEND	
	Parcel Boundary and Identifications.
	Parcels A, B, C, D, E, L, and M meet criteria.
	Parcels H, I, J, and K may be considered for approval due to being subdivided from lands which meet criteria.*
	Parcels, or part thereof, not eligible for consideration (N, O, G, F).
* Parcels A through L comprise land area before subdividing.	



LEGEND

	Parcel Boundary and Identifications.
	Parcels A, B, and C meet 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 part thereof, not eligible for consideration (D Part 2).
	Depicts joint use or private internal roadway.

03

CONSERVATION



CONSERVATION

GOAL 3.1

Continue to Enhance and Maintain Local Air Quality for Quality of Life for County Residents and Visitors.

~~Monitor for and Protect the Ambient Air Quality of Manatee County Through Appropriate Management and Land Use Techniques.~~

Objective 3.1.1. Air Quality

~~Achieve~~ Establish, protect and, where possible, enhance ambient air quality within Manatee County that meets or exceeds State and National Ambient Air Quality Standards (NAAQS) that:

- Protects the health of County residents;
- Decreases atmospheric deposition of pollutants into water resources;
- Maintains healthy ecosystems; and
- Reduces costs to County taxpayers for cleaning up air pollution.

Policy 3.1.1.1. Assess if the County's ambient air quality for compliance with National Ambient Air Quality Standards (NAAQS) through Federally accepted State and local air quality monitoring network and provide daily air quality notices to the general public.

Implementation Mechanism:

- (a) Coordinate with the Florida Department of Environmental Protection's (FDEP) Division of Air Resource Management ~~Florida Department of Environmental Protection's Aerometric Information Retrieval System (FDEP-AIRS)~~ to implement the Florida State Annual Air Monitoring Network Plan. Monitor the ambient air quality of Manatee County as described in this plan. Support the Manatee County local network operation of continuous air quality monitoring of NAAQS parameters according to U.S. Environmental Protection Agency (EPA) standards.
- (b) Inform the general public of local ambient air quality status and trends by redistribution of the daily Air Quality Index (AQI) data from AirNow.gov, which includes air quality monitoring data from Manatee County and neighboring agencies and use Manatee County public communication channels to issue public notices of exceptional air quality.
- (c) Participate in the ICLEI Local Governments for Sustainability Climate Pathways program (formerly Cities for Climate Protection Campaign) and utilize the framework to develop a strategic agenda to reduce local air emissions.
- (d) Conduct a greenhouse gas (GHG) inventory for emissions from local government operations that establishes a baseline from which emissions will be reduced. Baseline must quantify direct and indirect greenhouse gas emissions. The inventory should include, at a minimum, quantified emissions from transportation, electricity generation, industry, agriculture, commercial and residential buildings and any other significant contributors to GHG emissions.
- (e) Develop a local government greenhouse gas emission reduction plan. Utilize baseline emission data to develop and implement a plan to reduce greenhouse gas emissions by at least 10% within 5 years.

Policy 3.1.1.2. Encourage and facilitate a reduction in total air emissions by all sources listed for Manatee County on the U.S. Environmental Protection Agency (EPA)-~~FDEP~~ Air ~~Emissions~~ ~~Pollution~~ Inventory System.

Implementation Mechanism:

- (a) The County shall refer facilities found to be chronically non-compliant with these standards to the appropriate state and federal agencies.

Policy 3.1.1.3. Evaluate the appropriateness of the proposed location for all land development activities which are required by state regulations to obtain applicable ~~a Construction and Operating~~ permits.

Implementation Mechanism:

- (a) Review all FDEP Construction and Operating Permit applications (first-time and renewal) regarding ambient air quality and for potential land use conflicts.

Policy 3.1.1.4. ~~Implement, within six (6) months of notification of FDEP nonattainment status for any NAAQS parameter, control strategies to achieve attainment status.~~ Upon notification of EPA nonattainment area designation for any NAAQS parameter, coordinate FDEP on development of a State Implementation Plan (SIP) outlining how areas will attain and maintain the standards by reducing air pollutant emissions.

Implementation Mechanism:

- (a) Adoption by the BOCC of ~~mandatory control~~ pollution control strategies within a State Implementation Plan (SIP), such as reasonably available control measures.
- (b) Participation in ambient air quality network, providing quality assured and certified data for SIP attainment demonstration purposes.
- (c) NRD-EPD will maintain standing as an operator of a Federally recognized ambient air quality monitoring program and remain informed and engaged in air quality issues affecting Manatee County.

Policy 3.1.1.5. Facilitate reduction or stabilization of vehicular emission levels through the use of traffic mitigation techniques which may include traffic flow improvements, use of transportation control measures such as Intelligent Transportation Systems (ITS), Advanced Traffic Management Systems (ATMS), and Transportation Demand Management (TDM) and land use buffer zones when seeking to mitigate potential adverse air quality impacts, lower vehicle miles traveled (VMT), discouragement of emission control tampering, encouraging the use of alternative fuel vehicles, encourage transit amenity provisions, and encourage a bicycle-pedestrian network.

Implementation Mechanism:

Review of development orders and traffic improvement plans to ensure consistency with this policy.

- (a) Coordination with the ~~Manatee-Sarasota-Sarasota/Manatee~~ Metropolitan Planning Organization (MPO), Sarasota-Manatee Regional Traffic Management Center (RTMC), and the Florida Department of Transportation (FDOT) to implement Intelligent Transportation System projects.
- (b) Develop a Transportation Demand Management program to include achievable goals and measurable results to address nonpoint air pollution sources.
- (c) Manatee County to ~~review cost/benefit of~~ continue participation in the Federal Clean Cities program - Tampa Bay Clean Cities Coalition.
- (d) Promote and incentivize public transit use, ride-sharing, walking, cycling, and other forms of transportation that reduce emissions.
- (e) The County Public transportation fleet will incorporate at least 75% of the applicable best management practices outlined in chapters C-M of the Florida Green Local Government Standard Fleet Management and Vehicle Maintenance Module into the public transportation fleet.

Policy 3.1.1.6. Require the control of fugitive dust emissions, smoke and other air emissions related to the development construction with standards adopted within the LDC or other County regulation.

Implementation Mechanism:

- (a) Erosion and Sediment Control Plan required in Land Development Regulations with Final Site Plan. Best practices include performance standards which combat erosion and generation of fugitive dust particles.
- (b) Coordination with the State Department of Agriculture, Division of Forestry to potentially modify open burning regulations in the County.
- (c) The County shall require facilities found to be chronically non-compliant with their Fugitive Dust Control Plan to utilize the best available control technologies prior to re-issuance of their Mass Grading Permits and other related permits. The County will follow up on complaints and notify the appropriate state and federal agencies.

Policy 3.1.1.7. Support efforts by the Tampa Bay Estuary Program (TBEP) as set forth in the adopted TBEP Comprehensive Conservation and Management Plan (CCMP) and the Sarasota Bay Estuary Program (SBEP) as set forth in the SBEP CCMP to reduce atmospheric depositions of nitrogen.

Implementation Mechanism:

- (a) Coordinate with the TBEP and SBEP implement strategies recommended in the TBEP CCMP and SBEP CCMP.
- (b) Support Federally recognized ambient air quality monitoring programs conducted in Manatee County and partner County governments in the Tampa Bay and Sarasota Bay watersheds.
- (c) Improve outreach to the general public through National Estuary Program partners or County communication channels concerning the link between air and water quality to foster behavioral changes that reduce air pollution.
- (d) Support research regionally or through National Estuary Program partners that better quantifies the atmospheric deposition of nitrogen and its effects on water quality and stormwater runoff.

(Ord. No. 18-04 , § 7(Exh. E), 8-23-18)

Manatee County Will Continue to Prioritize and Protect Surface and Groundwater Resources at the Lowest Possible Cost for Their Designated Uses (i.e., Potable Water Use, Shellfish Propagation or Harvesting, Fish Consumption, Recreational and Fish and Wildlife Use), and to Provide Aquatic Habitat for Native Flora and Fauna.

~~**Protection of Surface and Groundwater Resources at Lowest Possible Cost for Potable Water Use, Recreational Use, and to Provide Aquatic Habitat for Native Flora and Fauna**~~

Objective 3.2.1. Potable Water Quality and Quantity.

Maintain or improve the water quality and quantity in the Lake Manatee Reservoir Watershed Protection Overlay District (WPM), Evers Reservoir Watershed Protection Overlay District (WPE), and Peace River ~~Watershed Watershed Protection Overlay District (WPR)~~ Overlay (WO) Districts for the purpose of ensuring a continued supply of drinking water at lowest possible cost to the current and future residents of Manatee County and component jurisdictions.

Policy 3.2.1.1. Maintain a mesotrophic or better Trophic State Index (TSI) range for Lake Manatee and implement watershed management as necessary to maintain water quality within the TSI ranges adopted.

Implementation Mechanism(s):

- (a) Maintain the TSI range for Lake Manatee.
- (b) Continued participation in the Tampa Bay Nitrogen Management Consortium.

Policy 3.2.1.2. Continue to maintain or reduce nutrient loads in the Evers Reservoir, Lake Manatee, and Peace River watersheds.

Implementation Mechanism(s):

- (a) [Coordinate with local municipalities in the](#) ~~D~~development of a reservoir watershed management plan for Evers Reservoir that recognizes the unique problems of an urbanizing watershed and which is consistent with the TBEP CCMP and the CWM (Comprehensive Watershed Management) plans of the SWFWMD.
- (b) [Coordinate with local municipalities in the](#) ~~D~~development of a reservoir watershed management plan for Lake Manatee consistent with the TBNEP CCMP and the CSWM plan of the SWFWMD.
- (c) Participation in development of a watershed management plan for the Peace River watershed consistent with the CHEP, CCMP, and the CSWM plan of the SWFWMD.

Policy 3.2.1.3. Continue current programs that encourage the use of Conservation Plans including Best Management Practices (BMPs) to promote economical agricultural production and improve water quality in the Lake Manatee Reservoir, Evers Reservoir, and Peace River watersheds.

Implementation Mechanism:

- (a) Continue coordination with the [U.S. Department of Agriculture](#) Natural Resources Conservation Service, the Manatee River Soil Conservation District, and the Natural Resources Department/Environmental Protection Division to increase the use of the identified BMPs in the watersheds. Mechanisms to increase use of BMPs may include:
 - Focusing BMP awareness education to those agricultural operations within the watershed most likely to benefit from specific BMPs;
 - [Establishment of A](#)n agricultural best management practices task force advisory group and implementation of any recommendation of the group;
 - ~~Development of a newsletter~~ [Use County communication](#) channels to keep agricultural concerns and water quality professionals informed of recent developments;
 - Continued coordination of grants, such as those from the Resource Conservation Development Council and SWFWMD to agricultural operations that use BMPs;
 - Continue to explore possible use of tax incentives for consistent use of BMPs which improve water quality in the watersheds; and
 - Develop a demonstration project for efficient agricultural operations utilizing BMPs which improve water quality.

Policy 3.2.1.4. Encourage the attachment of Forest Management Plans, when appropriate, to agricultural Conservation Plans.

Implementation Mechanism:

- (a) Coordination between the State of Florida Division of Forestry and the Natural Resources Conservation Service and Manatee River Soil Conservation District shall occur to evaluate the appropriateness of a Forest Management Plan whenever a Conservation Plan has been prepared.

Policy 3.2.1.5. Maintain the current water quality monitoring programs in the WO districts.

Implementation Mechanism:

- (a) Coordination with federal, state and local monitoring agencies to maintain current water quality monitoring and maintenance programs or requirements for the Watershed ~~Protection~~-Overlay Districts.

Policy 3.2.1.6. Ensure the appropriate level of expenditure of public revenues or private funds to provide an adequate water quality/quantity monitoring and evaluation program so as to ensure the maintenance of Class I water quality standards within the Lake Manatee and Evers Reservoirs. [See Policy 9.4.3.2]

Implementation Mechanism:

- (a) Expenditure of revenues from any Stormwater Management Fee or other revenue source, and the establishment of special assessments for private stormwater system improvements, as necessary.

Policy 3.2.1.7. Require that new land development activities maintain or improve the water quality of Lake Manatee, Evers Reservoir, and Peace River through special requirements for land development applications located within the Watershed Overlay Districts. [See Policy 9.4.1.4]

Implementation Mechanism:

- (a) Adopt regulations in the Land Development Code to implement this policy.
- (b) Review of proposed stormwater detention basins to ensure policy compliance.
- (c) Encourage the use of alternative and new technologies in stormwater infrastructure as identified by the Florida DEP Green Stormwater Infrastructure (GSI) Initiative.
- (d) Consider the creation of a Manatee County Low Impact Development (LID) User Manual.

Policy 3.2.1.8. Prohibit the disposal of treated effluent from any wastewater treatment plant or the disposal of any sludge within the WPE District, provided, however, beneficial reuse of reclaimed water from any public wastewater treatment plant shall be allowed in the Evers Reservoir Watershed (WPE) as follows:

- (a) Such beneficial reuse of reclaimed water shall be limited to public wastewater treatment plants that attain Advanced Wastewater Treatment (AWT) Standards as defined in § 403.086, F.S., (or successor Statute) and that provide reclaimed water pursuant to Chapter 62-610, Part III, F.A.C. (or successor Rule); and
- (b) Such beneficial reuse of reclaimed water shall be limited to the portion of the Evers Reservoir Watershed (WPE) as generally depicted on Map entitled the "Beneficial Reuse Area of the Evers Reservoir Watershed"; and
- (c) Such beneficial reuse of reclaimed water shall be accomplished pursuant to a surface water monitoring program approved pursuant to an interlocal agreement entered into between the County and the public entity proposing such beneficial reuse.

Implementation Mechanism(s):

- (a) Imposition of appropriate fines on sludge handling agricultural or other operations which violate this policy.
- (b) Monitoring program for the beneficial reuse of reclaimed water as provided above and approved pursuant to an appropriate interlocal agreement.
- (c) Amend the Land Development Code to achieve consistency with this policy.

Policy 3.2.1.9. Where appropriate, utilize natural wetland systems and buffers as additional filtration mechanisms to maintain or improve water quality in ~~Lake Manatee, Evers Reservoir, Peace River~~ the WPM, WPE and WPR and all receiving ~~coastal waters.~~ [See policies under Objective 3.3.1

Policy 3.2.1.10. Continue to explore additional management strategies and techniques to improve water quality in the Evers and Lake Manatee Reservoirs, and the Peace River watershed.

Implementation Mechanism:

- (a) Periodic evaluation of advancements in water quality improvement strategies in coordination with [federal](#), state and local agencies. [Such as pathogen source identification and elimination, softening shoreline, stream restoration, stormwater erosion control mechanisms; and agricultural pollution prevention.](#)

Objective 3.2.2. Ambient Surface Water and Ground Water Quality.

Maintain or enhance the quality and transparency of surface waters and protect groundwater quality through natural resource and land use programs to:

- Limit impacts of tailwater runoff to area waterbodies from irrigation sources, urban, residential or agriculture. Contribute to continued cleanup and pollution reduction goals of Tampa Bay and Sarasota Bay;
- Ensure clean water for passive recreation;
- Maintain or enhance water quality of baseflow into Lake Manatee and Evers Reservoirs
- Maintain water quality for potable wells;
- Enhance natural aquatic habitat; and
- [See Element 4 - Coastal Management]

Policy 3.2.2.1. Require all projects that are adjacent to any perennial lake, ~~or~~ stream [or riverine system](#), meet the requirements of the Land Development Code and, if applicable, Chapter 2-20 of the Code of Ordinances (The Manatee County Phosphate Mining Code) to ensure that project impacts on these waterbodies are identified and minimized.

Implementation Mechanism:

- (a) Maintain regulations in the Land Development Code and the Manatee County Phosphate Mining Code to implement this policy.

Policy 3.2.2.2. Continue to coordinate with appropriate regulatory agencies to share data on the quality of existing and future public groundwater supply resources and to develop appropriate management strategies to prevent violation of minimum potable water standards.

Implementation Mechanism(s):

- (a) ~~Require the location of all active and inactive groundwater wells to be shown on final development plans submitted to the County and require that development orders contain a condition requiring the proper abandonment of unused water wells.~~ [Require that all proposed development sites be examined for location of existing groundwater wells. If found, a groundwater Well Management Plan shall be developed to properly identify, protect, and abandon water wells. Examination of proposed development sites shall be conducted as follows:](#)

[\(1\) Proposed developments shall conduct an evaluation, including a survey of the proposed development site which shall contain:](#)

- [Dates of field review/surveys;](#)
- [Name and qualifications of individual\(s\) conducting the review;](#)
- [A brief statement of the methodology used to conduct the investigation;](#)

- A map indicating where wells were observed on the site; and
- Measures proposed by the applicant to ensure protection and/or abandonment during clearing and grubbing and development phases.

~~(b) Coordination with SWFWMD and the Florida Department of Health to ensure policy compliance.~~

(b) Require that development orders contain a condition requiring a Well Management Plan for sites containing existing groundwater wells. The Well Management Plan shall include:

(1) The well management plan shall identify locations and size of wells, including global positioning system (GPS) coordinates, identified on an aerial photograph. Locations should be physically marked and protected in the field and included on a Final Site Plan so that clearing and construction activities shall avoid impacting them.

(2) Require the proper abandonment of unused water wells prior to construction activities.

(3) Identify procedure to transfer for wells remaining on the site post-development to O&M entity for proper maintenance.

(c) Require the location of all active and inactive groundwater wells to be shown on final development plans submitted to the County.

(d) Coordinate with the Natural Resources Department, SWFWMD, and the Florida Department of Health to ensure policy compliance.

Policy 3.2.2.3. Prohibit new development for which groundwater well pumpage would induce further salt water intrusion or which will cause other adverse hydrological effects.

Implementation Mechanism(s):

- (a) Continued coordination with the SWFWMD to ensure policy compliance.
- (b) Implementation of the policies under Objective 9.1.5 of the Public Facilities element.

Policy 3.2.2.4. Encourage construction of water recharge wells, and water irrigation and circulation systems for mitigation of activities which cause a lowering of groundwater levels and to offset groundwater withdrawal impacts, except where such recharge causes the interchange of water between any two (2) confined aquifers resulting in adverse impacts on groundwater quality.

Implementation Mechanism(s):

- (a) Coordinated with the SWFWMD the review of all development requests for activities which require the use of groundwater wells whenever adverse groundwater withdrawal impacts have been identified through water quality monitoring activities or other acceptable data sources.
- (b) Implementation of reclaimed water lines as described in the Public Facilities element [See Objective 9.1.5].
- (c) Use of stormwater retention areas as sources of water for irrigation as required in the Public Facilities element.

Policy 3.2.2.5. Continue coordination with the Tampa Bay, Sarasota Bay, and Coastal and Heartland National Estuary Program to achieve acceptable water quality for in flowing watercourses and bay health. [See Element 4 - Coastal Management, Objective 4.1.4]

Implementation Mechanism:

- (a) Continue participation in the implementation of Comprehensive Conservation Management Plans for Charlotte Harbor, Tampa Bay, and Sarasota Bay Estuary Programs.
- (b) Continue active participation in the Tampa Bay Nitrogen Management Consortium to remain engaged with local efforts to mitigate nutrient loads from the contributing watershed of Tampa Bay.

Policy 3.2.2.6. Maintain an ongoing water quality monitoring program with local, state, and federal estuarine water quality agencies to ensure that the latest data and recommendations are available.

Implementation Mechanism:

- (a) Continue to operate the network of water quality sampling sites to monitor surface water resources for federal and state water quality standards compliance and NPDES MS4 permit compliance.
- (b) Maintain liaisons with local, state, and federal agencies engaged in water quality monitoring, and review their data, conclusions, and recommendations.
- (c) Develop a system for reporting on water quality conditions and trends on a regular basis.
- (d) Recommend actions intended to maintain or improve water quality in the estuaries, impaired water bodies, and Basin Management Action Plan basins.
- (e) Support assessments of biological water quality indicators needed to clarify or refine regulatory Water Quality Impairment determinations by the State and extend the utility of water quality monitoring program data.
- (f) Revise and update water quality monitoring programs for freshwater waterbodies with State-verified bacteriological impairments to support the delisting of the waterbody including:
Increasing the frequency of bacteriological sampling of exiting monitoring programs;
Conducting a microbiological source tracking study, mitigating costs using a combination of existing capabilities and contractors, if possible;
Revisiting and updating “Walk the Waterbody” field assessments of watershed condition of impaired waterbodies to identify new or unknown sources of impairments.

Policy 3.2.2.7. Cooperate with appropriate federal and/or State agencies to evaluate and assess Water Quality Impairment determinations.

Implementation Mechanism:

- (a) Support assessments of biological water quality indicators needed to clarify or refine regulatory Water Quality Impairment determinations by the State and extend the utility of water quality monitoring program data.

Policy 3.2.2.86. Operate the Lake Manatee Reservoir in a manner which preserves the environmental quality of the downstream river and estuary.

Implementation Mechanism:

- (a) Continue to comply with the SWFWMD reservoir regulation schedule which provides for safe consumptive use and estuarine health.
- (b) Coordinate with the water management district, the Department of Environmental Protection and the Tampa Bay EP to establish minimum flows and levels (MFLs) for the Manatee River below the dam.

Policy 3.2.2.97. [The County Utility Department will](#) review all proposed development applications to assess projected water needs and sources, to ensure adequate supply for a ten-year planning period.

Implementation Mechanism:

- (a) Coordinate water supply facilities planning, considering the Southwest Florida Regional Water Supply Plan, and Manatee County Water Supply Facilities Work Plan.

(Ord. No. 18-04 , § 7(Exh. E), 8-23-18; Ord. No. 22-29 , § 3(Exh. D), 4-21-22)

Objective 3.2.3. Water Conservation.

Recognize inclusion in the Southwest Florida Water Management District (SWFWMD) Southern Water Use Caution Area (SWUCA) by maintaining community per capita usage of potable water at or below one hundred ten (110) [gallons per capita per day \(gpcpd\)](#) to ensure a continued supply of potable water for future County residents and visitors.

Policy 3.2.3.1. Continue to encourage residents and businesses to maintain or improve water conserving habits [through low impact development and other methods for development and redevelopment projects. -The County will consider land and water resource best management practices such as reduced impervious areas, increased buffers, LID, surface/storm water management including water quality, soil erosion and sedimentation control, and conservation of water supply which have been demonstrated to be successful and cost effective in resolving development and conservation issues such as land clearing, excessive tree removal, and loss of native plants and wildlife habitat.](#)

Implementation Mechanism(s):

- (a) Continue offering water conservation education programs.
- (b) Coordinate local water conservation education efforts with the SWFWMD, the Tampa Bay, Sarasota Bay, and Coastal Heartland National Estuary Partnership, and the Manatee County School Board.
- (c) Coordinate with the ~~SWFWMD-Water District~~ the development and implementation of [saltwater intrusion recovery process, aquifer storage and recovery, and other](#) programs addressing Southern Water Use Caution Area Issues.
- (d) [Coordinate with the SWFWMD and UF IFAS Extension Office to promote, through educational programs and publications, the Florida-Friendly Landscaping Program for homeowners, Florida-Friendly Communities, and Green Industries Best Management Practices for landscaping professionals.](#)
- (e) [The County shall evaluate and adopt, within the LDC or other County regulation, Green Infrastructure elements and LID elements consistent with Chapter 2024-275, Laws of Florida and 120.54\(3\)\(e\)6, Florida Statutes.](#)

Policy 3.2.3.2. Require all water used for irrigation in new development to be the lowest quality of available water which adequately and safely meets their water use needs by requiring stormwater reuse, alternative irrigation sources, reclaimed water use, and gray water irrigation systems. Priority to receive reclaimed water shall be given to users who transfer groundwater withdrawal or other permitted quantities to Manatee County. Potable water from County utilities shall not be utilized for landscape irrigation. [See Policy 9.6.1.3, and policies under Objective 9.1.5]

Implementation Mechanism(s):

- (a) Cooperation among County departments during development review to ensure policy compliance.

- (b) Continue to provide incentives such as the rebate program to replace the use of potable water for irrigation with alternative, non-potable irrigation sources [and modifying residential yards to Florida Friendly landscaping which utilize less water](#)..

Policy 3.2.3.3. Require the use of native xeric plants in post-development landscaping. [See Policies 3.3.2.2 and 3.2.3.4]

Implementation Mechanism(s):

- (a) Continued coordination with the Florida [- Friendly Landscaping Program and the Florida Master Gardener Program](#) ~~Yards and Neighborhoods Master Gardener Program~~ to ensure policy compliance.
- (b) Require landscaping consistent with the Florida Yards and Neighborhoods Program in new development.

Policy 3.2.3.4. Develop incentives to promote the use of the Florida Yards and Neighborhoods Program ~~when for required~~ landscaping ~~is required~~ in development projects.

Implementation Mechanism:

- (a) ~~Coordination among County departments during revision of the Land Development Code to achieve policy compliance.~~ [The County shall evaluate and adopt Florida-Friendly Landscaping regulations which, at a minimum, set standards for the use of native and drought tolerant species, removal of exotic plants, vegetative clearing and efficient irrigation to maximize conservation of water resources](#)

Policy 3.2.3.5. Ensure consistency with State building codes by requiring the use of low volume plumbing fixtures in new development and redevelopment.

Implementation Mechanism:

- (a) Review of building permits to ensure compliance with this policy.

(Ord. No. 18-04 , § 7(Exh. E), 8-23-18; Ord. No. 22-29 , § 3(Exh. D), 4-21-22)

GOAL 3.3

Protect, Enhance, and Maintain the Natural Floral and Faunal Resources of Manatee County to Aid in Filtration of Contaminants, Provide for the Preservation of Native Species for Passive Recreational and Aesthetic Enjoyment, and to Provide a Healthy Environment for Manatee County Residents and Visitors.

Objective 3.3.1. Wetlands Protection.

Coordinate with State and Federal wetland permitting agencies to ensure the protection and restoration of viable wetland systems to:

- Maintain control of flooding and erosion through storage of agricultural and urban runoff in wetland areas;
- Achieve biological filtration of pollutants associated with urban and agricultural runoff by wetlands;
- Maintain protection of coastal areas from tidal storm surges through maintaining wetlands as a natural buffer;
- Achieve water recharge of surficial aquifers through wetland areas;

- Maintain unique habitat functions of wetland areas as homes and critical breeding areas for many animal and plant species;
- Maintain essential chemical and energy cycles facilitated by wetlands; and
- Maintain educational and recreational opportunities provided by wetlands. [See Element 4 - Coastal Management][See Element 4 - Coastal Management]

Policy 3.3.1.1. No development in wetlands regulated by the State of Florida may commence without the appropriate state agency permit or authorization, including a determination that the activities are in the public interest and have met avoidance and minimization criteria pursuant to the requirements of Chapters 62-330 and 62-331 F.A.C. Development permits authorizing development within wetlands may be issued subject to a condition that construction may not commence until issuance of the required state and/or federal permits.

Implementation Mechanism:

- (a) Coordination with the SWFWMD and FDEP to ensure the consistency of local and state permits for development.

Policy 3.3.1.2. Manatee County will work with the SWFWMD and FDEP to promote the preservation of critical wetland systems in Manatee County through public acquisition programs, development incentives for the promotion of wetland conservation and the establishment of strategically located mitigation banks.

Policy 3.3.1.3. By 2026, Manatee County will explore entering into a Memorandum of Agreement with the Southwest Florida Water Management District to identify and acquire strategic areas of the County for use as wetland mitigation.

Implementation Mechanism(s):

- (a) Support State land acquisition and conservation programs within Manatee County.
- (b) Support the State's use of mitigation banks to create net improvements to regionally significant wetland habitat.
- (c) Work with the SWFWMD to explore directing mitigation toward strategic wetland systems in Manatee County.
- (d) Explore partnerships with the SWFWMD to leverage mitigation in Manatee County to meet the County's land acquisition goals.

Policy 3.3.1.4. Utilize the land use and compatibility strategies under Objective 2.3.1 to protect wetlands from incompatible land uses and land alterations.

Policy 3.3.1.5. Identify significant coastal and freshwater wetland systems, such as low-salinity tidal marshes, for possible jointly-funded restoration and/or enhancement projects with appropriate agencies and land owners.

Implementation Mechanism(s):

- (a) Coordination with the Environmental Lands Management and Acquisition Committee (ELMAC) to identify and review potential wetlands restoration projects.
- (b) Coordination with SWFWMD, the appropriate NEP, and other appropriate regulatory agencies to promote appropriate wetland restoration and enhancement.

- (c) Enactment of land use agreements, as necessary, between appropriate public and private participants.

Policy 3.3.1.6. Develop educational programs to inform the public of the environmental benefits provided by wetlands.

Implementation Mechanism(s):

- (a) Continue current programs on wetlands education.
- (b) Continue the allocation, where feasible, of annual funding to inform the public of wetland benefits.

(Ord. No. 18-04 , § 7(Exh. E), 8-23-18; Ord. No. 22-29 , § 3(Exh. D), 4-21-22)

Objective 3.3.2. Wildlife and Upland Habitat Protection.

Protect and preserve native wildlife, endangered, threatened, species of special concern, rare and native upland habitat through appropriate acquisition, restoration, and development controls to provide:

- Areas for passive recreation and enhanced quality of life;
- Large pervious areas for improved water quality and groundwater recharge;
- Species biodiversity; and
- Natural area greenways.

[See Element 4 - Coastal Management]

Policy 3.3.2.1. Protect floral and faunal species which are threatened, endangered, or are species of special concern from incompatible development by requiring that all proposed development sites be examined for location of Listed Species (endangered, threatened or species of special concern). If found, such species' habitat shall be identified and protected. Examination of proposed development sites shall be conducted as follows:

- (1) Proposed developments shall conduct an evaluation, including a survey of the proposed development site, which shall contain:
- Dates of field review/surveys;
 - Name and qualifications of individual(s) conducting the review;
 - A brief statement of the methodology used to conduct the investigation;
 - A map indicating where listed species were observed on the site; and
 - Measures proposed by the applicant to ensure non-disturbance, relocation, or other acceptable mitigative measures.

Implementation Mechanism(s):

- (a) Coordination with appropriate State and Federal agencies, such as the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission for review, comment and recommendation on specific species management strategies.
- (b) Review and require applicants to coordinate with appropriate state and federal agencies when protected species and/or critical habitat are found on-site.
- (c) Implement the Land Development Code consistent with this policy.

- (d) Continue to participate in Florida scrub-jay conservation and monitoring efforts with State and non profit partners.

Policy 3.3.2.2. Require the preservation of native upland habitat during land development activities through the following strategies:

- (1) Maintenance of areas of non-exotic vegetation, or viable portions thereof, on any project site, especially when such area or viable portions of areas, are part of larger upland habitats which may extend beyond the boundaries of the development site.
- (2) Encourage increased preservation of native upland habitat by providing incentives, including but not limited to:
 - (a) Clustering of density/intensity out of preserved native upland habitat.
 - (b) Reduced lot sizes and setbacks; and
 - (c) Consideration of increased building height when native upland preservation provides additional buffering and screening.
- (3) Removal of all nuisance exotic plant species from upland development sites during construction and for the life of the project. ~~construction unless Special Approval is granted.~~
- (4) Designation of upland preservation areas at time of general development plan, preliminary site plan, preliminary plat, or other preliminary development plan or similar approval.
- (5) Manatee County shall consider habitat size, adjacency to other natural areas, and habitat value when reviewing site development plans for uplands preservation.

Implementation Mechanism(s):

- (a) Implement the land development regulations to provide standards for upland preservation.
- (b) Identification of native vegetative communities on site development plans and landscape plans.
- (c) Review of all proposed site development plans to ensure consistency with this policy.

Policy 3.3.2.3. [Reserved]

Policy 3.3.2.4. [Reserved]

Policy 3.3.2.5. Actively participate in intergovernmental and other activities to appropriately conserve and manage native vegetation and viable wildlife habitat. [See Element 4 - Coastal Management, Policies 4.1.4.1 and Element 11 - Intergovernmental Coordination, 11.1.3.1]

Implementation Mechanism(s):

- (a) ~~Maintain active membership in intergovernmental groups such as the Tampa Bay Regional Planning Council, Agency on Bay Management, and the Sarasota Bay, Tampa Bay and Coastal Heartland National Estuary Partnership.~~ Maintain active participation in intergovernmental groups such as the Tampa Bay Regional Planning Council, Agency on Bay Management, FWC Regional Invasive Plant Working Group, Central Florida Prescribed Fire Council, Sarasota Bay Estuary Program, Tampa Bay Estuary Program and the Coastal and Heartland National Estuary Program.
- (b) Initiate dialogue between Manatee County and adjacent local governments concerning common conservation issues.
- (c) Proactively seek out private owners of environmentally sensitive lands to discuss and encourage various preservation mechanisms.

Policy 3.3.2.6. Whenever feasible, restore non-exotic plant communities on public lands, by ~~reforestation~~ [restoration](#) and other appropriate activities, to provide suitable wildlife habitat for endangered and threatened plant and animal species.

Implementation Mechanism(s):

- (a) Coordination with the Florida Fish and Wildlife Conservation Commission, the Florida Department of Agriculture, the United States Department of Agriculture, and other local, regional, State or Federal agencies to obtain assistance on restoration activities.
- (b) Coordination with the Florida Department of Environmental Protection, Southwest Florida Water Management District, and the U.S. Fish and Wildlife Service to achieve policy compliance.
- (c) Coordination with private, and/or non-profit natural resource interest groups to obtain assistance with restoration activities.

Policy 3.3.2.7. Consider the use of suitable public lands as receiving lands for protected plant and animal species which are proposed for relocation under agency-approved mitigation actions. Any such relocation shall consider the impact of adjacent development or agricultural operations on these species, and shall be consistent with Goal 2.5.

Implementation Mechanism:

- (a) Coordination with the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection, and the U.S. Fish and Wildlife Service to facilitate appropriate species relocation activities.
- (b) [Continue to implement Long-term Gopher Tortoise Recipient Site Program on Duette Preserve and other suitable public lands.](#)
- (c) [Coordinate with Florida Fish and Wildlife Conservation Commission for the possible location of waif tortoise recipient sites in Manatee County.](#)

Policy 3.3.2.8. Identify and protect major environmentally sensitive areas through designation as Conservation on the Future Land Use Map or other appropriate protection strategies.

Implementation Mechanism(s):

- (a) Environmental Lands Management and Acquisition Committee (ELMAC) identification and protection of environmentally sensitive lands, using the adopted ranking system and natural resource value ~~maps~~ for sensitive lands acquisition.
- (b) Pursuit of environmentally sensitive lands acquisition/protection, [including purchase of Conservation Easements.](#)
- (c) [Rezone environmentally sensitive land acquisitions to Conservation on Future Land Use Map.](#)

(Ord. No. 18-04 , § 7(Exh. E), 8-23-18; Ord. No. 22-29 , § 3(Exh. D), 4-21-22)

Objective 3.3.3. Greenways Development and Protection.

Coordinate with other state and local agencies to implement the Manatee County Greenways and Trails Master Plan. [Coordinate between County Departments and UF IFAS Extension Program.](#) As feasible, the Greenways and Trails Plan will:

- Provide transportation alternatives for access to business, commercial, recreational, cultural and other destinations;
- Connect to regional greenways systems for tourism and recreation;
- Provide urban open spaces for improved quality of life;

- Meet parks needs through linear open spaces;
- Improve bicycle and pedestrian safety;
- Reduce pollution from motorized vehicular travel; and
- Provide inter-neighborhood and intra-neighborhood links to strengthen neighborhood identity.
- [Build upon the network of public and private lands for safe passage and dispersal routes of plants and animals to maintain Manatee County's rich species biodiversity.](#)

Policy 3.3.3.1. Participate in the development and preservation of natural area greenways which should include wildlife corridors, recreation areas, environmentally sensitive lands, and other cultural and historic resources which may serve the passive recreational needs of residents and visitors.

Implementation Mechanism(s):

- (a) Coordination with the Southwest Florida Water Management District, the Florida Department of Environmental Protection, [Florida Wildlife Corridor Foundation](#), and the Florida Fish and Wildlife Conservation Commission to achieve policy compliance.
- ~~(b) Consider transfers of net density and other strategies to facilitate development of greenways consistent with this policy.~~
- ~~(c) County coordination with adjacent jurisdictions and municipalities to facilitate development of interconnected greenways.~~
- (b) [Collaboration with the Florida Fish and Wildlife Conservation Commission \(FFWCC\), the U.S. Fish and Wildlife Service, and the Florida Department of Transportation to establish standards and locations for the movement of wildlife on public roads and other corridors, as well as ensuring the crossings or corridors are of the appropriate size.](#)
- (c) [Establish standards within the LDC to facilitate development of greenways, including percentages of wildlife corridor preservation through land use incentives, such as density bonuses, easements and other strategies consistent with this policy.](#)
- (d) [County coordination with adjacent jurisdictions and municipalities to facilitate development of interconnected greenways.](#)
- (e) [Participate with federal, state and local agencies and conservation organizations, including the Florida Ecological Greenways Network \(FEGN\), to identify wildlife and habitat corridors that serve as biological connections between natural areas and implement programs that protect the viability of these corridors. These programs shall include focused land acquisition initiatives, conservation easements and incentives, and appropriate regulatory measures.](#)
- (f) [Consider strategies to facilitate landscape design that places low intensity land uses, including appropriate buffers, adjacent to wildlife habitat or wildlife corridors.](#)
- (g) [Coordination with the United States Department of Agriculture's Natural Resource Conservation Service and the Florida Department of Agriculture and Consumer Services Rural and Family Lands Program for agricultural easement partnerships. Agricultural areas have conservation purposes, preserve open space in a relatively natural state, and can provide natural connection between other conservation lands for the movement of wildlife and people.](#)

Policy 3.3.3.2. Continue to identify areas in public ownership such as recreation areas, stormwater management areas, and other open space areas which can serve a dual purpose through possible inclusion in any [natural](#) greenways network.

Implementation Mechanism:

- (a) Cooperation to identify suitable County owned lands to implement this policy.

Policy 3.3.3.3. Continue to develop and utilize options for funding the development of a natural area greenways network in Manatee County which may include identification of greenway projects in the Capital Improvements Program.

Implementation Mechanism(s):

- (a) Coordination of research for greenway funding sources to be included in updates to the master greenways plan.
- (b) Identification of greenways [preservation and](#) improvements in the Capital Improvements Program budget.

(Ord. No. 18-04 , § 7(Exh. E), 8-23-18)

GOAL 3.4

Prevent the Release of Toxic Amounts of Hazardous Substances, and Hazardous Waste from Polluting the Land, Water, and Air Resources of Manatee County.

Objective 3.4.1. Hazardous Substances and Waste Management.

Ensure that all hazardous substances are properly managed and hazardous wastes are properly and disposed to minimize the risk of spills or accidents that may threaten the health of County residents. ~~{See Element 4—Coastal Management}~~

Policy 3.4.1.1. Prohibit the disposal, storage, or use of any hazardous substance or waste within the ~~WO-District~~ [Lake Manatee Reservoir Watershed Protection Overlay District \(WPM\)](#), [Evers Reservoir Watershed Protection Overlay District \(WPE\)](#), and [Peace River Watershed Protection Overlay District \(WPR\)](#) subject to the following exceptions:

- (1) Storage for and application on agricultural operations consistent with local, state, and federal regulations;
- (2) Amounts less than two hundred twenty (220) pounds of hazardous substances or waste within any month; and
- (3) Amounts less than 2.20 pounds of acutely hazardous substances or waste within any month.

Implementation Mechanism(s):

- (a) Review of land development activities to ensure policy compliance.
- (b) Land development regulations require~~ment~~ that any site plan submitted for approval show the location of any proposed secured storage area for any quantity of hazardous or acutely hazardous substance, material, or waste, irrespective of the duration of the proposed storage.
- (c) Land development regulations shall require that hazardous substances and wastes be stored in non-discharge storage facilities.
- (d) Review of Emergency Response Plans to ensure policy compliance.

Policy 3.4.1.2. [Consistent with the Public Facilities Element, solid waste from all residents and businesses within Manatee County will continue to be collected and properly disposed of at the County's designated facility. Additionally, formal contracts with private companies and development services should be implemented in order to provide solid waste collection services and to accommodate the waste service needs of Manatee County residents in the most environmentally and efficient manner.](#)

[Implementation Mechanism:](#)

- (a) Contractual agreements between Manatee County and private solid waste haulers.

Policy 3.4.1.3. Customer separation of solid waste (i.e., separating non-recyclables and recyclables) should continue according to state law. Additionally, the amount of solid waste generated per the goals established in state and local regulations should be reduced to the greatest extent practicable.

Implementation Mechanism

- (a) The Utilities Department will continue to coordinate with local governments within Manatee County to achieve policy compliance. Additionally, appropriate funding will be provided for the publication and distribution of educational materials to Manatee County residents to inform residents of current local and state waste disposal regulations.

Policy 3.4.1.4-3.4.1.2. Prohibit the location of any storage area for hazardous or acutely hazardous substances or waste within the one hundred (100) year floodplain of any in flowing watercourse within ~~the WO District~~ Lake Manatee Reservoir Watershed Protection Overlay District (WPM), Evers Reservoir Watershed Protection Overlay District (WPE), and Peace River Watershed Protection Overlay District (WPR) or within two hundred (200) feet of the wetlands associated with any in flowing watercourse, whichever is greater.

Implementation Mechanism:

Policy 3.4.1.5-3.4.1.3. Continue the current hazardous material management process which is applicable to all hazardous substance facilities to address the proper storage, disposal and recycling of hazardous wastes and substances, and coordinate with FDOT for ~~to provide direction to~~ routing of hazardous materials on Manatee County roadways. ~~Registration of all small and large generators of hazardous substances with the appropriate County departments is required.~~ Generators of small quantity hazardous wastes (not substances) are required to fill out a notification form for disposal purposes. Facilities with reportable quantities of hazardous substances are required to fill a form per Community Right-to-Know which goes to the Local Emergency Planning Committee.

Implementation Mechanism:

- (a) Continued monitoring in cooperation (where appropriate) with other local governments and other affected parties.
- (b) Monitor and track local government solid/hazardous waste use.

Policy 3.4.1.6-3.4.1.4. Maintain the current biological waste procedures as required by state law for proper disposal of biological wastes.

Policy 3.4.1.7-3.4.1.5. Explore the possibility of establishing fees, licensing, or assessments for the inspection and enforcement of the local hazardous substance and hazardous waste management program to provide an opportunity for grant funding from the state.

Implementation Mechanism:

- (a) Investigation and preparation of recommendations consistent with this policy.

Policy 3.4.1.8-3.4.1.6. Continue existing pollution prevention program for storage and disposal of hazardous or acutely hazardous substances or waste to deter unsafe practices and protect residents and visitors.

Implementation Mechanism:

- (a) Continue to make recommendations to facility owners and operators regarding pollution prevention and waste minimization practices.
- (b) Continue to implement the Small Quantity Generator (SQG) Assessment, Notification and Verification Program including expansion of the assessment roll and completion of annual inspections per Florida Statutes.
- (c) Continue to transmit inspection data to FDEP County SQG database.

- (d) Continue to refer other pollution-related issues to the appropriate regulatory entities to ensure the protection of natural resources, public health, safety and welfare of the citizens of Manatee County.

Policy ~~3.4.1.9~~ 3.4.1.7. Continue to provide educational programs to inform citizens about appropriate methods of storage, disposal, and recycling of household and commercial hazardous substances and wastes.

Policy ~~3.4.1.10~~ 3.4.1.8 Solicit private sector assistance for the proper disposal of household hazardous wastes to reduce the land filling of such wastes.

Implementation Mechanism:

- (a) Work with the private sector to implement this policy.

Policy 3.4.1.11 Assess the vulnerability to public facilities and services, including household and hazardous waste facilities against sea level rise and flooding.

Implementation Mechanism:

- (a) Collaborate with regional partners and identify public investments, infrastructure, and assets at risk from rising sea levels.
- (b) Utilize baseline water data to develop a local government solid/hazardous waste reduction plan.

(Ord. No. 18-04 , § 7(Exh. E), 8-23-18; Ord. No. 22-29 , § 3(Exh. D), 4-21-22)

Objective 3.4.2. Mineral Resource Extraction.

Promote efficient, environmentally sound, utilization and extraction of mineral resources to conserve natural resources and to ensuring that the natural environment is protected from adverse impacts.

Policy 3.4.2.1. Minimize adverse environmental or land use impacts caused by new mineral resource extraction operations.

Implementation Mechanism:

- (a) Review of all proposed new or amended mineral resource extraction activities for conformance with the Manatee County Phosphate Mining Code, as amended, the Land Development Code, and any other applicable local, State, and Federal programs.

Policy 3.4.2.2. Require that all applications for new or expanded mineral resource extraction activities include a reclamation plan for the reestablishment of form and function of the appropriate land cover. Also, require the implementation of all approved reclamation plans.

Implementation Mechanism:

- (a) Review of reclamation plans to ensure policy compliance with the requirements of the Manatee County Phosphate Mining Reclamation Manual. Appendix E.
- (b) Continue to review mineral resource extraction and reclamation activities to ensure the future normal and beneficial uses of mined-out lands.

Policy 3.4.2.3. Encourage efficient mineral resource extraction through water conserving extraction methods, use of reclaimed water, when available, and other cost effective and resource conserving techniques.

Implementation Mechanism:

- (a) Coordination with SWFWMD, and FDEP, to promote efficient resource extraction.

(Ord. No. 18-04 , § 7(Exh. E), 8-23-18)

GOAL 3.5

Promote the development and use of alternative energy generation facilities.

Objective 3.5.1. Alternative Energy Generation Facilities.

Policy 3.5.1.1. Promote the development of efficient and environmentally sound energy generation facilities to help reduce the adverse environmental impacts from coal, oil, and natural gas based power generation facilities. Allow consideration of such facilities in all Future Land Use Categories with appropriate zoning and as further defined in the Land Development Code.

Implementation Mechanism:

- (a) Adopt Land Development Regulations to provide a permitting process for the approval and development of renewable and alternative energy generation facilities.

Policy 3.5.1.2 Manatee County shall encourage energy efficiency and sustainability in building design, construction, and renovation.

Implementation Mechanism:

- (a) Investigate actions, policies, guidelines, and procedures recommended by the U.S. Green Building Council, the Florida Green Building Coalition, and other green building programs to encourage sustainable housing designs and construction practices.
- (b) Encourage energy efficiency measures and the use of renewable energy sources in new and existing housing to reduce the production of greenhouse gas emissions.
- (c) Provide educational materials to the residents of Manatee County to inform them on how they can enact their own energy-saving measures within their respective households.

Policy 3.5.1.3 Implement energy efficiency, waste reduction, and renewable measures concerning water, fuel, utilities, electricity, and building design standards.

Implementation Mechanism:

- (a) Promote alternative energies, which provide environmental sustainability and improvement through the use of solar power, methane gas, and electric power.

(Ord. No. 18-17 , § 5(Exh. C), 6-7-18)

04

COASTAL MANAGEMENT



COASTAL MANAGEMENT¹

GOAL 4.1

Protection, Preservation, and Enhancement of the Natural Resources of the [Manatee County Coastal Planning Areas](#) to Provide the Highest Environmental Quality Possible.

Objective 4.1.1. Seagrass Protection.

Increase the number of acres of seagrass in local waters in cooperation with [local National Estuary Programs, such as](#) the Coastal and Heartland ~~NEP and Sarasota Bay and Tampa Bay EPs and the Charlotte Harbor NEP through programs~~ [National Estuary Program \(CHNEP, formerly the Charlotte Harbor National Estuary Program\), the Sarasota Bay Estuary Program \(SBEP\), and the Tampa Bay Estuary Programs \(TBEP\)](#) which protect, restore, and enhance significant habitat to provide:

- An indication of overall bay health;
- Habitat for juvenile fish and shellfish;
- Forage for the West Indian Manatee [and sea turtles](#); and
- Other benefits associated with seagrasses.

Policy 4.1.1.1. Require that all preliminary site plans, preliminary plats, or equivalent site plans, depict the location of any existing seagrass habitat contained within the proposed development site or within fifty (50) feet of the development's boundary.

Implementation Mechanism:

- (a) [County Staff will coordinate with the applicable Federal and State Agencies as to the review of proposed development activities and their adverse off-site impacts upon seagrass, oyster beds, or other benthic resource habitats.](#) ~~County review to determine if the proposed development activities will adversely affect seagrass habitats.~~

Policy 4.1.1.2. Prohibit any non-water dependent development activities in submerged areas containing significant seagrass habitat, except as expressly permitted by other policies (e.g., Policy 4.2.1.1), or in cases of overriding public interest, as determined by the Board of County Commissioners.

Implementation Mechanism:

- (a) Review proposed development to ensure policy compliance.

Policy 4.1.1.3. Prohibit the location of new boat ramps in areas characterized by insufficient depth, sensitive bottom or shoreline habitats, such as seagrass beds [and mangroves](#).

Implementation Mechanism:

- (a) Review development to ensure policy compliance.

Policy 4.1.1.4. In coordination with the Sarasota Bay and Tampa Bay EPs, the County will identify all areas of significant seagrass habitat and direct marine traffic to avoid these areas [through methods including, but not limited to reducing speed limits and implementing educational signs such as the Boater's Guide, maximizing](#)

¹Editor's note(s)—Ord. No. 22-29 , § 3(Exh. B), adopted April 21, 2022, changed the title of Element 4 from "Coastal" to read as herein set out.

opportunities for reestablishing and protecting seagrass habitat and water transparency throughout Sarasota Bay and Tampa Bay. [See policies under Objective 3.2.2.]

Implementation Mechanism:

- (a) Coordinate with the Tampa Bay National Estuary Programs to ensure policy compliance.
- (b) Coordinate with the Tampa Bay and Sarasota Bay Estuary Programs and the Tampa Bay Regional Planning Council Agency on Bay and Coastal Management (ABCM) to identify those areas best suited to the restoration or recovery of seagrasses.
- (c) Continued involvement in the Sarasota and Tampa Bay EPs including application for funding for appropriate seagrass restoration.
- (d) Coordinate with Southwest Florida Water Management District's Surface Water Quality Improvement (SWIM) Program, the Coastal Charlotte Harbor Monitoring Network (CCHMN), the Coastal and Heartland Natural Estuary Program (CHNEP), and other local governments in the collection and analysis of water samples.

~~Policy 4.1.1.5. Maximize opportunities for reestablishing and protecting seagrass habitat throughout Sarasota and Tampa Bays.~~

~~**Implementation Mechanism(s):**~~

- ~~(a) Coordinate with the Tampa Bay and Sarasota Bay Estuary Programs and the Agency For Bay Management to identify those areas best suited to the restoration or recovery of seagrasses.~~
- ~~(b) Continued involvement in the Sarasota and Tampa Bay EPs including application for funding for appropriate seagrass restoration.~~

Policy 4.1.1.5 4.1.1.6. Develop techniques to orient boating activities to suitable areas away from sensitive habitats, to protect seagrass beds and reduce turbidity. [See Policy 4.2.1.2]

Implementation Mechanism:

- (a) Review all development requests for marina-type uses to ensure that sensitive habitats will not be negatively affected.
- (b) Increase public awareness of sensitive marine habitats.
- (c) Create channel markings so that the public is aware of areas that are too shallow for boating.

~~Policy 4.1.1.7. Encourage seagrass growth through strategies which improve water transparency in Sarasota and Tampa Bays and Charlotte Harbor. [See policies under Objective 3.2.2.]~~

(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)

Objective 4.1.2. Coastal Planning Area Emergent Vegetation and Upland Habitat Protection.

Maintain or increase the amount of native habitat in Coastal Planning Area to:

- Retain habitat for native species;
- Provide natural areas for passive enjoyment by local residents and visitors;
- Provide filtration of pollutants for runoff to coastal waters;
- Preserve habitat for juvenile fish;
- Preserve the unique natural character of the County's coastlines; and
- Prevent the intrusion of invasive species which provide inferior habitat.

Policy 4.1.2.1. Require development and redevelopment within the Coastal Planning Area to preserve representative tracts of native upland vegetative communities. [See Element 3 - Conservation, Objective 3.3.2]

Implementation Mechanism(s):

- (a) Maintain land development regulations to require projects encompassing native upland vegetative communities to ~~specify the complete or partial preservation of~~ preserve such communities.
- (b) Encourage preservation of native upland vegetative communities as part of any mitigation activities as required in Element 3 - Conservation, Policies 3.3.1.3 and 3.3.1.4.

Policy 4.1.2.2. Prohibit the alteration of coastal wetland habitat except where necessary with minimized alteration for:

- (1) Proposed water-dependent uses;
- (2) Cases of overriding public interest, such as natural resource restoration activities, the location of public access facilities for public recreational facilities, or deep water port facilities; or
- (3) Avoiding the taking of private property.

[See Element 3 - Conservation, Objective 3.3.1. and associated policies.]

Policy 4.1.2.3. ~~{Reserved}~~ Expand use of living shorelines instead of traditional seawalls and/or hardened structures along waterfront properties.

Implementation Mechanism(s):

- (a) Support education of waterfront homeowners about the benefits of living shorelines and encourage the use of nature-based solutions for shoreline protection.
- (b) Implement living shoreline enhancement projects along shorelines within County-owned projects.

Policy 4.1.2.4. Review all proposed land development and redevelopment permit applications to determine compatibility with, and cumulative impacts on, adjacent natural marine resource areas.

Implementation Mechanism(s):

- (a) Review all land development applications for cumulative effects on adjacent natural marine resource areas in the Coastal Planning Area.

Policy 4.1.2.5. Engineering solutions shall be considered adjacent to environmentally sensitive coastal wetlands during the development review process, as necessary to prevent degradation due to proposed development and to discourage trimming of mangroves and loss of habitat.

- (a) Review of development proposals adjacent to coastal wetlands for compliance with this policy.

(b) Use County-owned parks and preserves as examples of green infrastructure, resilience initiatives, and other coastal wetland protection strategies.

Policy 4.1.2.6. Protect natural beaches and dunes from the cumulative impacts of adjacent development.
[See Policies 4.4.2.5 and 4.4.2.6]

Implementation Mechanism:

- (a) Review projects to ensure policy compliance.

Policy 4.1.2.7. Encourage the restoration and enhancement of disturbed or degraded natural coastal resources.

Implementation Mechanism(s):

- (a) Review of all proposed development in the Coastal Planning Area. (See Element 3 - Conservation, Objectives 3.3.1 and 3.3.2 and associated policies).
- (b) County identification and pursuit of projects for which restoration and enhancement are feasible.
- (c) Support the conversion of nuisance exotic vegetation and/or hard surfaces along the shoreline to native coastal vegetation. [See Policy 4.1.2.3.](#)

(Ord. No. 18-04 , § 8(Exh. F), 8-23-18; Ord. No. 22-29 , § 3(Exh. B), 4-21-22)

Objective 4.1.3. Water Quality, Fish, and Shellfish Harvesting.

Improve coastal water quality such that all DEP shellfish harvesting prohibition areas are upgraded to "Approved" as feasible, and such that juvenile fish populations and a diversity of other living marine resources are restored and sustained.

Policy 4.1.3.1. Require all land development and redevelopment activities within the Coastal Planning Area which discharge stormwater into receiving coastal waters demonstrate non-degradation of water quality for all applicable parameters.

Implementation Mechanism(s):

Ensure that all development approvals meet water stormwater treatment standards as described in Policy 9.4.1.4 of the Stormwater Management sub-element of the Public Facilities Element.

- (a) Review all requests for development requiring a point source discharge permit into receiving waters which flow into shellfish harvesting areas for compliance with this policy.
- (b) Monitor compliance with National Pollution Discharge and Elimination System (NPDES) Municipal Separate ~~Suburban~~[Storm](#) Sewer System (MS4) to improve coastal water quality.
- (c) Continued participation in the Tampa Bay EP Nitrogen [Management](#) Consortium [\(NMC\)](#).

~~(d) Natural Resources Department continued participation in the Tampa Bay EP Nitrogen Consortium.~~

Policy 4.1.3.2. Require that all proposed development adjacent to the boundaries of the Terra Ceia Aquatic Preserve ensure that no significant degradation of water quality, shoreline or estuarine habitat occurs either attributable to the development alone or in combination with other developments.

Implementation Mechanism:

- (a) Coordination with the Florida Department of Environmental Protection to review all proposed development applications adjacent to the Terra Ceia Aquatic Preserve for consistency with this policy.
- (b) [Consider Land Development Code regulations consistent with this policy \(see LDC Section 403.8\).](#)

Policy 4.1.3.3. Continue to support the Florida Department of Transportation in any efforts to redesign the Palma Sola Causeway to improve the flushing characteristics of Palma Sola Bay.

Objective 4.1.4. Coordination with Estuary Programs (EPs) for Water Quality.

Development/Implementation of ~~strategies~~ [Estuary Program Comprehensive Conservation and Management Plans \(CCMPs\)](#) for a coordinated approach to achieving the goals of the Coastal and Heartland National ~~Estuary Partnership Program (NEP)~~, Sarasota Bay and Tampa Bay [EPs Estuary Programs](#), by working with participating federal, state, and local agencies [\[See Tampa Bay Habitat Master Plan\]](#).

Policy 4.1.4.1. Actively participate in the Estuary Program's (EP's) Management Conferences on Charlotte Harbor, Sarasota and Tampa Bays, and continue to work to identify suitable actions available to Manatee County for the restoration and maintenance of the chemical, physical, and biological integrity of Charlotte Harbor, Sarasota and Tampa Bays.

Implementation Mechanism(s):

- (a) Manatee County Board of County Commissioners appointment of a [Commissioner to the Policy Board of the](#) Coastal and Heartland NEP, Sarasota and Tampa Bay (County) Staff Liaison Group from appropriate departments to attend meetings, and to review and report on progress.
- (b) Implement land development regulations for the Peace River Watershed Overlay on the Future Land Use Map.
- (c) Coordinate with the ~~Tampa Bay Estuary Program~~ [Management Board](#) to update five (5) year action plans for the Tampa Bay watershed area in Manatee County.
- (d) [Manatee County Administration appointment of a Staff Liaison from appropriate departments to the Management Board to attend meetings, and to review and report on progress.](#)
- (e) [Manatee County Administration appointment of a Staff Liaison from appropriate departments to the Tampa Bay Nitrogen Management Consortium.](#)

Policy 4.1.4.2. Consider the restoration and maintenance of water quality, indigenous populations of shellfish, fish, and wildlife, and recreational activities in Sarasota and Tampa Bays, as an important County priority and implement all affordable, effective, and equitable ~~and affordable~~ bay management strategies to implement this policy.

Implementation Mechanism(s):

- (a) Continued development and implementation of appropriate bay management strategies consistent with the national estuary program's ~~management plan(s)~~ [CCMP\(s\) and associated Habitat Master Plan\(s\)](#).
- (b) Expansion of integrated pest management and pollution prevention for public buildings and review of management plans for golf courses and vegetation in common areas to reduce the use of pesticides and fertilizers in the Coastal Planning Area.
- (c) Promotion of the Florida ~~Friendly Landscaping Yards and Neighborhoods~~ [Friendly Landscaping](#) program through public education.

Policy 4.1.4.3. Continue appropriate intergovernmental agreements ~~with local governments and with government agencies~~ which formalize Manatee County's role in achieving and maintaining the environmental quality goals and pollution load reduction goals of the Sarasota Bay and Tampa Bay [CCMPs Comprehensive Conservation Management Plans](#) and the Tampa Bay NMC.

Implementation Mechanism(s):

- (a) [Maintain Interlocal Agreement with TBEP to achieve the goals of the CCMP for Tampa Bay and the nitrogen reduction goals established by the TBEP Nitrogen Management Consortium \(NMC\).](#)

- (b) [Continue cooperation with the TBEP NMC through Declaration of Cooperation and acceptance of five \(5\) year Reasonable Assurance addendums.](#)
- (c) [Maintain Interlocal Agreement with SEP to achieve the goals of the CCMP for Sarasota Bay and the water quality goals established in the Sarasota Bay Water Quality Protection Plan \(WQPP\).](#)

Policy 4.1.4.4. ~~Coordinate with the Coastal and Heartland NEP to develop a workable~~ [The Comprehensive Conservation Management Plan was created for the "Peace River Watershed Protection Overlay District \(WPR\), the limits of which are shown on the Future Land Use Map, in collaboration with the Coastal and Heartland National EP that entails Action Plans for Water Quality Improvement; Hydrologic Restoration; Fish, Wildlife, and Habitat Protection; and Public Engagement.](#)

Implementation Mechanism:

- ~~(a) (a) Participation in CCMP development.~~
- (b) [Coordinate with the Coastal and Heartland NEP to update five \(5\) year action plans for the Charlotte Harbor watershed area in Manatee County.](#)

(Ord. No. 18-04 , § 8(Exh. F), 8-23-18; Ord. No. 22-29 , § 3(Exh. B), 4-21-22)

Objective 4.1.5. Dredge and Fill.

Review dredge and fill activities and identify spoil sites to ensure that such activities do not degrade water quality and to ensure that spoil sites are compatible with the environment, [minimizing adverse impacts to water quality and tidal benthic resources.](#)

Policy 4.1.5.1. Coordinate with appropriate agencies to ensure review of all Environmental Resource permits for dredge and fill operations in coastal areas of Manatee County.

Implementation Mechanism:

- (a) Review development to ensure [State and Federal](#) policy compliance.

Policy 4.1.5.2. Restrict dredge and fill operations in the Coastal Planning Area to operations which facilitate the continued use of existing channels, operations associated with appropriate water-dependent uses, or operations which correct environmental problems caused by limited tidal circulation or other deficiencies of the environmental system.

Implementation Mechanism:

- (a) Review all Federal and State dredge and fill applications for compliance with policy.
- (b) [Coordination with appropriate agencies to develop a site-specific Boater Access Plan for all projects.](#)

Policy 4.1.5.3. Limit construction of artificial waterways to necessary drainage improvements required to implement the goals, objectives, policies, and strategies of this Plan's Public Facilities element.

Implementation Mechanism(s):

- (a) Review dredge and fill applications for compliance with this policy.

Policy 4.1.5.4. The County will coordinate with the West Coast Inland Navigation District (WCIND) to identify and permit appropriate spoil sites for dredge and fill material consistent with identified sites as included in the Future Land Use Map Series of the Future Land Use Element to prevent further degradation of adjacent waters and to ensure placement of spoil material on suitable upland areas. (See Element 2 - Future Land Use, Objective 2.14.1., associated policies, and Map D - Regional Spoil Disposal Site.)

Implementation Mechanism(s):

- (a) Review development to ensure compliance.

- (b) Continued coordination with the West Coast Inland Navigation District (WCIND) to identify appropriate spoil sites.

(Ord. No. 18-04 , § 8(Exh. F), 8-23-18; Ord. No. 22-29 , § 3(Exh. B), 4-21-22)

Objective 4.1.6. Protection of the West Indian Manatee.

Implement protection mechanisms to decrease the number of human-caused manatee deaths and increase manatee awareness among residents and visitors.

Policy 4.1.6.1. Protect the West Indian manatee by requiring all development within its range-to adhere to Florida Department of Environmental Protection guidelines for this species.

Implementation Mechanism(s):

- (a) Implementation of the following strategies:
- posting of idle speed zones minimum wake for all existing and new marina-type uses and multi-family docking facilities.
 - Designation of slow speed zones minimum wake for all access channels to marina-type uses and multi-family docking facilities.
 - Posting and maintenance of regulatory signs at marina-type uses and their access channels will be provided, funded, and maintained by the property owner at all affected marina-type uses.
 - Location of new or expanded boat ramps, multi-slip docking facilities away from sites of high manatee concentrations, such as those identified by state and federal agencies [see Policy Element 4 - Coastal Management, 4.2.1.2].
 - Large, eye catching educational displays at every boat ramp and marina to alert boaters to possible presence of manatees and apprise them of boating regulations in the area.
 - Permitting density of multi-family docking facilities and single-family docks not to exceed one (1) power boat slip for every one hundred (100) feet of shoreline privately-owned.

Policy 4.1.6.2. Designate all manatee protection areas as slow speed minimum wake zones.

Implementation Mechanism(s):

- (a) Review of all new and expanded developments where such development provides for water access to ensure that appropriate signage is posted.
- (b) Post appropriate signage at Upper Terra Ceia Bay and in Anna Maria Sound near Perico Island.
- [\(c\) Provide and distribute educational materials regarding manatee protection areas to boaters.](#)
- [\(d\) Maximize the size of safe boating areas for recreational use of state waters without endangering the manatee population.](#)

Policy 4.1.6.3. [Maintain the Manatee Protection Plan \(MPP\) in coordination with and approved by the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service.](#)

Implementation Mechanism(s):

- (a) [Coordinate with the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service on MPP development.](#)

(Ord. No. 18-04 , § 8(Exh. F), 8-23-18; Ord. No. 22-29 , § 3(Exh. B), 4-21-22)

GOAL 4.2

Compatibility of Land Development in The Coastal Planning Area ~~With~~with Natural Resource Protection.

Objective 4.2.1. Water-Dependent and Other Uses.

Give priority to the siting and development of water-dependent uses within the Coastal Planning Area, as compared with other shoreline uses and provide for compatibility of water-dependent and other uses in the Coastal Planning Area to protect natural shorelines, habitat and water quality.

Policy 4.2.1.1. Shoreline uses shall be prioritized according to the following list. Uses are prioritized in descending order with most preferable uses listed first and least preferable uses listed last.

- (1) Water dependent conservation uses such as fish, shellfish, and marine resource production, natural coastal habitat protection, shoreline stabilization, compatible passive recreational facilities and projects that enhance public safety and water dependent industrial uses associated with port facilities;
- (2) Water-related uses such as certain utilities, commercial, and industrial uses;
- (3) Water-enhanced uses such as certain recreation and commercial uses;
- (4) Non-water dependent and non-water enhanced uses which result in an irretrievable commitment of coastal resources.

Implementation Mechanism:

- (a) Determination of priority ranking for developments proposing to locate within the Coastal Planning Area.

Policy 4.2.1.2. Require that marina-type uses meet the following criteria, or are consistent with the following guidelines:

CRITERIA:

- (1) Shall prepare hurricane preparedness plans;
- (2) Shall prepare, if appropriate, a fuel management/spill contingency plan which shall describe methods to be used in dispensing fuel and all procedures, methods, and materials to be used in the event of a fuel spill;
- (3) Shall be encouraged to locate in areas which have been altered by man, particularly when such areas have historically been used for marine related activities;
- (4) Shall demonstrate sufficient upland area to accommodate all needed support facilities;
- (5) Shall not have significant adverse impact on established commercial fishing activities;
- (6) Shall obtain a Florida Clean Marina designation from the Florida DEP.

GUIDELINES:

- (1) Preferably should be located outside any Aquatic Preserve and any approved, or conditionally approved, shellfish harvesting area.

Implementation Mechanism:

- (a) Review all requests for marina-type development to ensure compliance with this policy.

Policy 4.2.1.3. Prohibit the siting of new wastewater treatment plants within the Coastal Planning Area and ensure that expansion of existing facilities will not degrade water quality in coastal receiving waters.

Implementation Mechanism:

- (a) Review all applications for wastewater treatment plant expansions and any proposed outfall into coastal receiving waters for compliance with this policy.

Policy 4.2.1.4. Establish buffer zones from all state designated Aquatic Preserves and Outstanding Florida Waters.

Implementation Mechanism:

- (a) Development of land development regulations consistent with this policy.

Policy 4.2.1.5. Continue to coordinate with the Natural Resources Conservation Service, Manatee River Soil and Water Conservation District ([SWCD](#)), Coastal and Heartland NEP, and Sarasota and the Tampa Bay EPs to encourage all agricultural activities that are contiguous to, or that have runoff discharging directly into, Charlotte Harbor, Sarasota Bay, Tampa Bay, or Terra Ceia Aquatic Preserve, [to implement or continue a program of Best Management Practices to reduce ~~nitrogen and phosphorous runoff~~ and nutrient pollutants.](#)

Implementation Mechanism:

- (a) Coordination with the Natural Resources Conservation Service, the Manatee River Soil and Water Conservation District, and the appropriate EPs.

Policy 4.2.1.6. Prohibit adverse impacts on coastal resources from industrial development except where such impact is unavoidable in the interest of an overriding public interest as determined by the Board of County Commissioners.

(Ord. No. 18-04 , § 8(Exh. F), 8-23-18; Ord. No. 22-29 , § 3(Exh. B), 4-21-22)

GOAL 4.3

Protection of the Residents and Property Within the Coastal Planning Area from the Physical and Economic Effects of Natural Disasters.

Objective 4.3.1. Development Type, Density and Intensity.

Limit development type, density and intensity within the Coastal Planning Area and direct population and development to areas outside of the Coastal High Hazard Area to mitigate the potential negative impacts of natural hazards in this area.

Policy 4.3.1.1. Direct population concentrations away from the Coastal Evacuation Area (CEA) [and Coastal High Hazard Area \(CHHA\).](#)

Implementation Mechanism:

- (a) Maintain requirements in the Manatee County Land Development Code consistent with this policy.

Policy 4.3.1.2. Limit the density of new residential development within the FEMA FIRM Velocity-Zone (Zones V) to a maximum of three (3) dwelling units per gross acre or to the maximum density shown on the Future Land Use Map for the area within Zones V, whichever is less. Any reduction in residential development potential within the FEMA Velocity-Zone resulting from the limit of three (3) du/ga within that area may be re-captured on the subject site in areas outside of Zones V where consistent with other provisions of this Plan.

Implementation Mechanism(s):

- (a) Maintain regulations in the Land Development Code to implement this policy.

Policy 4.3.1.3. Require that non-industrial redevelopment activities within ~~the~~ Zones V be limited to the density/intensity in existence for the development site prior to the effective date of the Comprehensive Plan; or be limited to three (3) dwelling units per gross acre or the maximum Floor Area Ratio associated with the Future Land

Use designation(s) on the project site, whichever is less. This provision shall only apply to those portions of the site within Zone V and not to the entire redevelopment site. All such redevelopment activities shall also be subject to compliance with other applicable goals, objectives, and policies of this Plan, and all applicable development regulations.

Implementation Mechanism:

- (a) Maintain regulations in the Land Development Code to implement this policy.

Policy 4.3.1.4. Limit industrial development in the CHHA to the maximum intensity allowed under the Industrial-Light future land use category and prohibit any generation, storage, or disposal ~~in excess of 45.4 pounds of hazardous, or 0.45 pounds of acutely hazardous, waste or substances per month for any use in the CHHA. Industrial development within and in close proximity to Port Manatee shall be exempt from this policy so long as industry storing above the threshold quantities of hazardous, acutely hazardous, waste or substances take steps to minimize the potential for release of this material in a storm event.~~ of hazardous waste within the CHHA unless the following criteria is met:

- (a) Amount is less than 45.4 pounds of hazardous waste or substances within any month for any use.
- (b) Such hazardous materials or hazardous waste are limited to properties within the Port Manatee Improvement District and are stored within tanks or vessels, the lowest extremity of which is located above the applicable base flood elevation in accordance with Floodplain Management, and
- (c) All tanks or structures containing hazardous materials or hazardous waste comply with all NFIP and FEMA anchoring and flood proofing requirements.

Implementation Mechanism:

- (a) Review of all commercial and industrial uses in the CHHA to ensure compliance with this policy.
- (b) The Land Development Code shall be updated to reflect this policy.

Policy 4.3.1.5. Maximize the clustering of uses in the Coastal High Hazard Area, and:

- (1) Promote clustering and transfer of development and redevelopment entitlements to properties landward of the CHHA to protect coastal resources from the impacts of dock accesses, runoff from impervious surface and to minimize infrastructure subject to potential storm damage.
- (2) Net density limits may be waived for appropriate clustered development and redevelopment.
- (3) Development and redevelopment entitlements on sites located partially within the CHHA, are encouraged to transfer the proposed development and redevelopment from areas within the CHHA to portions of the site outside of the CHHA. [See policies under Element 2 - Future Land Use, Objective 2.3.1 of the Future Land Use Element.]

Implementation Mechanism:

- (a) Maintain provisions in the Land Development Code to encourage clustering of density/intensity.

Policy 4.3.1.6. Prohibit new mobile home projects within the Coastal Planning Area.

Implementation Mechanism(s):

- (a) Maintain regulations in the Land Development Code to implement this policy.

Policy 4.3.1.7. Limit the development of new acute care medical facilities within the Coastal Evacuation Area.

Implementation Mechanism:

- (a) Maintain regulations in the Land Development Code to implement this policy.

Policy 4.3.1.8. Maintain the minimum construction setback line for all areas of the Coastal Planning Area which have not been delineated for a Coastal Construction Control Line.

Implementation Mechanism:

- (a) Enforce setbacks consistent with this policy.

{Ord. No. 18-04 , § 8(Exh. F), 8-23-18; Ord. No. 22-29 , § 3(Exh. B), 4-21-22}

Objective 4.3.2. Public Infrastructure in the Coastal Planning Area.

Minimize public expenditures on infrastructure for new development and redevelopment within the Coastal Planning Area to limit replacement costs in the event of damage from natural hazards. [See Element 5 - Transportation, Objectives 5.7.6., Element 10 - Capital Improvements, Objectives 10.1.2., 10.1.9., and associated policies.]

Policy 4.3.2.1. Limit the placement of County-funded infrastructure within the Coastal Planning Area which exceeds the demands generated by approved development, except to provide for disaster evacuation needs in accordance with Element 4 - Coastal Management, Policy 4.3.2.2.

Implementation Mechanism(s):

- (a) All new development and redevelopment in the Coastal Planning Area which require infrastructure improvements shall meet applicable Level of Service standards.

Policy 4.3.2.2. Prohibit the construction of County-funded public facilities within the CHHA except for the following:

- Public recreation consistent with natural resource preservation;
- Maintenance of hurricane evacuation times;
- Facilities which are necessary for public health, safety, or resource restoration;
- Roadways shown on the Future Traffic Circulation Map or the Major Thoroughfare Map contained in the Transportation Element of this Plan;
- Improvements required to maintain Level of Service standards;
- Port facilities consistent with the Port Manatee Master Plan and this Plan; and
- Projects which are of an overriding public interest as determined by the Board of County Commissioners.

Implementation Mechanism:

- (a) Development of County department capital improvements budgets consistent with this policy.
- (b) County input to the Sarasota-Manatee Metropolitan Planning Organization to discourage the inclusion of transportation improvements within the CEA unless such improvements are consistent with Policy 4.3.2.4.

Policy 4.3.2.3. Prohibit Manatee County from accepting responsibility for maintaining new roadways within the CHHA except for those which are consistent with Policies 4.4.2.1 and 4.3.2.4.

Implementation Mechanism:

- (a) Review proposed developments to implement this policy.

Policy 4.3.2.4. Prohibit construction of new, or widening of existing, bridges linking the mainland to any island/key area within Manatee County unless such bridge or improvement is shown on the Future Traffic Circulation Map.

Implementation Mechanism:

- (a) Coordination with the Florida Department of Transportation to review all applications for bridge construction to ensure compliance with this policy.

Policy 4.3.2.5. Establish a lower priority for the funding of public infrastructure within the CHHA as compared to non CHHA areas, except where expenditures are necessary to:

- Alleviate dangerously overcrowded or otherwise hazardous roads;
- Replace or construct wastewater facilities to alleviate or prevent potential violations of potable water quality standards applicable to surface waters; ~~and~~
- [Assist in resiliency projects; and](#)
- Provide recreational facilities unique to coastal sites.

Implementation Mechanism(s):

- (a) Internal coordination between departments during preparation of the Capital Improvements Projects budget to achieve policy compliance.

Policy 4.3.2.6. Continue to coordinate with state and local agencies to provide assistance to identified neighborhoods in the Coastal Planning Area which require more resilient housing through financial or technical assistance to improve sub-standard housing. (See also Element 6 - Housing, Objective 6.1.4)

Implementation Mechanism(s):

- (a) Coordinate with state and local agencies to ensure policy compliance.

(Ord. No. 18-04 , § 8(Exh. F), 8-23-18; Ord. No. 22-29 , § 3(Exh. B), 4-21-22)

GOAL 4.4

Protection of Manatee County Citizens and Visitors from Natural Disasters Through Disaster Mitigation, Provision of Adequate Warning, and Post Disaster Planning.

(Ord. No. 22-29 , § 3(Exh. B), 4-21-22)

Objective 4.4.1. Hurricane Evacuation.

Maintain or reduce hurricane evacuation clearance times through mitigation, sheltering in place and response techniques to protect the health and safety of citizens and visitors.

Policy 4.4.1.1. Develop and implement provisions for increasing the rate of evacuee mobilization, in coordination with other local governments within Manatee County and other adjacent counties.

Implementation Mechanism(s):

- (a) Coordination with the Tampa Bay Regional Planning Council (TBRPC) and other appropriate Emergency Support Functions (ESF) departments and agencies to:
 - Prepare and annually update the Comprehensive Emergency Management Plan (CEMP) in coordination with other local governments. The CEMP, in compliance with Florida Statutes and Florida Administrative Code, shall contain measures for hurricane preparedness, response, recovery and mitigation. It shall include at minimum an evacuation component, a shelter component (risk and host events), and a post-disaster and recovery component. The county plan will assign lead and support responsibilities for county agencies and

personnel that coordinate with the emergency support functions outlined in the State of Florida Comprehensive Emergency Management Plan.

- Distribute bilingual annual disaster guides free of charge to the public which identify emergency preparedness procedures and evacuation shelters. Distribution should include the possibility of mailing disaster guides to all residents in the Hazard Vulnerability Area of the County.
- Implement the Local Mitigation Strategy.

Policy 4.4.1.2. Maintain adequate capacity on all identified major evacuation routes.

Implementation Mechanism:

- (a) Coordination with the Tampa Bay Regional Planning Council to ensure that major evacuation routes have adequate capacities, are adequately maintained and, when necessary, are improved to facilitate an efficient and safe evacuation. Roadway and traffic management-related improvements to all evacuation routes will be coordinated by the Metropolitan Planning Organization, Manatee County Sheriff's Office, and FDOT.

Policy 4.4.1.3. Cosponsor and participate in annual all-hazard preparedness activities, simulations, exercises, and seminars to test the effectiveness of the CEMP.

Implementation Mechanism:

- (a) Coordination with members of the ~~Disaster Preparedness Planning Committee~~ [Manatee Emergency Operations Workgroup](#) to stage all-hazard preparedness activities.

Policy 4.4.1.4. Coordinate all emergency management activities including evacuation orders with all state, regional, and local emergency response agencies to affect a safe and efficient evacuation and resettlement of citizens and visitors.

Implementation Mechanism(s):

- (a) Implement all emergency management operations and coordination activities with adjacent counties and the State.
- (b) Coordinate resources requests to the State Division of Emergency Management.

Policy 4.4.1.5. Develop and implement provisions for decreasing the rate of evacuee mobilization and, in coordination with other local governments, encourage citizens to shelter in place when and where appropriate in coordination with other local governments.

Objective 4.4.2. Hazard Mitigation.

Create pre-disaster mitigation plans to reduce the risk to life and property from natural or man-made disasters.

Policy 4.4.2.1. Require that all development permits for lands within the CHHA meet performance standards as described in detail in land development regulations and which may include:

- Procedures for development and establishment of hurricane shelter capacity and evacuation time standards;
- Mitigation measures such as fair share contribution to preserve sheltering capacity and maintain evacuation times, or reductions in project density;
- Special design standards for infrastructure construction;
- Development of hurricane evacuation plans; and

- Specific surcharges or fees, to recoup public expenditures for infrastructure after a storm.

Policy 4.4.2.2. Require new development and redevelopment in the Coastal Planning Area to provide hurricane evacuation plans for the project prepared in coordination with County staff, and require the implementation of such plans with funding for such planning and implementation provided by the developers of the project or their successors.

Implementation Mechanism(s):

- (a) Review of all development in the Coastal Planning Area to ensure consistency with this policy.
- (b) In conjunction with the site plan approval, development and redevelopment projects will submit an effective and compliant hurricane evacuation plan to Manatee County.

Policy 4.4.2.3. Minimize the location of development and redevelopment within areas of the CHHA which have sustained recurring hurricane related damage by providing strategies for the acquisition of repetitive loss and suitable environmentally sensitive properties and techniques to reduce risks of property loss due to disaster events.

Implementation Mechanism(s):

- (a) Development of possible strategies for the fee simple acquisition of repetitive loss properties.
- (b) Development of zoning and other mitigative techniques to reduce the probability of future property loss due to a storm event.
- (c) ~~Development of possible~~ [Continue](#) acquisition strategies for suitable environmentally sensitive properties.
- (d) [Continue beach renourishment program within Manatee County as a mitigation measure to reduce loss of life and property damage.](#)

Policy 4.4.2.4. Implement policies and actions of the Local Hazard Mitigation Strategy.

Implementation Mechanism(s):

- (a) Coordination with other member agencies to achieve policy compliance.
- (b) Interagency hazard reports review and inclusion during development of the Local Mitigation Strategy.

Policy 4.4.2.5. Minimize the disturbance of natural shoreline resources that provide shoreline stabilization and protect landward areas from the effects of storm events [and adjacent developments](#).

Implementation Mechanism(s):

- (a) Implementation of the policies under Objective 4.1.2 and Policies 4.4.2.5 and 4.4.2.6.
- (b) Recommendation of strategies for projects within the CEA to achieve this policy. Such strategies may include, but are not limited to, conservation easements, lease agreements, land donations, deed restrictions or covenants. These provisions will be implemented to protect shoreline integrity through non-disturbance of coastal vegetation and soils, [as well as restoration and enhancement of coastal vegetation, where feasible](#).

Policy 4.4.2.6. Prohibit the construction of new seawalls and the repair and reconstruction of existing seawalls except as permitted by applicable federal and state regulations.

Implementation Mechanism:

- (a) Review of proposed construction and seawall repair or reconstruction activities for policy compliance [with 62-330.051, Florida Administrative Code and Nationwide Permit 54 and with the LDC waterfront structure regulations \(see LDC Section 511.17\)](#).

- (b) Explore opportunities to educate waterfront homeowners about the benefits of living shorelines and facilitate the use of private living shoreline projects as opposed to hardened shorelines, including additional incentives where appropriate.
- (c) Continue to implement non-structural shoreline enhancement projects along low energy shorelines within County-owned projects and support projects in neighboring municipalities.

Policy 4.4.2.7. Improve sheltering capacity through the development of more shelters, through increased public education regarding evacuation options, or through other techniques which reduce the number of persons needing shelter during a disaster event.

Implementation Mechanism(s):

- (a) Improve sheltering capacity. Improvement techniques may include:
 - Procedures for evaluating the impact of each proposed development and redevelopment on hurricane shelter capacity and evacuation clearance times.
 - Establishment of required standards for available hurricane shelter capacity and evacuation clearance times.
 - A requirement for mitigation techniques to ensure that new projects contribute fair share improvements or funding to maintain required shelter capacity. Such mitigation measures may include reduction in project densities to ensure compliance with the established standards.
 - Establishment of a Home Host program for selected areas of the County by providing educational programs that encourage a neighbor host sheltering initiative to help reduce the shelter deficit.

Policy 4.4.2.8. Expand the training of local Organizations Active in Disaster (COAD), Volunteer Organizations Active in Disaster (VOAD), Community Emergency Response Teams (CERT), the Medical Reserve Corps, Manatee County Search and Rescue, and other partner agencies to support first responders.

Implementation Mechanism(s):

- (a) Facilitate holistic and countywide emergency preparedness and disaster response training needs of residents, visitors, and business owners for all-hazards.
- (b) Work to improve resilience to coastal flooding due to SLR and lessen the impacts of natural disasters on human life, property, public facilities, and natural resources through emergency management, hazard mitigation, and natural disaster planning, coordinated with other relevant local and regional plans.
- (c) Coordinate land uses and hurricane evacuation policy with other relevant local and regional plans and policies.
- (d) Coordinate with the incorporated municipalities in the annual development and issuance of the County All Hazards Disaster Planning Guide.
- (e) Participate with the incorporated municipalities in the LMS Working Group for the purpose of reducing vulnerability to natural hazards that endanger the community.

(Ord. No. 18-04 , § 8(Exh. F), 8-23-18; Ord. No. 22-29 , § 3(Exh. B), 4-21-22)

Objective 4.4.3. Post Disaster Recovery.

Identify and prioritize cleanup and recovery activities to facilitate an expeditious return to normalcy in the event of a disaster event.

Policy 4.4.3.1. Prioritize immediate repair, cleanup actions and necessary permitting, and repair activities following a disaster event.

Implementation Mechanism(s):

- (a) County Damage Assessment Team established in the Manatee County Comprehensive Emergency Plan collection of initial storm damage data following a disaster, and presentation of this data to the Board of County Commissioners for prioritization of recovery activities.
- (b) Prioritization of building permit issuance after a disaster to ensure that those structures that can be quickly restored to use are issued permits first and that structures that require the most time and materials to restore are issued permits last.
- (c) Activate the emergency debris clearance plan as soon as possible.
- (d) Coordination with the Manatee County Port Authority to prioritize essential infrastructure repair and reconstruction.
- (e) Coordinate activation of First-In Teams for emergency debris clearance of identified critical routes.
- (f) Train Recovery Teams of Manatee County employees to assist in all areas of disaster recovery such as volunteer coordination, safety and other duties that will be needed post disaster.

Policy 4.4.3.2. Whenever feasible, relocate structures located in the CHHA that have incurred damage from a disaster event, where damage is greater than fifty percent (50%) of their assessed value together with their entitlements, to new locations outside of the CHHA. The cost to relocate structures and/or entitlements shall be borne by the structure owner and may include offsets from grant monies awarded to qualified grant applicants. Alternatively, utilize improved construction or site development practices during redevelopment in a manner consistent with land development regulations, to minimize the risk of recurrent damage.

Implementation Mechanism(s):

- (a) Review of all building permits for property within the CHHA for which the reconstruction of a structure is proposed to ensure application of this policy.

Policy 4.4.3.3. The County will continue to coordinate with the incorporated municipalities to establish best practice development and redevelopment principles, site development techniques, and engineering strategies to eliminate inappropriate and unsafe development in coastal areas when opportunities arise.

(Ord. No. 18-04 , § 8(Exh. F), 8-23-18; Ord. No. 22-29 , § 3(Exh. B), 4-21-22)

Objective 4.4.4. Redevelopment Component to Reduce Flood Risk and Eliminate Inappropriate and Unsafe Development in the Coastal Areas.

In coordination with FDEP, SWFWMD, and other partner agencies, develop, promulgate, and ensure County-funded projects use development and redevelopment best practices, employing principles and strategies to remove coastal real property from all flood zone areas designated on Flood Insurance Rate Map (FIRM) established by Federal Emergency Management Agency.

[See Element 2 - Future Land Use, Objectives 2.3.1., and 2.3.3., and associated policies, Element 3 - Conservation, Objective 3.4.1., and associated policies, and Element 8 - Recreation and Open Space, Policy 8.3.1.2.]

Policy 4.4.4.1. Provide incentives to remove repetitive loss property and other real property improvements from projected 2040 inundation areas of all flood zone areas designated on the FIRM₇ and capture any additional CRS benefits.

Policy 4.4.4.2. The County, through land development regulations, will continue to require additional freeboard to the base flood elevation.

Policy 4.4.4.3. The County, through land development regulations, will continue to ensure new and redevelopment meets or exceeds the flood-resistance requirements of the Florida Building Code and 44 CFR part 60.

Policy 4.4.4.4. Construction and development activities seaward of the coastal construction control line must be consistent with F.S. Chapter 161, the Florida Building Code, and Land development regulations.

Policy 4.4.4.5. The County will engage the community with public education and outreach on the benefits and importance of mitigating flood risks through building construction codes, flood elevation requirements, land use regulations, and stormwater management.

Policy 4.4.4.6. Participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for the residents and citizens of Manatee County.

Policy 4.4.4.7. The Floodplain Administrator will participate in and support a Manatee County-wide Program for Public Information (PPI) to improve CRS scores within the county and its municipalities.

Policy 4.4.4.8. The County, through land development regulations, will include provisions to preserve historic and archaeological resources, including the sensitive adaptive use of these resources. [See the Historic and Cultural Element of this Plan and its implementing regulations.]

Policy 4.4.4.9. Consider new development and redevelopment principles, strategies, and engineering solutions that reduce flood losses and claims made under flood insurance policies. These techniques may employ methods that withstand inundation and minimize flood damage through environmentally sensitive flood-proofing techniques and strategies.

Implementation Mechanism(s):

- (a) Coordination with federal, state, local, and other regulatory agencies ensuring all necessary permitting, including but not limited to a Conditional Letter of Map Revision, prior to commencement of development process.

(Ord. No. 22-29 , § 3(Exh. B), 4-21-22)

05

TRANSPORTATION



TRANSPORTATION

TRAFFIC SUB-ELEMENT

GOAL 5.0

Provide A Multimodal Transportation System that Serves to Increase Mobility, Safety ~~is Safe,~~ Convenience, Efficiency, and Meets Present Needs, Protects Roadway Capacity, ~~and~~ is Coordinated with ~~and Integrated into the Regional Transportation Network, the Future Land Use Map, Provides for an Affordable Balance of Alternative Transportation Modes, and Encourages Intermodal Transportation Linkages.~~

Objective 5.0.1. Consistency of Thoroughfare System.

Development of a multimodal transportation system ~~thoroughfare system~~ consistent with the adopted Future ~~Thoroughfare Plan and Maps Right-of-Way Needs Map and the Future Transportation Facilities~~ Traffic Circulation Plan and Map Series, and based upon a Future Land Use Plan ~~describing proposed population densities, residential and employment patterns, and other land uses.~~

Policy 5.0.1.1. Review and approval of development orders for land development to ensure that such approvals shall not degrade transportation levels of service, and that appropriate actions are taken to ensure that transportation levels of service are maintained. (See also Policies 2.4.1.1, 2.4.1.2, 2.4.1.3, 5.1.2.1, 5.1.2.2, 5.1.2.3, 5.1.2.4, 5.2.2.8, 5.2.3.1, 5.2.3.2, 5.6.1.1, 5.6.1.5, and 5.6.2.1).

Policy 5.0.1.2. Provide for parking structures, cross access easements, and inter-neighborhood ties that ~~promote~~ ensure transportation plan goals and objectives ~~(see also Policies 2.9.1.3, 2.9.1.9, 5.2.1.2, 5.2.2.7, 5.2.2.9, 5.4.1.1, and 5.4.2.2).~~

Policy 5.0.1.3. Maintain access control plans designed to control connections and access points of driveways and roads to thoroughfare roadways, and designate controlled access roadway facilities where necessary (see also Policies 5.2.1.1, 5.2.2.2, 5.2.2.3, 5.2.2.4, and 5.2.2.5).

Policy 5.0.1.4. Consider maintenance, integrity, and enhancement of existing and potential ~~residential~~ neighborhood environments in the development of long range network improvement plans and individual roadway projects to create livable communities, and seek consistency between neighborhoods and the context classifications of the roadway network. (see also Policies 2.6.2.8, 2.6.1.1, 2.9.1.1, 2.9.1.2, 5.2.2.11, 5.3.1.3, 5.3.1.4, 5.3.3.1, 5.4.1.1, 5.4.2.2, 5.4.2.3, 5.6.1.4, 5.6.5.1, 5.6.5.4, and 5.6.5.5).

Policy 5.0.1.5. Encourage high intensity nonresidential land uses and higher residential densities in the urban core area to create a mix of uses in a walkable environment to locate adjacent to or at the intersections of major and functionally classified roadways. ~~(see also Policies 2.1.3.1, 2.1.3.2, 2.1.3.3, 2.10.3.1, 2.10.3.2, 2.10.3.3, 2.11.1.3, 5.2.2.10, 5.3.1.1, and 5.3.1.4).~~

Policy 5.0.1.6. Require the location, design, and construction of ~~roadway and transit~~ transportation system rights-of-ways and port facilities to ensure minimum adverse impacts upon potable watersheds, jurisdictional wetland areas, streams, rivers, and lakes, and endangered and threatened species, and species of special concern (see also Policies 3.3.1.1, 3.3.2.3, 5.2.1.5, 5.2.1.6, 5.2.1.7, 5.3.2.1, 5.3.2.2, 5.3.2.3, 5.3.2.4, 5.8.1.2, 5.8.2.1, 5.8.2.5, and 5.11.4.1).

Policy 5.0.1.7. ~~Manatee County shall~~ eContinue to participate in the Corridor Management Entities of the designated Scenic Highways to promote, protect, and improve the intrinsic resources of the Scenic Highways in accordance with the adopted Management Plans.

Implementation Mechanism:

- (a) Manatee County shall provide active participation in the Corridor Management Entities to implement the improvement plans.
- (b) Manatee County shall seek funding sources including grants to implement the Scenic Highways Improvement Plans.

(Ord. No. 22-07 , § 3(Exh. A), 1-6-22)

Objective 5.0.2. Multi-modal Transportation System.

Provide a safe, convenient, and energy efficient multi-modal transportation system for all users. ~~shall be provided.~~

Policy 5.0.2.1. Coordinate roadway, transit, and railway improvements to meet the ~~with~~ future needs of Port Manatee and Sarasota Bradenton International Airport, (see also Policies 5.3.1.2, 5.6.5.3, 5.7.4.1, 5.7.4.2, and 5.12.1.3).

Policy 5.0.2.2. Encourage transportation improvements for bicycle and pedestrian movement that will result in the development of bicycle and pedestrian networks coordinated with transportation and transit improvements and create more livable development patterns, including a viable mix of residential and residential-serving retail, services, and employment in a pattern that does not rely on vehicular travel (see also Policies 5.4.1.1, 5.4.1.2, 5.4.1.3, 5.4.1.4, 5.4.2.1, 5.4.2.2, 5.6.1.4, 5.6.1.5, 5.6.5.4, and 5.6.5.5).

Policy 5.0.2.3. Provide for the protection and potential acquisition of existing and future rights-of-way to accommodate traffic, transit, bicycle, and pedestrians on ~~major~~ thoroughfares within the future transportation plan (see also Policies 5.1.1.1, 5.1.1.8, 5.2.1.5, 5.2.1.6, 5.2.1.7, 5.2.2.4, 5.4.1.1, and 5.6.3.4).

Policy 5.0.2.4. Implement the adopted Congestion Management System as required by the Intermodal Surface Transportation Efficiency Act of 1991 ~~adopted federal transportation funding legislation~~. The Congestion Management System includes detailed solutions for improvements to eliminate transportation congestion, and shall be coordinated with other local jurisdictions, the Metropolitan Planning Organization (MPO) and regional, state, and federal agencies (see also Policy 3.1.1.5).

(Ord. No. 24-44, 3(Exh. B), 8-8-24)

Objective 5.0.3. Intergovernmental Coordination.

Coordinate All traffic, transit, port, airport, bicycle, and rail plans and programs ~~shall be coordinated with the plans and programs of the Metropolitan Planning Organization (MPO), other local jurisdictions, the Metropolitan Planning Organization (MPO), and regional, state, and federal agencies.~~

Policy 5.0.3.1. Evaluate and coordinate the transportation impacts of the transportation plans of ~~Coordination of implementation of this Transportation Element shall consider the transportation elements of municipalities within Manatee County, adjacent counties and municipalities, FDOT, and other regional planning agencies and their 5-year plans~~ when implementing the policies of the Transportation Element of this Comprehensive Plan. ~~the Cities of Bradenton, Palmetto, Anna Maria, Holmes Beach, Bradenton Beach, Sarasota, and Town of Longboat Key, the Counties of Sarasota, DeSoto, Hardee, and Hillsborough; the long-range plans of the Sarasota-Manatee MPO; the Strategic Regional Policy Plans of the Tampa Bay and Southwest Florida Regional Councils; the plans of the Florida Department of Transportation, and the State of Florida Comprehensive Plan, as appropriate (see also Policies 4.4.1.2, 5.1.1.5, 5.2.1.4, 5.2.3.2, 5.3.1.6, 5.3.2.1, 5.5.1.1, 5.5.1.4, 5.6.3.5, and 5.12.2.2).~~

Policy 5.0.3.2. ~~Implementation of the future transportation system shall, to the greatest extent possible, consider the transportation programs of: Jurisdictions within Manatee County; adjacent cities, towns, and counties; and the FDOT five-year work program (see also Policies 5.3.1.7, 5.5.1.2, 5.5.1.4, and 5.12.1.1).~~

Policy ~~5.0.3.2~~ ~~5.0.3.3~~. Coordinate with the MPO in the development and updating of the MPO long range transportation needs plan, and with the FDOT in development and updating of the annual Transportation Improvements Program- (see also Policies 5.5.1.1, 5.5.1.2, 5.5.1.3, and 5.6.3.3).

~~**Policy 5.0.3.4.** Coordinate with FDOT when reviewing development/ redevelopment of sites along designated urban corridors to assess the potential traffic impacts of the proposed development on State and Strategic Intermodal Systems (SIS) transportation facilities.~~

(Ord. No. 16-07, § 6(Exh. D), 9-19-16; Ord. No. 18-04 , § 9(Exh. G), 8-23-18)

~~Objective 5.0.4. — Reserved.~~

Editor's note— Ord. No. 24-44, 3(Exh. B), adopted Aug. 8, 2024, repealed Obj. 5.0.4, which pertained to Expand Transportation Concurrency Exception Areas (TCEA) within the Urban Service Area to Promote Economic Revitalization and Achieve Community Redevelopment Goals and derived from Ord. No. 16-23, § 8(Exh. F), adopted Sept. 19, 2016.

Objective 5.0.4. Safety Approach.

Seek to reduce traffic crashes and eliminate traffic-related fatalities and serious injuries over time consistent with the Sarasota Manatee Metropolitan Planning Organization (MPO) “Destination Zero” initiative and the State of Florida’s adoption of Zero Traffic Fatalities and Serious Injuries as a statewide goal.

Policy 5.0.4.1. County will evaluate, as appropriate, crash frequency and severity, pedestrian and bicyclist incidents, physical separation of bicycle and pedestrian facilities from motorized vehicles, and intersection density.

GOAL 5.1

Provide an Adequate ~~A~~ **Traffic Circulation System that Provides for the Needs of All Users of the** ~~the~~ **Community in a Sensitive Manner, Which is Safe, Efficient, Economical and Environmentally Sound.**

Objective 5.1.1. Traffic Circulation Map Series.

Maintain a Traffic Circulation Map series as the guiding document for development of an adequate transportation network ~~of major roadways~~ to address the 2050 forecasted ~~Vehicular~~ Travel ~~d~~ Demand in Manatee County.

Policy 5.1.1.1. Maintain a Major Thoroughfare Map Series (5-1 Map Series) in this Comprehensive Plan which:

- Establishes the Existing Roadway Functional Classification Map as the official listing of existing arterial and collector roadways for Manatee County. (Map 5-A)
- Includes Future Traffic Circulation: Functional Classification Map indicating all arterial and collector roadways which will provide for adequate traffic circulation within Manatee County over a 20-year planning period. (Map 5-B)
- Includes Future Traffic Circulation: Right-of-Way Needs Map identifying the right-of-way widths for each roadway in a manner consistent with the inventory of right-of-way already owned by Manatee County, other local governments, or the State of Florida. (Map 5-C)
- Includes Future Traffic Circulation: Number of Lanes Map indicating the number of lanes for all future arterial and collector roadways within Manatee County over a 20-year planning period. (Map 5-D)
- Includes Future Traffic Circulation: Manatee County Designated Controlled Access Map indicating County designated controlled access facilities. (Map 5-E)

- Includes Florida's Strategic Intermodal System (SIS) designated SIS facilities and emerging SIS facilities within Manatee County. (Map 5-F)
- [Optionally, includes Context Classification. \(Map 5-G\)](#)
- [Optionally, includes Future Context Classification. \(Map 5-H\)](#)
- [Optionally, includes a trail map based on the Public Works Trails Master Plan and any other planned trails in the County such as the statewide Share-Use Non-motorized \(SUN\) Trail program. \(Map 5-I\)](#)

Implementation Mechanism:

- (a) Maintenance of the Future Traffic Circulation Map Series pursuant to this policy and implementation of the map series requirements through adoption and implementation of land development regulations consistent with this policy.

Policy 5.1.1.2. Maintain and amend as necessary Map 5-A as the official Existing Roadway Functional Classification Map. This Map shall indicate:

- (1) All existing functionally classified roadways and the current status of each roadway using classifications as required for implementing the policies of this Comprehensive Plan.
- (2) The revised status of any roadway either scheduled for new construction or reclassification during the current fiscal year pursuant to a programmed public improvement.
- (3) The revised status of any roadway either scheduled for new construction or reclassification pursuant to a local government land development agreement adopted pursuant to § 163.3220, F.S. (et seq.). Any such roadway shall be indicated on the Existing Roadway Functional Classification Map along with the date of required roadway improvement completion. This date shall be used to ensure that any Certificate of Use and Density/Intensity Compliance, Certificate of Level of Service Compliance, or development order issued for a project on the basis of reliance on the functional classification or capacity of each such roadway, contains conditions requiring that development of the subject project be contingent upon implementation of the improvement or reclassification by the recorded date.

Policy 5.1.1.3. Utilize the definitions of "arterial" and "collector" road contained in this Comprehensive Plan to evaluate proposed changes to the Existing Roadway Functional Classification Map and to evaluate any such proposed changes to Map 5-A through the use of the procedure identified in the referenced definitions.

Implementation Mechanism:

- (a) Coordination between County departments to effectuate this policy.

Policy 5.1.1.4. Allow for administrative updates to the ~~Existing Roadway Functional Classification Map~~ [5-1 Map Series](#) to depict the following:

- (a) A change in number of lanes on a roadway,
- (b) The construction of a new roadway shown on the ~~Major Thoroughfare Map~~ [maps](#), or
- (c) The extension of an existing roadway which changes the function [or context classification](#) of that roadway from the "rural" to an "urban" classification or from a "minor" to a "major" classification [or an equivalent context classification category](#).
- (d) [Changes based on the Future Context Classification will be based on the Future Land Use Map.](#)

A proposed change in the functional classification of a roadway not caused by a change listed above shall be processed as a Plan Amendment.

Implementation Mechanism(s):

- (a) The County shall establish review procedures consistent with this policy.

- (b) The County shall periodically process Plan amendments to adopt changes to the Existing Roadway Functional Classification Map consistent with this policy.

Policy 5.1.1.5. ~~Reserved.~~ Provide available data to the Sarasota-Manatee Metropolitan Planning Organization (MPO) as a tool for the development of and modifications to the future roadway projections and network, and ensure general consistency of the maps and projections from the MPO's long-range planning efforts.

Policy 5.1.1.6. Derive the Future Traffic Circulation Map Series Maps 5-B, 5-C, 5-D, 5-E, 5-F and any subsequent updates to such Map Series, primarily through use of the Sarasota-Manatee ~~2045~~2050 Long Range Transportation Plan travel demand forecast model, as maintained by the Metropolitan Planning Organization (MPO) for the Sarasota-Manatee bi-county area, or using other similar travel demand forecasting procedures. At minimum, the Future Traffic Circulation Map Series shall include all roadway segments shown on the Long Range Transportation Plan of the Sarasota-Manatee Metropolitan Planning Organization, with future lane arrangements no less than adopted by the MPO. The Future Traffic Circulation Map Series may call for more lanes on a segment of the network where additional language is warranted by an appropriate analysis.

Implementation Mechanism:

- (a) Use of Sarasota-Manatee ~~2050~~2045 Long Range Transportation Plan and/or other travel demand forecasting models to derive the ~~2050~~2045 network and projected lane arrangements adopted as part of Map 5-D.

Policy 5.1.1.7. Indicate, on the 5-1 Map Series ~~Future Traffic Circulation:~~ Functional Classification Map (Map 5-B), only those collector roadways, arterial roadways, or limited/controlled access roadway facilities (See Map 5-E for limited/controlled access roadway facilities) for which development is possible given existing man-made or natural constraints, and which are necessary or desirable.

Policy 5.1.1.8. Consider amendments to the 5-1 Map Series ~~Future Traffic Circulation Map Series, Maps 5-B, 5-C, 5-D, 5-E, 5-F~~ if one or more of the following criteria are met:

- (a) One or more additional major roadways are proposed to be added to the Map which can be demonstrated to improve the level of service on one (1) or more roadways already shown on the Future Traffic Circulation Map, and where such roadways are projected to operate at a Level of Service "D" or worse in the long-range planning time frame of this Comprehensive Plan. Any such amendment shall also be consistent with other Elements of this Comprehensive Plan.
- (b) Coordination with the MPO results in the identification of a required amendment to the Future Traffic Circulation Maps to achieve consistency with the MPO's long-range roadway network, and the proposed amendment is consistent with the Elements of this Comprehensive Plan.
- (c) Update or amendment of this, or other elements of the Comprehensive Plan results in a need to amend the Future Traffic Circulation Maps.
- (d) Update of the Existing Roadway Functional Classification Map results in a need to amend the Future Traffic Circulation Map.

Implementation Mechanism:

- (a) Coordination with the MPO and FDOT to review or prepare proposed amendments to the Future Traffic Circulation Maps, including review for consistency with the Comprehensive Plan Elements.

Policy 5.1.1.9. Any update of 5-1 Map Series: ~~Future Traffic Circulation:~~ Right-of-way Needs Map (Map 5-C) involving right-of-way needs shall be based on the scheduling, in the adoption of a multi-year capital improvement program, of a roadway, or other, transportation corridor improvement. The Future Traffic Circulation: Right-of-Way Needs Map (Map 5-C) shall indicate projected 20-year right-of-way requirements for all roadways which are located on the Future Traffic Circulation Maps.

(Ord. No. 17-12, § 3, 5-23-17; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22)

Objective 5.1.2. Level of Service Standards.

Implement adopted roadway Level of Service (~~infrastructure~~) Standards for review of Future Land Use Plan amendments and zoning amendments, for use in capital improvements programming, and for quantifying the long-range goals for the operation of major roadways.

Policy 5.1.2.1. Implement the ~~2050~~2045 level of service (~~infrastructure~~) standard for each major roadway based on the projected traffic volumes on the planned road network as identified on the Future Traffic Circulation Maps. These adopted goals shall remain fixed and will represent a goal toward which ~~annually revised five-year~~ level of service standards (objectives) will be targeted. These long-range level of service standards are contained in Table 5-1, under a separate tab at the end of this Sub Element.

The construction of roadway improvements reflected on the ~~2050~~2045 network (Maps 5-B, 5-C, 5-D, 5-F) shall be prioritized, at least in part, based on the number of years remaining through the ~~2050~~2045 planning time frame, and on the number and cost of the remaining improvements to be accomplished for completion of the ~~2050~~2045 roadway network.

No long-range (~~2050~~)(~~2045~~) level of service standard may be altered except through subsequent updates to the Comprehensive Plan (See also Policy 5.1.2.6).

Policy 5.1.2.2. Implement the ~~five-year~~ level of service (~~infrastructure~~) standard for each functionally-classified roadway segment which is either currently existing or which is scheduled for construction within the five-year Capital Improvements Element of this Comprehensive Plan.

~~These five-year level of service standards shall reflect the extent and projected impact of programmed roadway improvements on level of service of each roadway. The five-year level of service standards shall be revised annually to reflect change in the programmed improvements contained in the Capital Improvements Element. The five-year level of service standard shall also be used, in part, as a prioritization criterion for the scheduling of roadway improvements with the five-year capital improvements program. As the number of years remaining to implement a roadway improvement necessary to achieve the five-year level of service standard on a particular roadway decreases, priority for that improvement shall generally increase.~~

~~In the process of the annual revision of five-year level of service standards, where the five-year standard recognizes a worse level of service than the 2045 level of service standard for the same roadway, the five-year level of service standard shall not be permitted to decline over time.~~

~~These five-year level of service standards are contained in Table 5-1, under a separate tab at the end of this Sub Element (See also Policy 5.1.2.6).~~

Policy 5.1.2.3. Implement the "current year ~~to 2050 adopted~~" level of service (~~infrastructure~~) standard, or policy, for each ~~thoroughfare functionally-classified~~ roadway segment currently existing or scheduled for completion during the first year of the capital improvement program within the Capital Improvements Element of this Comprehensive Plan. These infrastructure standards may be revised annually to reflect the impact of improvements programmed for the current fiscal year, or be revised to reflect a change in the development character of an area from rural to urban. For the purposes of considering zoning amendments where a project constituting a General Development Plan meeting Large Project standards of the Land Development Code is proposed, Manatee County may permit the use of a peak hour Level of Service Standard of "D" for traffic impact studies associated with the GDP meeting large project standards of the Land Development Code, on a roadway whose current year standard is (peak hour) "C", if the approval of the project constitutes a rural to urban change in land uses, and if a plan amendment changing the peak hour standard from "C" to "D" is approved simultaneous with the adoption of a GDP meeting large project standards development order.

The "current year" level of service standard shall generally be prohibited from showing a decline in value over time, ~~and shall generally not be established at a level which is better than the adopted five-year level of service standard for that roadway.~~ The "current year" standard shall not be adopted at a level which is better than the adopted ~~2050~~2045 level of service standard.

The "current year" level of service standards, or policies, shall be used for purpose of review for Level of Service Compliance, as described in the Operative Provisions of the Future Land Use Element. No violation of these "current year" level of service standards shall be permitted through issuance of any development order. These "current year" level of service standards are shown in Table 5-1, under a separate tab at the end of this Sub Element (see also Policy 5.1.2.6).

Policy 5.1.2.4. Implement a peak hour level of service standard for each functionally-classified roadway segment as shown in Table 5-1 under a separate tab at the end of this Sub Element. ~~At least once a year,~~ I the Board of County Commissioners of Manatee County ~~shall~~ may reevaluate the peak hour LOS standard for each functionally-classified roadway segment and shall amend, where appropriate, such peak hour level of service standards through a Comprehensive Plan Amendment. This evaluation may include revisions to Table 5-1 of the Traffic Circulation Sub-Element. Changes to roadway functional classification also shall be reflected in the form of appropriate changes to Table 5-1 of the Traffic Circulation Sub-Element. Level of Service Compliance review conducted using service volumes developed pursuant to this policy shall not substitute for a more detailed traffic analysis, where such analysis is required by Manatee County. Detailed traffic analysis may also be required or provided to determine project impacts on intersections, using appropriate standards from the latest edition of the "Highway Capacity Manual".

Implementation Mechanism(s):

(a) Review of consistency of Future Land Use Plan amendments and zoning amendments with the Capital Improvements Element and Transportation Element shall utilize Table 5-1 of the Traffic Circulation Sub-Element.

(b) Use Florida Department of Transportation Level of Service software and/or tables to derive peak hour maximum service traffic volumes for maintaining adopted level of service.

Policy 5.1.2.5. Interpret the adoption of a "current year to 2050 adopted" Level of Service Standard "F" as meaning that current traffic volumes may not be increased, to any extent, without causing a violation of the adopted level of service standard.

Policy 5.1.2.6. Prohibit the adoption of any ~~current year, five-year, or 2045~~ adopted Level of Service standard on any segment of I-275 and I-75 which is lower than Level of Service "C".

Implementation Mechanism:

(a) Implementation of Policies 5.1.2.1, 5.1.2.2, and 5.1.2.3 in a manner consistent with this policy.

(Ord. No. 17-12, § 3, 5-23-17; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22; Ord. No. 24-44, 3(Exh. B), 8-8-24

GOAL 5.2

Use of the Traffic Circulation (5-1) Map Series to Implement an Adequate Major Roadway System.

Objective 5.2.1. Use of Maps.

Utilize the Traffic Circulation (5-1) Map series to review proposed development orders, determine level of service for roadways, achieve consistency with the MPO and FDOT Long Range Transportation Plans, including SIS, identify and review capital improvement projects, and ensure rights-of-way protection and reservation to implement an adequate major road system throughout Manatee County.

Policy 5.2.1.1. Utilize the Existing Roadway Functional Classification map to review proposed development orders for compliance with locational criteria and access criteria contained in this Comprehensive Plan, as described in applicable policies.

Policy 5.2.1.2. Develop a framework of collector roadways that are located approximately one-half (½) mile apart from other collector roadways or arterial roadways to facilitate inter-neighborhood movement and reduce circuitous travel and congestion.

Implementation Mechanism:

- (a) Study and propose amendments to the Traffic Circulation [\(5-1\)](#) Map Series consistent with this policy.
- (b) Establish standards in the LDC to implement this policy.

Policy 5.2.1.3. Develop an adequate road network of arterials and collectors which are parallel to, or otherwise limit the degree of local travel demand on I-275 and I-75. As used in this policy, an "adequate" parallel road network shall mean a network designed to maintain a peak hour Level of Service on I-275 and I-75 of "C" or better. (See also Policy 5.1.2.6)

Implementation Mechanism:

- (a) Implementation of the network shown on the Future Traffic Circulation Map Series by [20502045](#), through capital improvements accomplished in an economically-feasible manner.

Policy 5.2.1.4. Utilize the Future Traffic Circulation [\(5-1\)](#) Map Series for:

- (1) Review of all proposed development orders for consistency with Map 5-C (See also Policies 5.2.1.5 and 5.2.1.6: Rights-of-Way Protection and Preservation).
- (2) Establishing the long-range [\(20502045\)](#) level of service standards on major existing or future roadways by determining the resultant level of service on each roadway located on Maps 5-B, 5-C, 5-D, 5-E, 5-F when impacted by projected travel demand, as determined using the Sarasota-Manatee [20502045](#) Long Range Transportation Plan and/or other travel demand forecasting models.
- (3) Review of all proposed capital projects proposed to widen existing, or develop new, major roadways. All capital projects shall be consistent with Maps 5-B, 5-C, 5-D, 5-E, 5-F.
- (4) Achieving consistency of this Comprehensive Plan, where appropriate, with the long-range transportation plans of all local governments adjacent to Manatee County, and with the Florida Department of Transportation's 2060 Florida Transportation Plan (FTP), the Short Range Strategic Plan, Strategic Intermodal system, and approved Five-Year Work Program.

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 transportation corridors and rights-of-way as generally configured and indicated on the Future Traffic Circulation: Right-of-Way Needs Map, (Map 5-C) and specified on Table 5-1. Other thoroughfare uses may be allowed within designated Future Transportation Corridors, including temporary uses.

Future transportation corridors and rights-of-way to be protected shall be established during the review of each individual proposed project in proximity to the future transportation corridors generally located on the Future Traffic Circulation Map Series. These transportation corridors shall be designed so as to provide for a continuous travel corridor of sufficient width to accommodate an appropriate cross-section as required for facility types specified on the Major Thoroughfare Map Series. Protected future transportation corridors rights-of-way shall be identified during project review for development order approval. Dedication, where required, shall occur on or before issuance of a Certificate of Level of Service Compliance unless a development order specifies a later dedication date.

Mitigation measures shall be utilized to preclude the taking of private property without compensation. These measures shall address properties which are located in a manner, or exhibit characteristics, which preclude the reasonable use of such property if the protected right-of-way is dedicated or maintained free of structures, drainage facilities, or parking areas during development of the property. These measures also

shall consider the transportation impacts of the specific development being proposed on the roadway. Mitigation measures may include, but not be limited to:

- Granting of impact fee credits in accordance with land development regulations;
- Repositioning the roadway through the land to maximize development potential;
- Transferring of development rights which may be considered pursuant to the Future Land Use Map from the area within the protected right-of-way to an area outside the protected right-of-way on the project site;
- Granting alternative and more valuable land uses;
- Offering development opportunities for clustering the increasing densities at key nodes and parcels within the project site off the protected transportation corridors;
- Altering or changing the road pattern; and
- Reduce the building setbacks, required buffers, and other requirements otherwise contained in this Comprehensive Plan or contained in other local land development regulations, if such requirement is considered on a case-by-case basis.

Implementation Mechanism(s):

- (a) Update, as needed the Future Traffic Circulation: Rights-of-Way Needs Map (Map 5C), the Rights-of-Way Needs Table (Table 5-1), the Existing Roadway Functional Classification Map (Map 5A), and applicable land development regulations consistent with this policy.
- (b) Maintenance of land development regulations consistent with § 163.3202, F.S., and consistent with this policy.

Policy 5.2.1.6. Implement rights of way reservation requirements through the Future Traffic Circulation: Right-of-Way Needs Map (Map 5-C) and Right-of-Way Needs Table (Table 5-1) in this Comprehensive Plan and the land development regulations. All development of drainage facilities, parking, or structures shall be prohibited within the reserved right-of-way consistent with law. Dedications of reserved right-of-way shall be in accordance with Policy 5.2.1.5 above. Appropriate access through reserved right-of-way, as determined by Manatee County, will be permitted.

Implementation Mechanism:

- (a) Maintain land development regulations consistent with this policy.

Policy 5.2.1.7. Periodically evaluate the desirability of establishing a right-of-way acquisition fund for rights-of-way identified on the Major Thoroughfare Map, but not yet subject to right-of-way reservation pursuant to Policy 5.2.1.6 above, nor protected pursuant to Policy 5.2.1.5 above.

Implementation Mechanism:

- (a) During annual preparation of the update to the Five Year Schedule of Capital Improvements, the County shall determine whether it is fiscally feasible to establish or maintain an advanced right-of-way acquisition fund.

(Ord. No. 16-23, § 8(Exh. F), 9-19-16; Ord. No. 17-12, § 3, 5-23-17; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22)

Objective 5.2.2. Performance Standards.

Utilize adopted design standards for the review of proposed development orders and for ensuring the proper functioning of publicly-provided transportation facilities.

Policy 5.2.2.1. Utilize the Future Traffic Circulation Right-of-Way Needs Map (Map 5-C):

- (1) As a long range planning tool that outlines general corridors for future roadway, rail or other transportation facility construction;
- (2) To protect identified transportation corridors from encroachment by other land use activities; and
- (3) To put property owners on notice as to the necessity and location of future roadways (see also Table 5-1 for right-of-way widths), and allow owners adequate time to plan and integrate their developments with proper transportation facility coordination requirements.

No Development Order shall be issued for any project unless such project is consistent with requirements developed pursuant to this policy.

Implementation Mechanism:

- (a) Review of all proposed projects for compliance with the location and right-of-way requirements referenced in this policy, where applicable.

referenced in this policy, where applicable.

Policy 5.2.2.2. Maintain adopted minimum standards for the spacing and location of local streets and driveways onto County and State roadways, and minimum standards for the spacing and location of median cuts on County and State roadways. These standards shall be used to ensure safe access to proposed developments, and to limit impedances to traffic flow on County and State roadways. These minimum standards shall be consistent with Florida Department of Transportation Rule Ch. 14-97, F.A.C. State Highway System Access Management Classification System and Standards, December, 1990, as amended, or with other appropriate State policy. No Development Order shall be issued for any project unless such project is consistent with requirements developed pursuant to this policy.

Implementation Mechanism(s):

- (a) Land development regulations developed pursuant to § 163.3202, F.S., and containing these standards.
- (b) Coordination with the Florida Department of Transportation to maintain minimum standards on State roads (for inclusion within Manatee County standards), so as to ensure that project review by Manatee County incorporates an informal review of the project for compliance with State requirements. Formal review by the State would still be described as a requirement not met by County review.

Policy 5.2.2.3. Designate where determined to be necessary by the Board of County Commissioners, any roadway shown on the Future Traffic Circulation Map (Map 5-E) as a "controlled access facility," as defined herein. This designation should not be confused with the category of roadway used for functional classification purposes called "limited access facility". Also, for any controlled access facility, limit the rights of abutting lands to direct or indirect access to the facility in a manner specific to that facility. Furthermore, to prohibit the issuance of a final site plan approval, final plat, or building permit on any project unless project design meets all criteria adopted for adjacent controlled access facilities. A list of approved intersections may also be developed for each controlled access facility to identify permitted access points to the facility.

All "entranceways," as described in Policies 2.9.4.1 and 2.9.4.2, shall also be designated as controlled access facilities, with access limitations specified at time of defining the extent of these facilities pursuant to Policies 2.9.4.1 and 2.9.4.2.

At a minimum, the following roadways shall be considered as Manatee County Designated "Controlled Access Facilities":

- (1) University Parkway between U.S. 301 and SR70.
- (2) State Route 70 between I-75 and Verna Bethany Road.
- (3) State Route 64 between I-75 and Verna Bethany Road.
- (4) U.S. 301 Between I-75 and North Manatee County line.

- (5) U.S. 41 between 49th Street East (Experimental Farm Road) and north Manatee County Line.

All Manatee County "Controlled Access Facilities" shall be shown on the Future Traffic Circulation Map (Map 5-E) via the plan amendment process, and a description of access limitations shall be contained in land development regulations developed pursuant to § 163.3202, F.S.

Implementation Mechanism(s):

- (a) Coordination with the Florida Department of Transportation to recommend, as necessary, proposed controlled access facilities and related limitations on direct or indirect access.
- (b) Inclusion in any land development regulations developed pursuant to § 163.3202, F.S., descriptions of access intersections and adjacent land access limitations for controlled access facilities.

Policy 5.2.2.4. Consider, for any roadway alignment established as a controlled access facility pursuant to Policy 5.2.2.3 above, the reservation and protection of sufficient right-of-way for the development of parallel frontage roads to increase local access. Any such increased right-of-way shall be protected or reserved as permitted under Policies 5.2.1.5 and 5.2.1.6 above.

Policy 5.2.2.5. Generally, encourage the use of project access from collectors rather than arterials. If project access has to be provided from an arterial, it shall be designed as a controlled intersection, instead of an uncontrolled driveway. However, "right-turn-in/out only" ingress/egress points on arterials may be considered where appropriate.

Implementation Mechanism:

- (a) County review of development applications to ensure compliance with this policy.

Policy 5.2.2.6. Reserved.

Policy 5.2.2.7. Require the provision of adequate on and/or off-street parking facilities for all land uses.

Implementation Mechanism:

- (a) Maintain and develop parking requirements by land use in the land development code developed pursuant to § 163.3202, F.S.

Policy 5.2.2.8. Utilize the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) as the guidelines for determining the need or requirement for traffic control devices on roadways within Manatee County. Final site plan approval, final plat, or building permit shall be issued for any project phase unless signalization required by the guidelines is accomplished or is required by appropriate conditions on related development order(s).

Implementation Mechanism:

- (a) Review applications for Certificates of Level of Service Compliance and related development order(s) to ensure consistency with this policy, and recommendations to the Board of County Commissioners, as required by this policy.

Policy 5.2.2.9. Implement requirements for maximum on and/or off-street parking facilities for all 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.

Policy 5.2.2.10. Minimize the utilization of I-75 and I-275 as roadways for meeting local travel demand by establishing a future land use map and related policies that shall encourage highly integrated multi-use projects, and varied complementary projects, in close proximity to interstate highway interchanges to increase internal trip capture within and between such projects.

Policy 5.2.2.11. Ensure that local streets are situated so as to provide travel paths for vehicular movements between home and work/shopping locations and to promote inter-neighborhood ties (continuation) of local streets between neighborhoods.

Implementation Mechanism:

- (a) Review of the proposed circulation patterns.

Policy 5.2.2.12. Create greater transportation mobility through the requirement for cross-access between adjacent properties. Allow exceptions to this policy where:

- No logical connection(s) can be established which would improve system mobility or
- Compatibility concerns are created due to creation of undesirable travel routes.

See also Policies 5.2.2.5/5.2.2.11.

Implementation Mechanisms:

- (a) Maintain standards and criteria in the LDC to implement this policy.

(Ord. No. 16-23, § 8(Exh. F), 9-19-16; Ord. No. 17-12, § 3, 5-23-17; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22)

Objective 5.2.3. - Alternative Transportation System and Timing and Phasing of Development Orders. modified

To guarantee that transportation facilities are available to support the impacts of development approved by Manatee County in a manner consistent with adopted level of service standards.

Policy 5.2.3.1. For development orders including site plan approval, plat approval, final subdivision approval, building permits, or the functional equivalent of such approvals, the development's impacts to the transportation system shall be [assessed and](#) mitigated through payment of the County's Multimodal Transportation Impact Fee adopted pursuant to applicable law.

In addition to analysis of net new automobile and/or person-trip generation necessary to calculate a development's Multimodal Transportation Impact Fee, Manatee County shall require large-scale developments, as defined in the County's Land Development Code, to evaluate the distribution of the development's automobile trips on the County's thoroughfare map for the purpose of understanding how development approvals impact future roadway level of service.

Implementation Mechanism:

- (a) Administration of an alternative transportation system.

Policy 5.2.3.2. Manatee County shall require developments to evaluate and mitigate operational issues related to development site access and circulation consistent with Objective 5.2.2. Improvements necessary to safely and efficiently connect development projects to the County's public roadway network, including provision of necessary bicycle, pedestrian, and transit facilities in reasonable proximity to the development site shall be the responsibility of the development and shall not offset the development's obligations pursuant to Policy 5.2.3.1.

Policy 5.2.3.3. Permit consideration of local development agreements that define and schedule specific roadway facilities to be improved by the developer of an approved project ~~approved as a Development of Regional Impact (DRI), FQD, or General Development Plan meeting large project standards of the Land Development Code.~~ Where traffic impacts analyzed during review of the Development of Regional Impact, ~~FQD~~ or General Development Plan meeting large project standards of the Land Development Code, also:

- Cause the violation of adopted Level of Service Standards on certain roadways not to be improved under a local development agreement; or
- Cause increased traffic volumes on roadways not to be improved under a local development agreement, and already in violation of adopted Level of Service Standards.

Then any local development agreement providing for improvements funded by a developer shall also contain best possible guarantees that necessary improvements are scheduled to all other roadways on which the DRIs, ~~FQDs~~ or GDP's meeting large project standards of the Land Development Code impacts are analyzed, and that are projected to exhibit a violation of adopted Level of Service Standards. Best possible guarantees for funding these other scheduled improvements shall also be identified in the local development agreement.

Best possible scheduling and funding guarantees may include Florida Department of Transportation commitments to the improvements within the first three years of the adopted five-year work program, other local government programming of construction of the improvements within the first three years of the adopted five-year capital improvements program, Manatee County's inclusion of construction of the improvements in the first three years of the adopted five-year capital improvements program, or completion of improvements pursuant to another local development agreement.

The sole intent of this policy is to facilitate and provide incentives for appropriate development to occur as a ~~Florida Quality Development or~~ General Development Plan meeting large project standards of the Land Development Code where such development has paid for a fair share of needed infrastructure within Manatee County.

Implementation Mechanism:

- (a) Local development agreements negotiated to provide mitigation required pursuant to a development order issued for ~~a Florida Quality Development or~~ a General Development Plan meeting large project standards of the Land Development Code.

Policy 5.2.3.4. Manatee County shall adopt transportation review standards in the Land Development Code for the review of proposed development orders in order to evaluate the potential transportation impacts of the development. The regulations may contain exemptions and standards to encourage and incentivize development forms and development types and locations and shall provide for use of proportionate share as one mechanism for development applications ~~approvals~~ to address adverse transportation impacts.

Implementation Mechanism:

- (a) Adopt Land Development Code with transportation review procedures and corresponding administrative procedures.

(Ord. No. 17-12, § 3, 5-23-17; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22; Ord. No. 24-44, 3(Exh. B), 8-8-24)

GOAL 5.3

Provide a ~~A~~ Traffic Circulation System Coordinated with Future Land Uses, Future Context Classification, Other Public Facilities, and Natural Resource Constraints.

Objective 5.3.1. Coordinated Land Use/Transportation.

Coordination ~~one~~ integration ~~of~~ Future Land Uses with Traffic Circulation Systems.

Policy 5.3.1.1. Generally limit the location of land uses which serve as central destinations, or major trip attractors, to points of convergence (intersections) on the roadway network, or to areas characterized by and containing major points of convergence of roadways.

Implementation Mechanism(s):

- (a) Implementation of Objectives 2.10.2 and 2.10.3.
- (b) Review of proposed trip attractors for compliance with this policy.

Policy 5.3.1.2. Encourage the location of industrial land uses at locations which are served by ~~major~~ roadways, rail, or are readily accessible to Port Manatee or the Sarasota-Bradenton International Airport, and which are otherwise compatible with other adjacent land uses.

Implementation Mechanism:

- (a) Future Land Use map consistent with this Policy.

Policy 5.3.1.3. Generally limit the use of the RES-9, RES-12, RES-16, and OM future land use categories on vacant land to locations that are adjacent to the roadways shown on the Future Traffic Circulation: Functional Classification Map (Map 5-B) as collector or higher.

Implementation Mechanism(s):

- (a) Review of all proposed amendments to the Future Land Use Map for compliance with this policy.

Policy 5.3.1.4. Limit the use of the ROR and MU future land use categories on vacant land to locations which are adjacent to roadways shown on the Future Traffic Circulation: Functional Classification Map (Map 5B) as arterial or higher or within a Planned Village Overlay or are adjacent to lands already designated the same ROR or MU future land use category which are adjacent to roadways shown as arterial or higher.

Policy 5.3.1.5. Ensure that amendments to the Future Land Use Plan and Future Land Use Plan Map are consistent with the ~~2050~~~~2045~~ ~~and 5-year~~ level of service standards adopted pursuant to Policies 5.1.2.1 and 5.1.2.2 and the adopted Capital Infrastructure Element.

Implementation Mechanism:

- (a) Review of all proposed amendments to the Future Land Use Map for compliance with this policy.

Policy 5.3.1.6. Ensure that land uses and project designs are consistent with the proper functioning of the FDOT State highway system by requiring FDOT comment on all development order applications requesting access onto the State highway system, and by requiring appropriate limitations on project access.

Implementation Mechanism:

- (a) Coordination with FDOT to ensure policy compliance.

Policy 5.3.1.7. Fund, where expenditures are approved by the Board of County Commissioners, the improvement of State roadways shown on the Capital Projects List, (Table 10-1). This funding may address part of or all costs associated with required improvements.

Objective 5.3.2. Natural Resource Considerations.

Ensure that all transportation improvements are conducted in a manner which minimizes adverse impact on important natural resources.

Policy 5.3.2.1. Coordinate with FDOT to ensure that the alignment of any new expressway located within Manatee County ~~during implementation of the FDOT Short Range Strategic Transportation Plan, or subsequent update of part or all thereof,~~ is located (to the maximum extent practicable) outside of the Watershed Overlay District shown on the Future Land Use Map. Furthermore, ~~to~~ encourage FDOT's consideration of access limitations and other design factors to ensure minimal impact on those watershed areas; if alignment within the watersheds is being pursued over Manatee County's objections.

Implementation Mechanism:

- (a) Coordination with FDOT and the Sarasota-Manatee MPO to implement this policy.

Policy 5.3.2.2. Require that all roadway improvements for which design will discharge stormwater directly to the Lake Evers or Lake Manatee Reservoirs, or to the Peace River, or discharge into any inflowing watercourse, in the Watershed Overlay District meet Florida Department of Environmental Protection Stormwater System Design Standards for discharge into Outstanding Florida Waters, (OFW) as provided by Chapter 403, Florida Statutes and other applicable chapters of the Florida Administrative Code. ~~include an additional level of stormwater treatment equal to fifty (50) percent of the treatment criteria specified in Rule 62-25.035(1)(b), F.A.C.~~ (i.e., treatment pursuant to Outstanding Florida Water Criteria is required).

Implementation Mechanism:

- (a) Coordination with FDOT and the Sarasota-Manatee MPO to implement this policy.

Policy 5.3.2.3. Locate and design roadway and mass transit rights-of-way, and improvements therein, to reduce the acreage of adversely altered jurisdictional wetland areas, minimize direct and indirect impacts on rivers, lakes, and streams, and minimize adverse impact on endangered and threatened species, and on species of special concern.

Implementation Mechanism:

- (a) Review of proposed public and private roadway projects for compliance with this policy, and coordination with state and federal jurisdictional agencies as necessary.

Policy 5.3.2.4. Limit the number, and generalized location of arterials and expressways within the Watershed Overlay District to those shown on the Future Traffic Circulation: Functional Classification Map, (Map 5-B) and consider the location of additional collectors only, limiting any additional collectors to those which reduce the number of lane miles of local and other streets necessary to maintain adopted levels of service and access to developable property.

Implementation Mechanism:

- (a) Review of proposed public and private roadway projects for compliance with this policy.

(Ord. No. 18-04 , § 9(Exh. G), 8-23-18)

Objective 5.3.3. Complete Streets.⁴

Achieve complete streets by implementing the principles in all new County roadways and redesigns or resurfacing of existing roadways to address the needs of all users. ~~Design roadways to accommodate all users,~~ including, but not limited to motorists, cyclists, pedestrians, micromobility motorists, transit and school bus drivers, delivery and service personnel, freight haulers, and emergency responders of all ages and abilities, in a manner that complements and is consistent with the characteristics of the context classification of the roadway. (See also Objectives and 5.4.2 and associated policies.)

Policy 5.3.3.1. Utilize the County's Public Works Highway and Traffic Standards Manual to improve public health and safety, active mobility and environmental quality by creating and maintaining an integrated network of multi-modal roadways for users of all ages and abilities through the Complete Street design, where applicable.

Policy 5.3.3.2. Provide streets for walking, bicycling and public-private transportation to enable convenient and active travel as a part of daily activities for all users, where applicable.

Policy 5.3.3.3. Promote infrastructure that facilitates crossing of the right-of-way, such as accessible curb ramps, crosswalks, refuge islands and pedestrian signals, where applicable.

Policy 5.3.3.4. Promote complete streets that contribute to the slowing of traffic, reduce pollution and emissions, improve environmental quality and provides ~~for local economic opportunities, where applicable.~~ landscaping, shading, protected lanes, and pedestrian scale lighting.

Implementation Mechanism(s):

Coordination between departments to implement this policy.

Policy 5.3.3.5. Encourage the use of acceptable complete streets measures approved under Policy 5.3.3.1, 5.3.3.2, 5.3.3.3 and 5.3.3.4, as a part of design requirements and improvements within proposed development and CIP projects.

Implementation Mechanism:

- (a) Development of land development regulations pursuant to § 163.3202, F.S., to include context classification towards acceptable complete streets measures and allow different combinations of such measures as appropriate, depending on the balance desired to serve a broad range of transportation, social, and environmental purposes. Context Classification ensures that roadway design principles will serve the transportation needs of transportation system users of all ages and abilities, including pedestrians, bicyclists, transit riders, motorists, emergency vehicles, and freight handlers, with an emphasis on the most vulnerable users first.
- (b) The approach provides a transportation system design that considers local land development patterns promoting safety, quality of life, and attract economic investment. In urban and suburban contexts, where high volumes of pedestrians, bicyclists, and transit users are expected or desired, a roadway should include features such as sidewalk (as per FDOT Design Manual), safe and comfortable bicycle facilities (as per FDOT Design Manual 223), and frequent, safe and comfortable pedestrian crossing opportunities. Roadway segments and junctions should meet the primary measures of a context classification. Context-sensitive speed management can identify measures for countering aggressive driving.
- (c) Maintain criteria and performance standards for Complete Streets. The performance standards should evaluate the impacts of complete streets implementation in the communities of concern identified in the policy. Complemented by Manatee County Mobility Plan, the performance standards should address safety, access, economy, health, and environment.

Policy 5.3.3.6 Design multimodal transportation improvements in a context sensitive manner and incorporate appropriate complete street principles based upon the location of the improvement within the neighborhood as well as within larger planned networks and anticipated routes. Specific complete streets elements to be included on a particular street segment shall be subject to evaluation and approval on a segment by segment basis.

Policy 5.3.3.7. Ensure that new development and redevelopment analyze their future mobility impacts on the transportation system through the Land Development Code and review process.-Considerations shall include:

- A.-Minimize or mitigate impacts of proposed developments on roadway operations for all users.
- B. Promote accessibility between and within development areas, such as; activity centers/multimodal hubs and neighborhoods

- [C. Accommodate pedestrians, bicyclists, transit riders, and motorists through complete streets design principles and context classification standards](#)
- [D. Address safety issues for all modes of travel](#)
- [G. Encourage a mix of uses that create a livable environment that promotes non-vehicular travel.](#)

Policy 5.3.3.8. [Utilize developer agreements, consistent with the Public Facilities Element, to ensure new development, infill, and redevelopment projects provide safe and adequate access to the development. Agreements shall be utilized to acquire and expand existing and new transportation facilities including:](#)

- [A. Street lighting](#)
- [B. Right-of-way needs](#)
- [C. Roadways and bridges](#)
- [D. Intersection or roadway improvements](#)
- [E. Crosswalks, sidewalks and protected bike lanes](#)
- [F. Traffic signal improvements](#)
- [G. Contribution to roadway needs](#)
- [H. Bus shelters](#)
- [I. Alternative transportation modes \(trolley, water taxi, etc.\)](#)

(Ord. No. 16-23, § 8(Exh. F), 9-19-16; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22)

...

GOAL 5.4

~~Manatee County Support-Aa~~ **Support-Aa** Safe and Convenient Bikeway and Pedestrian Circulation System.

Objective 5.4.1. Bicycle Facilities.

~~Provision of~~ [Provide](#) a safe and convenient bikeways system and adequate bicycle facilities. ~~(See also Objective 5.3.3 and associated policies)~~

Policy 5.4.1.1. ~~Encourage~~ [Ensure](#) the use of bicycles as an alternative mode of transportation by incorporating bikeways and other bicycle facilities design in all new [and redeveloped](#) large scale multi use, mixed use, and planned developments, [along redevelopment corridors](#), and ensuring connection to all adjacent existing bicycle facilities and planned future bicycle facilities.

Implementation Mechanism:

- Implementation of land development regulations developed pursuant to § 163.3202, F.S., to provide for integrated bicycle facilities into project design.

Policy 5.4.1.2. Coordinate provision of bikeways and bicycle facilities with the provision of recreational bike trails within the Manatee County park system, subject to the availability of appropriate revenues, to encourage development and continuity of a safe and convenient bicycle circulation system. (see Recreation and Open Space Element for performance standards)

Implementation Mechanism:

-
- (a) Coordination of capital improvements projects and facilities improvement projects among County departments to achieve compliance with this policy.

Policy 5.4.1.3. Require, where feasible, the inclusion of Bicycle Facilities as per FDOT Design Manual 223.

Implementation Mechanism:

- (a) Inclusion of alternative roadway sections implementing this policy in typical roadway sections required by Policy 5.2.2.1.

Policy 5.4.1.4. Coordinate bicycle facilities with transit route locations and transit stops to encourage bicycle and transit as an alternate mode of travel.

Implementation Mechanism:

- (a) Coordination among departments to implement this policy.

(Ord. No. 18-04 , § 9(Exh. G), 8-23-18; Ord. No. 22-07 , § 3(Exh. A), 1-6-22)

Objective 5.4.2. Pedestrian Facilities.

Provide a safe and convenient pedestrian circulation system. (See also Objective 5.3.3 and associated policies)

Policy 5.4.2.1. Require the inclusion of pedestrian ways in all typical urban roadway sections developed pursuant to ~~Policy 5.2.2.1 above~~ [this Plan](#). Particular attention shall be given to achieving pedestrian/transit intermodal travel.

Implementation Mechanism:

- (a) Inclusion of pedestrian ways in all typical urban roadway sections.

Policy 5.4.2.2. ~~Ensure~~[Encourage](#) the use of [transportation systems for](#) pedestrian~~ways~~, preferably [with physical separation](#) ~~ed~~ from, and independent of, vehicular roadways within the design of residential, recreational, and nonresidential developments to serve as quality-enhancing design features, and to facilitate pedestrian movement within and between projects. (see also Objective 2.9.3)

Policy 5.4.2.3. Develop and continuously maintain a strategic Mobility Plan that satisfies the mobility needs of residents in the County and their surroundings for a better quality of life through focus on the guiding principles of People, Place, and Prosperity to focus on accessibility for all users of the transportation network.

Implementation Mechanism:

- (a) The Mobility Plan will be developed within five (5) years and continuously maintained based on evaluation of results. The Plan development will include community and stakeholder outreach with a guiding technical, community, and policy Mobility Team. It will comprise of an established vision supported by performance measures and will guide other mobility-related programs to establish a long-range network plan for the needs of pedestrians, cyclists, transit riders, and vehicles. A key component of the Plan will include options for efficiently implementing strategies to achieve the goals set forth by the County.

Policy 5.4.2.4. Coordinate Manatee County School District's safe route(s) to school sidewalk plan(s) for each of its new elementary and middle schools and, elimination-of-hazardous-walking-conditions sidewalk plans for existing schools.

Implementation Mechanism:

- (a) Coordination with the Manatee County School District concerning sidewalks per the interlocal agreement to ensure policy compliance.

(Ord. No. 18-04 , § 9(Exh. G), 8-23-18; Ord. No. 22-07 , § 3(Exh. A), 1-6-22)

GOAL 5.5

Provide for a **Coordinated Intergovernmental and Interagency Transportation Planning Process.**

Objective 5.5.1. Interagency Coordination.

Coordinated transportation planning with local, state, regional, and federal agencies.

Policy 5.5.1.1. Develop and maintain a Future Traffic Circulation Map Series which is highly consistent with the MPO's long-range transportation plan, and provide input to the MPO to encourage the recognition of Manatee County's needs on the MPO's plan.

Implementation Mechanism:

- (a) Coordination with the Sarasota-Manatee MPO to ensure policy compliance.

Policy 5.5.1.2. Coordinate Manatee County's five-year capital improvement program for transportation projects with the Florida Department of Transportation's five-year transportation improvement program.

Implementation Mechanism:

- (a) Coordination with the Sarasota-Manatee MPO.

Policy 5.5.1.3. On an annual basis, provide to the Florida Department of Transportation a listing of those state roadways for which level of service has, or is projected to decline in the next five (5) years below adopted Level of Service standards. Also, to coordinate with the Sarasota-Manatee MPO and FDOT so as to establish increased priorities for construction of improvements to such roadways based on reduced right-of-way costs facilitated by Manatee County's right-of-way protection or reservation ordinances.

Implementation Mechanism:

- (a) Coordination with FDOT and the MPO consistent with this policy.

Policy 5.5.1.4. Utilize the prioritization criteria (level of service criteria) contained in the Capital Improvements Element of this Comprehensive Plan to assist in the ranking of necessary transportation improvements to be accomplished by Manatee County, other adjacent local governments, FDOT, and federal agencies, and provide these agencies with input and background analysis (where appropriate), on Manatee County's priorities for improvements within the County on state or federal facilities. Nothing in this policy shall preclude the implementation of other prioritization criteria in association with criteria referred to in this policy.

Implementation Mechanism:

- (a) Notification of applicable local, state, and federal agencies of priorities for transportation improvements each fiscal year.

Policy 5.5.1.5. Consider, and encourage (where appropriate) toll facilities, particularly where state funding can be obtained, and particularly where at least one-half (½) of the cost of funding any such facility can be financed from net toll revenues (see also FDOT Short Range Strategic Transportation Plan).

(Ord. No. 18-04 , § 9(Exh. G), 8-23-18)

ALTERNATIVE TRANSPORTATION MODES

MASS TRANSIT SUB-ELEMENT

GOAL 5.6

A Full Range of Transportation Alternatives for Residents and Visitors with a Safe, Efficient, Attractive, and Financially-Feasible Transit System, Acting as the Primary Alternative to the Single Occupant Automobile.

Objective 5.6.1. - Level of Service Standards for Line Haul (Fixed Route) Transit.

Establish and use the following ~~infrastructure~~ **level of service** and performance standards to maintain or improve current levels of service through appropriate capital and operating expenditures on the ~~line haul~~ transit system.

Establish and use the following infrastructure and performance standards to maintain or improve current levels of service through appropriate capital and operating expenditures on the line haul transit system.

Policy 5.6.1.1. Provide and fund, subject to limitations described in Policy 5.6.1.3 below, a fixed route (line haul) mass transit system which is designed to provide service at a projected level of 9.81 Annual Passenger Miles per Capita. As used in calculating this per capita infrastructure standard, population shall be total resident population for Manatee County, within both incorporated and unincorporated areas.

Implementation Mechanism:

(a) Annual calculation by Manatee County Area Transit (MCAT) of total projected demand (number of passenger miles) on the line haul transit system within any one-year, current or future, using:

Demand = Projected Annual Passenger Miles = (Projected Total Resident Population) x (9.81)

Policy 5.6.1.2. Project total annual capital and operating expenditures necessary to address the demand projected using the adopted infrastructure standard, contained in Policy 5.6.1.1 above. Demand shall be projected by calculating Annual Projected Passenger Miles, and by using this Annual Projected Passenger Mile Total for any year to project annual operating costs.

Policy 5.6.1.3. Address the increased demand for line haul transit service which is projected to occur concurrent with increase in total resident population by budgeting, and expending as necessary, local funding to address the projected annual operating and capital costs, as calculated pursuant to Policy 5.6.1.2 above.

Implementation Mechanism(s):

(a) Manatee County Area Transit (MCAT) calculation of projected one-and five-year capital and operating costs, as described in this policy, and submittal to the Financial Management Department as part of the annual County budget process. Also, determine local share of the one-year projected capital and operating expenditures, and estimate projected local share of capital and operating expenditures for years two (2) through five (5).

(b) Manatee County Planning Department providing MCAT with annual population projections to facilitate MCAT calculation of capital and operating expenditures.

Policy 5.6.1.4. Establish the following performance standards for design and operation of the fixed route transit system. Compliance with these performance standards shall be achieved where financially-feasible. These performance standards shall be used to evaluate the quality of the transit system's service, achievement of intermodal pedestrian/transit coordination efforts, and shall be utilized to review proposed capital expenditures for compliance with the adopted level of service standards.

(1) A systemwide average of one (1) bus stop every one-quarter ($\frac{1}{4}$) mile.

(2) A systemwide average of one (1) bus shelter every one and one-half ($1\frac{1}{2}$) route miles.

Implementation Mechanism(s):

(a) Periodic systemwide assessments by Manatee County Area Transit (MCAT) to ensure compliance with these performance standards.

(b) Budget request by MCAT, and to the Financial Management Department where required and where feasible, to fund systemwide compliance with these performance standards.

Policy 5.6.1.5. Continue to develop implementation strategies to reduce transit vehicle headways during peak hour periods to improve overall line haul transit services.

Implementation Mechanism:

(a) Coordinate between Community Services, Transit Division, Planning, and Public Works Departments to develop implementation strategies.

Objective 5.6.2. Level of Service Standards for Paratransit.

Establish and use the following infrastructure standard to maintain current levels of service through appropriate capital and operating expenditures on the paratransit (demand-response) bus system.

Policy 5.6.2.1. Continue to provide and fund, subject to limitations described in Policy 5.6.2.3 below, a demand-response paratransit system which is designed to provide service at a projected level of 16.03 Annual Passenger Miles per Elderly and Handicapped (E&H) Person. As used in calculating this per unit infrastructure standard, E&H population shall be based on a constant percentage (32.2 percent) of total resident and seasonal population for Manatee County, within both incorporated and unincorporated areas. New projections of E&H population may be derived from appropriate data and may update the 32.2 percent factor adopted for projecting total E&H population.

Implementation Mechanism:

(a) Annual calculation by Manatee County Area Transit (MCAT) of total projected demand (number of passenger miles) on the demand-response paratransit system within any one-year, current or future using:

$$\text{Demand} = \text{Projected Annual Passenger Miles} = (\text{Projected Total E\&H Population}) \times (16.03)$$

Policy 5.6.2.2. Project total annual capital and operating expenditures necessary to address the demand projected using the adopted infrastructure standard, contained in Policy 5.6.2.1 above. Demand shall be projected by calculating Annual Projected Passenger Miles, and by using this Annual Projected Passenger Mile total for any year to project annual operating and capital costs.

Policy 5.6.2.3. Address the increased demand for demand-response paratransit service which is projected to occur concurrent with increase in total E&H population by budgeting, and expending as necessary, local funding to address the projected annual operating and capital costs, as calculated pursuant to Policy 5.6.2.1 above.

Implementation Mechanism(s):

(a) Manatee County Area Transit (MCAT) calculation of projected one- and five-year capital and operating costs, as described in this policy, and submittal to the Financial Management Department as part of the annual County budget process. Also, determine local share of the one-year projected capital and operating expenditures, and estimate projected local share of capital and operating expenditures for years two (2) through five (5).

(b) Manatee County Planning Department providing MCAT with annual total population, and percentage of E&H persons to facilitate MCAT calculation of capital and operating expenditures.

Policy 5.6.2.4. Maintain the following performance standards for design and operation of the demand-response paratransit system. These performance standards shall be used to evaluate the quality of paratransit service, and shall be utilized to review proposed capital expenditures for the effect which these expenditures are (or are not) having on maintenance of a quality paratransit service:

(1) Availability of Service: Entire Manatee County Future Transit Service Area and any other area west of I-75.

- (2) Door-to-door service.
- (3) Minimum advance notice required for pick-up: twenty-four (24) hours.
- (4) Schedule pick up time within sixty (60) minutes of requested pick-up time.
- (5) Comply with Americans with Disabilities Act service standards.

Implementation Mechanism:

(a) Manatee County Area Transit action to ensure policy compliance. Objective 5.6.3. Coordinated Transit and Alternative Modes Planning.

Achieve efficient, coordinated transit and alternative modes systems. (See also Objectives 5.6.5 and 5.6.6 and associated policies.)

Policy 5.6.3.1. Encourage the consolidation of all passenger transportation services within the County to eliminate duplication of services.

Implementation Mechanism:

- (a) Manatee County Area Transit action to ensure policy compliance.

Policy 5.6.3.2. Maintain the designation of Community Transportation Coordinator as offered by the State Commission for Transportation Disadvantaged and the Sarasota/Manatee Metropolitan Planning Organization (MPO) under Ch. 427, F.S. and Ch. 41-2, F.A.C.

Implementation Mechanism:

- (a) Manatee County Area Transit action to ensure policy compliance.

Policy 5.6.3.3. Ensure appropriate consistency between the operation and plans of Manatee County Area Transit and the MPO ~~2050~~²⁰⁴⁵ Long-Range Transportation Plan, the FDOT ~~2050~~²⁰⁴⁵ Florida Transportation Plan, Florida's Strategic Intermodal System Plan, the Short Range Strategic Plan, and approved Five-Year Work Program, and other federal, state, or local planning requirements or regulations to maximize intermodal transportation development.

Implementation Mechanism:

- (a) Manatee County Area Transit coordination with Planning and Public Works Departments to ensure policy compliance.

Policy 5.6.3.4. Consider, and include as necessary, transit and alternative modes corridor protection and reservation through the inclusion of appropriate rail and bus transit corridors, and alternative modes corridors on appropriate Right-of-Way Protection or Reservation Maps (see Traffic Circulation portion of this Transportation Element) to include pull-outs for transit in high-traffic areas and well-designed, pedestrian-friendly stops in appropriate locations of high transit use.

Implementation Mechanism:

- (a) Manatee County Area Transit coordination with Planning and Transportation Departments to ensure policy compliance.

Policy 5.6.3.5. Coordinate with the transit systems and alternative mode systems of Hillsborough, Pinellas, and Sarasota Counties to identify, and implement when feasible, inter-county services to increase transit and alternative modes systems' utility (refer to Policy 5.6.3.6).

Implementation Mechanism:

- (a) Manatee County Area Transit coordination with Planning and Transportation Departments to effectuate this policy.

Policy 5.6.3.6. Continue to expand the existing seamless transit service between Manatee and Sarasota Counties.

(Ord. No. 22-07, § 3(Exh. A), 1-6-22)

Objective 5.6.4. Elderly and Handicapped (E&H) and Transportation Disadvantaged (TD).

An adequate transit system for the E&H and TD.

Policy 5.6.4.1. Maintain line haul and paratransit systems which, through use of kneeler and wheelchair equipped coaches on line haul service, and through use of wheelchair lift equipped coaches for paratransit, allow for system accessibility to the Elderly and Handicapped having a public transportation disability.

Implementation Mechanism:

- (a) Manatee County Area Transit action to ensure policy compliance.

Policy 5.6.4.2. Provide information services on transit to the visually- and hearing-impaired, through appropriate social/human service agencies, and through public service announcements.

Implementation Mechanism(s):

- (a) Manatee County Area Transit action to ensure policy compliance.
- (b) Manatee County Area Transit to emphasize promotion of its services within concentrated areas of transport disadvantaged.

Policy 5.6.4.3. Offer service to the E&H and the TD at the most reasonable possible fares by maximizing funding sources for this service.

Implementation Mechanism(s):

- (a) Manatee County Area Transit action to ensure policy compliance.
- (b) Manatee County Area Transit to emphasize promotion of its services within concentrated areas of transportation disadvantaged.

Policy 5.6.4.4. Provide safety and sensitivity training for all transit personnel.

Implementation Mechanism:

- (a) Manatee County Area Transit action to ensure policy compliance.

Policy 5.6.4.5. Coordinate pick-ups of sponsored para-transit clientele with pick-ups of non-sponsored users.

Implementation Mechanism(s):

- (a) Manatee County Area Transit action to ensure policy compliance.
- (b) Manatee County Area Transit to emphasize promotion of its services at destination and centralized locations in areas of transport disadvantaged.

Policy 5.6.4.6. Comply with regulations issued by the Federal Transit Administration, including Section 504 regulations, Americans with Disabilities Act (ADA) and other federally imposed regulations. Also, implement the recommendations contained within the five-year Transit Development Plan.

Implementation Mechanism:

- (a) Manatee County Area Transit action to ensure policy compliance.

Objective 5.6.5. - Coordination of Land Use, Transit and Alternative Modes Planning.

A pattern of land uses conducive to an efficient and cost effective transit and alternative modes systems.

Policy 5.6.5.1. Require that Manatee County Area Transit utilize the Comprehensive Plan database of:

- Existing land uses by square mile.
- Future land uses by appropriate geographic areas.
- Any "growth tracking" system implemented to monitor and evaluate the magnitude and characteristics of new development or redevelopment to evaluate potential transit demand as one input into transit route structuring, and other studies for increasing efficiency of the transit systems.

Policy 5.6.5.2. Expand transit service using the Transit Service Area Map as a guide to developing future transit routes and service areas.

- Delineates existing transit service areas, as well as areas near these service areas, that will have high residential densities.
- Shows geographical connections between major trip attractors and major trip generators.
- Specifies areas suitable for terminals and transfer points.

Policy 5.6.5.3. Provide transit and alternative modes service to unserved areas where efficient and feasible, continue to review feasibility to serve Port Manatee and commercial aviation facilities. (Refer to Objective 5.6.6)

Implementation Mechanism:

- (a) Manatee County Area Transit action to ensure policy compliance.

Policy 5.6.5.4. Determine the feasibility and time frame for developing alternative transportation options to the single occupant automobile. These actions shall include review of an express bus system and routes, including park-n-ride locations and facilities, and alternative modes within low density residential areas and employment, commerce, recreational, and industrial centers of Manatee County. (See also Objectives 5.6.5, 5.6.6, 5.6.7 and associated Policies.)

Implementation Mechanism:

- (a) Manatee County Transportation Planning Division and Transit Division coordination to implement this Policy.

Policy 5.6.5.5. Require that attractive, well-designed internal transit stop facilities be provided within nonresidential development of greater than one hundred thousand (100,000) square feet and for residential development of one hundred (100) dwelling units or more and for neotraditional and mixed use development projects. Such internal transit stops shall include provision of pedestrian and bicycle shelter facilities consistent with the design standards listed in Policy 5.6.6.2. The Transit Division may waive this requirement when safe, accessible and adequate transit stop facilities exist within the surrounding area for the existing and projected population.

Implementation Mechanism:

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

(Ord. No. 22-07, § 3(Exh. A), 1-6-22)

Objective 5.6.6. - Transit as an Attractive, Convenient Alternative to Single Occupancy Vehicles.

Reduce traffic congestion along constrained transportation corridors, intersections and downtown areas, promote economic development through provision of convenient and accessible transit linking employees with employment centers, and reduce pollution through integration of the walking, bicycling and transit systems.

Policy 5.6.6.1. Explore funding options to improve transit availability by implementing strategies identified in the Public Transit System Analysis. Such strategies may include:

- Decreasing bus headways to thirty (30) minutes or less on U.S. 41 and major east-west routes;
- Increasing service frequency during rush hours;
- Expanding service hours;
- Bus Rapid Transit (BRT) along U.S. 41;
- Signal priority at congested intersections; and
- Local circulator busses to serve residential areas and employment and commercial centers.

Implementation Mechanism:

- (a) Coordination between MPO, MCAT, Planning, and Public Works Departments.

Policy 5.6.6.2. Increase the attractiveness of transit as a transportation alternative by providing well designed, safe, and attractive transit stops and transfer stations. Design considerations may include:

- Signature shelter design;
- Lighting conditions;
- Compliance with the Americans with Disabilities Act;
- Landscaping and Tree Canopy;
- Protection from the weather;
- Information kiosks at shelters displaying bus schedules and times;
- Waste receptacles;
- Designated smoking areas at transfer stations;
- Sidewalks connecting to bus stops and transfer stations;
- Bike racks;
- Use of Crime Prevention Through Environmental Design principles;
- Setbacks from higher speed travel lanes;
- Accessibility to marked, signalized pedestrian cross walks;
- Co-location of shelters with commercial, educational, and employment centers; and
- Other pedestrian amenities which would increase attractiveness and convenience for transit users.

Implementation Mechanism:

- (a) MCAT to explore funding options.

Policy 5.6.6.3. By 2012, conduct study regarding the feasibility of implementing transit-oriented design.

Implementation Mechanism:

- (a) MCAT, MPO and Planning Department coordinate with all appropriate jurisdictions and agencies.

Objective 5.6.7. Alternative Transportation—Interagency Coordination.

Coordinated planning with local, regional, state, and federal agencies for alternative transportation modes including, but not limited to, bus rapid transit, express bus, car pooling, park and ride, water taxi, light rail, and other non-automotive modes.

Policy 5.6.7.1. By 2012, develop and maintain an Alternative Transportation Modes Map of Manatee County and its municipalities to provide a comprehensive approach to the development of a system of alternative transportation modes.

Implementation Mechanism:

- (a) Manatee County Planning Department to initiate, coordinate and develop a map showing alternative transportation modes. Coordination between the MPO, local municipalities, adjacent jurisdictions and the Planning, Public Works, Community Service Departments to develop map.

Policy 5.6.7.2. Utilize the comprehensive plans of jurisdictions within Manatee County and analyses of development trends to assist in planning for the development and construction of alternative transportation modes to ensure that such modes, to the maximum extent feasible, will be coordinated and facilitated in time and place to meet urban growth and development patterns.

Implementation Mechanism:

- (a) Manatee County Planning, Community Services, and Public Works Departments coordination consistent with this policy.

Policy 5.6.7.3. Promote and optimize cooperation and coordination between Manatee County, the local municipalities, adjacent jurisdictions, and the development community to effectively plan for alternative transportation modes to meet the current and future needs of Manatee County.

Policy 5.6.7.4. Coordinate the features within Comprehensive Plans Capital Improvement Programs to ensure the development and construction of alternative transportation modes will be facilitated and coordinated in time and place to meet growth and development patterns to the maximum extent feasible.

Policy 5.6.7.5. Prioritize and seek funding to implement alternative transportation projects.

Implementation Mechanism:

- (a) Manatee County Planning, Community Services, and Public Works Department coordination and notification of applicable local, state, and federal agencies of alternative modes project.

PORT SUB-ELEMENT

GOAL 5.7

Support Port Activities ~~Which are Consistent with Goals, Objectives and Policies of this Comprehensive Plan~~, Develop and Maintain Port Manatee as a Competitive and Viable Deepwater Port to Serve Local, State, National, and International Shipping Needs, while Providing For the Economic Development and Environmental Quality of Manatee County and the Surrounding Area.

Objective 5.7.1. Port and Economic Development.

Increase the significance of Port Manatee in diversifying the economic base of Manatee County and the region where consistent with other provisions of this Comprehensive Plan.

Policy 5.7.1.1. Assist, whenever feasible, the existing tenants to expand or improve their operations and secure additional tenants.

Policy 5.7.1.2. Maintain Port Manatee's designation as a Foreign Trade Zone.

Policy 5.7.1.3. Promote Port-related development that provides employment opportunities.

Policy 5.7.1.4. Encourage private businesses to utilize and construct operational facilities at the port.

Policy 5.7.1.5. Increase capability to accommodate market shifts in cargos and their movements by developing and implementing business strategies based upon one (1) to five (5) year marketing plans.

Policy 5.7.1.6. Provide adequate port facilities consistent with need for industry, trade, and commerce based upon the adopted Master Plan for Port Manatee.

Policy 5.7.1.7. Encourage coordination with the region's seaports to increase their utilization and develop their economic potential.

Objective 5.7.2. Development and Expansion Regulation.

Maintain and implement ~~land development~~ regulations that protect the area's natural and economic resources. (See also Policy 2.11.2.3).

Policy 5.7.2.1. Implement land use regulations that are protective of and responsive to intermodal transportation/terminal needs, that protect the Port's access to regional transportation systems, and maintain the free flow of commodities to and from the Port.

Policy 5.7.2.2. Maintain and implement land use regulations that allow appropriate use of areas for manufacturing, processing and assembly activities customarily associated with ports and Foreign Trade Zones.

Policy 5.7.2.3. Develop, adopt and maintain development, architectural and landscaping guidelines/standards that provide consistency, security and safety in new development and redevelopment at the Port.

Objective 5.7.3. Future Port Expansion.

Consistent with the Port Manatee Master Plan (dated 2022 as may be amended from time to time and incorporated by reference to this Element) Acquire additional land and expand and improve vessel berth areas, Port/intermodal facilities and upland support facilities to meet future cargo and other shipping needs.

Policy 5.7.3.1. Encourage the acquisition of additional shoreline and upland properties, and the expansion and improvement of berths and backlands to provide the supporting infrastructure needed for future Port operation, consistent with the Port Manatee Master Plan, ~~2016-2022~~ (See the Port Manatee Master Plan, Element 4 of this Comprehensive Plan). Also encourage the development and operation of the Port according to the goals, objectives, and policies in the Port Manatee Master Plan, ~~2016-2022~~ in a manner that avoids and minimizes adverse impacts on the natural environment and mitigates unavoidable impacts of such Port development and operation on the function of the natural ecosystem.

Policy 5.7.3.2. The Port shall coordinate its planning and development efforts with the County's Building and Development Services Department to ensure that the Port's planned projects and land uses are compatible with and support the policies consistent with the County's Comprehensive Plan. The Port shall also review and evaluate proposed amendments to the County's Comprehensive Plan, particularly the Coastal Element, as to potential impacts on Port activities.

Policy 5.7.3.3. ~~Require the~~Utilize the Port's ~~to have a~~ current General Development Plan and the Planned Development – Port Manatee zoning overlay approved by the Board following any amendments to the Port Master Plan that generate change to the approved General Development Plan as the guiding plan and land use to best implement the Port's Vision.

~~(Ord. No. 17-04, § 4, 10-5-17)~~

Objective 5.7.4. Transportation Access.

Maintain and improve intermodal highway and rail transportation access to Port Manatee.

Policy 5.7.4.1. Coordinate Port-related highway transportation needs with all highway development agencies.

Policy 5.7.4.2. Coordinate rail transportation to achieve maximum rail service to the Port and its related industries.

Policy 5.7.4.3. Coordinate with other governmental agencies, private interests, and other interested parties to protect access and free flow of commodities between the Port and regional transportation facilities.

Objective 5.7.5. Shoreline Use.

Priority for use of existing shoreline suitable for Port activities shall be given to port related water-dependent uses. Future expansion shall occur after amendment of the Master Plan.

Implementation Mechanism:

- (a) Port expansion consistent with Port Master Plan.

Policy 5.7.5.1. Within all other shorelines, priority shall be given to environmental protection, enhancement, and restoration, as well as public access and passive recreation.

Objective 5.7.6. Public Expenditures in Coastal High Hazard Areas.

Public expenditures shall not be used to support the permanent concentration of residential populations at the Port. [See Element 4 - Coastal Management].

Implementation Mechanism:

- (a) Port expenditure consistent with the Port Master Plan.

Policy 5.7.6.1. Public expenditures within the designated CHHA shall be used to support water-dependent uses and associated ancillary and accessory facilities consistent with the Port's Master Plan and the Goals, Objectives, and Policies of this Comprehensive Plan.

(Ord. No. 22-29 , § 3(Exh. E), 4-21-22)

Objective 5.7.7. Reserved.

Editor's note(s)—Ord. No. 17-04 , § 4, adopted Oct. 5, 2017, repealed Obj. 5.7.7, which pertained to public access to the shoreline and derived from the original adoption of this Plan.

Objective 5.7.8. Historic Resources.

The Port shall protect, preserve, relocate, or sensitively reuse historic resources found within the Port consistent with applicable laws and regulations.

Implementation Mechanism:

- (a) Develop and maintain procedures for historic resources located during development activities at the Port.
- (b) Coordinate historic resources activities with the Florida Department of State.

Policy 5.7.8.1. The Port shall coordinate with the Florida Department of State Division of Historical Resources in the identification of historic and archaeological sites within the Port.

Policy 5.7.8.2. If a historical or archaeological site is identified during development, the Port will notify the appropriate agencies and will follow the regulations concerning the protection of those resources.

Objective 5.7.9. Level of Service.

The Port will meet adopted level of service standards for potable water, wastewater, drainage, solid waste, traffic circulation, transit, and parks, area of service, and phasing of service consistent with the Port's Master Plan and Goals, Objectives and Policies of this Comprehensive Plan.

Implementation Mechanism:

- (a) Coordinate infrastructure development and level of service standards with the various agencies responsible for particular infrastructure facilities.

Policy 5.7.9.1. The Port shall comply with the level of services standards as established in this Comprehensive Plan. (See Policy 10.1.2.7)

GOAL 5.8

Environmental Protection: Develop and Operate Port Manatee to Minimize Adverse Impacts on the Natural Environment and, Where Feasible, to Restore, Enhance, and Protect the Functions of the Natural Ecosystem.

Objective 5.8.1. Environmental Protection.

Protect, conserve and enhance those coastal wetlands, living marine resources and wildlife habitats located on Port property and minimize environmental impacts caused by Port operations, tenants, or expansion.

Policy 5.8.1.1. Maintain and implement the comprehensive Port master Drainage Plan and update it following each revision or modification of the Port's General Development Plan consistent with the Goals, Objectives, and Policies of this Comprehensive Plan.

Policy 5.8.1.2. Continue to cooperate with local, regional, and other governmental agencies to ensure that all environmental planning and management activities are coordinated.

Policy 5.8.1.3. Operate in a manner to minimize risk to the health, safety, and welfare of Port employees and visitors. Maintain a current evacuation plan and encourage all persons within the Port area to be familiar with Port evacuation requirements.

Policy 5.8.1.4. Maintain the Port Director as authority, to the extent allowed by law, over ships, tenants, and users to ensure safe storage and transfer of hazardous materials.

Policy 5.8.1.5. Amend performance standards and procedures from time to time to ensure that licenses, permits, leases, deeds, easements, other conveyances, and rights are appropriate in terms of form and content for the protection and promotion of the Port and its environment.

(Ord. No. 17-04 , § 4, 10-5-17)

Objective 5.8.2. Estuarine Environmental Quality.

Maintain and, where appropriate, improve the quality of estuarine environment within Port Manatee and the surrounding area.

Policy 5.8.2.1. Implement the environmental policies and statements in the Port Master Plan (Port Master Plan, Element 4 of this Comprehensive Plan) to manage Port facilities in a manner that will protect natural habitat,

to the extent that the Port Master Plan is consistent with other Goals, Objectives and Policies of this Comprehensive Plan.

Policy 5.8.2.2. Maintain a current inventory and map of unique and productive terrestrial and aquatic habitats that exist in the Port's vicinity that could be adversely affected by Port activities.

Policy 5.8.2.3. Encourage contracts and memorandums of understanding between the Port and state agencies to effectively implement habitat restoration and/or mitigation projects near the Port.

Policy 5.8.2.4. Maintain an adopted environmental plan and include clearly identified goals, objectives, and policies addressing measures to be taken should Port facilities adversely affect productive terrestrial and aquatic habitat existing in the Port's vicinity.

Policy 5.8.2.5. Require projects that could inhibit tidal circulation to maintain or improve tidal circulation and flushing.

GOAL 5.9

Intergovernmental Coordination: Coordinate Development, Operation, and Expansion of Port Manatee with All Appropriate Federal, State, Regional, and Local Agencies.

Objective 5.9.1. Coordination.

Operate and expand Port activities in a manner resulting in minimum adverse impact on facilities operated and maintained by other government agencies.

Policy 5.9.1.1. The Port will coordinate its resource protection planning and management activities with the appropriate Federal, State, regional or local agency through regular staff contacts, project reviews, and through participation in interagency coordination committees.

Policy 5.9.1.2. The Tampa Bay estuary is located within the jurisdiction of several local governments. The Port will coordinate with the Tampa Bay Estuary Program, the Southwest Florida Water Management District, and the Florida Department of Environmental Protection through the participation in appropriate activities to prevent estuarine pollution, control surface water runoff, protect living marine resources, and reduce exposure to natural hazards in order to improve the overall quality of the Bay.

GOAL 5.10

Emergency Management: The Public, Port tenants, and Port staff, as well as the Facilities at the Port and the Surrounding Area, shall be Protected in Various Emergency Situations.

Objective 5.10.1. Hurricane Evacuation.

The Manatee County Port authority will comply with the comprehensive emergency management plans of Manatee County and the State of Florida to ensure the safe evacuation of the Port during times of hurricanes or other disasters.

Implementation Mechanism:

- (a) Coordinate with Manatee County and State emergency management agencies on hurricane evacuation or other natural disasters.
- (b) Maintain a hurricane evacuation plan.

Policy 5.10.1.1. Port Manatee will maintain a Hurricane Evacuation Plan that complies with the emergency management plans of Manatee County and the State of Florida.

Objective 5.10.2. Post-Disaster Redevelopment.

The Manatee County Port Authority will maintain a post-disaster redevelopment plan that provides an overall improvement of the Port through the elimination of hazardous conditions, the restoration of Port services, and the reconstruction of facilities consistent with the Port's Master Plan and approved General Development Plan and the Goals, Objectives, and Policies of this Comprehensive Plan.

Implementation Mechanism:

- (a) Coordinate with manatee County Post Disaster Redevelopment Planning efforts.
- (b) Number of structures restored after a storm event.

Policy 5.10.2.1. (Reserved)

Policy 5.10.2.2. The removal, repair, relocation, or structural modification of damaged infrastructure shall be determined appropriate by the Port Director or his designee consistent with Federal and State funding provision if appropriate.

Policy 5.10.2.3. The Port shall provide input to and comment concerning the applicable interagency hazard mitigation report in order to protect its economic viability and operational efficiency.

Objective 5.10.3. Hazardous Materials.

The Port, working with other governmental agencies, shall maintain procedures to respond to hazardous material spills.

Implementation Mechanism:

- (a) Maintain a hazardous material management plan.
- (b) The number of hazardous material events.

Policy 5.10.3.1. The Port shall comply with appropriate Federal, State, regional and local regulations and procedures for the safe and expedient cleanup of hazardous spills.

Policy 5.10.3.2. The Port will cooperate with governmental agencies to provide complete and timely information to the public in the event of a hazardous material spill.

Objective 5.10.4. Emergency Management.

Port Manatee shall coordinate with State, regional, and local emergency management agencies to maintain and update emergency management procedures.

Implementation Mechanism:

- (a) Coordinate with appropriate State, regional and local emergency management agencies.

Policy 5.10.4.1. Port Manatee shall maintain an Emergency Management Plan to respond to emergency situations at the Port.

GOAL 5.11

Port Security: The Port shall Strive to Protect the Public, Port Tenants and Port Staff, as well as the Facilities at the Port from Acts of Terrorism or Criminal Activities.

Objective 5.11.1. Port Security Plan.

The Port shall maintain and implement a Port Security Plan.

Implementation Mechanism:

- (a) Maintain a Port Security Plan.

Policy 5.11.1.1. Port Manatee shall coordinate with the appropriate agencies including the Federal Bureau of Investigation, the United States Coast Guard, the Florida Department of Law Enforcement, and the Manatee County Sheriffs office in developing and implementing the Port's Security Plan.

Policy 5.11.1.2. The Port shall evaluate all changes to the Port's General Development Plan to determine their effects on Port security.

AVIATION SUB-ELEMENT

GOAL 5.12

The Provision of Sufficient General Aviation Facilities to Meet the Needs of Area Residents and Businesses in a Manner that is Safe, Economical, and Environmentally Sound.

Objective 5.12.1. General Aviation Facilities.

The County will continue ~~Continue~~ to evaluate the need for a new or expanded ~~general~~ aviation facility(s) in coordination with the Florida Department of Transportation's Aviation System Plan ~~West Central Florida Metropolitan Area Aviation System Plan~~.

Policy 5.12.1.1. Continue to ~~assess~~ partner with ~~the ability of~~ the Sarasota-Bradenton International Airport (SRQ) to meet future general aviation demands including coordination of efforts supportive of SRQ and its functions. As SRQ updates its master plans or other related plans, continue to coordinate with Manatee County to amend, where necessary the Comprehensive Plan and or LDRs.

Implementation Mechanism:

- (a) Manatee County Building and Development Services initiation of coordination activities with the Sarasota-Manatee Airport Authority and participation consistent with this policy.

Policy 5.12.1.2. Request that the Sarasota-Manatee Airport Authority initiate appropriate actions following conclusion of any study identifying the need for additional mechanisms to meet future general aviation demands.

Implementation Mechanism:

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- (a) Coordination by the Manatee County Building and Development Services with the Sarasota-Manatee Airport Authority to ensure compliance with this policy.

(Ord. No. 17-03 , § 6(Exh. D), 10-5-17)

GOAL 5.13

Location, Regulation, and Operation of Existing and Future Airports to Minimize the Impact on the Natural Environment and to Minimize the Conflicts Between Airport Facilities and Surrounding Land Uses.

Objective 5.13.1. Noise Impact of Sarasota-Bradenton International Airport.

Maintain current strategies, in cooperation with the Sarasota-Manatee Airport Authority, for preventing any in, and for reducing (where feasible), noise impacts associated with the daily operation of Sarasota-Bradenton International Airport (see also Policy 2.2.2.7.)

Policy 5.13.1.1. Coordinate with the Sarasota-Manatee Airport Authority to maintain an appropriate and acceptable adopted noise abatement and land use compatibility program for the Sarasota-Bradenton International Airport consistent with the requirements of the FAR Part 150 Noise Compatibility Program. Manatee County shall take appropriate action to ensure, to the maximum extent practicable, that this noise abatement strategy is consistent with the protection of land uses in Manatee County from adverse noise impacts [including consistency with Florida Statutes Chapter 333](#).

Implementation Mechanism(s):

- (a) Manatee County Building and Development Services coordination with the Sarasota-Manatee Airport Authority to implement the strategy required by this policy, and to monitor and ensure the airport's compliance with Airport DRI requirements relating to noise abatement and land use compatibility stipulated in the DRI Development Order.
- (b) Board of County Commissioners coordination with, and assistance (where appropriate) to, the Sarasota-Manatee Airport Authority for developing a local or state-based funding source, or to obtain FAA funding targeted to assist in the implementation of adopted noise abatement or land use compatibility programs.

Policy 5.13.1.2. Maintain an Airport Impact Overlay district (see the Future Land Use Map series Map 5-A SRQ 1998 Noise Exposure Map as may be amended) for the area currently exposed to, or projected for exposure to, aircraft noise of sixty-five (65) Ldn or more to regulate land uses and minimize the development of land uses that would be severely impacted by exposure to aircraft noise within the Airport Impact Overlay District.

Implementation Mechanism(s):

- (a) Maintain land development regulations developed pursuant to § 163.3202, F.S. and § 333, F.S. and 14 C.F.R. s. 77, that include an Airport Impact Overlay section which contains specific criteria for the review of applicable development orders to ensure policy compliance.
- (b) Continue Building and Development Services coordination with the Sarasota-Manatee Airport Authority and implement noise review criteria for review of applicable development orders within the Airport Impact Overlay District of the Sarasota-Bradenton International Airport.

Policy 5.13.1.3. Maintain adopted land development regulations that shall, at a minimum:

- (1) Require that a review process be within the LDC for the approval of new projects containing noise sensitive uses within the Sarasota-Bradenton International Airport's Airport Impact Overlay District, and
- (2) Reference the 1998 Noise Exposure Maps, as may be amended, for the Sarasota-Bradenton International Airport that were accepted or approved by the Federal Aviation Administration as part of the regulatory framework of the land development regulations. The Land Development Code shall also identify recommended compatible uses within specified noise (Ldn) contours. The Land Development Code, Zoning regulations associated with the Airport Impact Overlay District shall also be closely coordinated with the Sarasota-Manatee Airport Authority, and
- (3) Provide, at the time of consideration of any proposed development order establishing a permitted use or increased residential density, for a review of compatibility of the proposed use or density with existing noise exposure levels, and with projected noise levels (See also Policy 5.13.1.2 above).

Policy 5.13.1.4. Prohibit any airport activity or expansion which would adversely alter the noise impact of the Sarasota-Bradenton International Airport by generating an expansion or adverse alteration of the existing noise contours except where otherwise permitted by the regulatory agencies including the FAA and FDOT. The Board of County Commissioners may determine that expansion of contours on airport property, expansion to areas with compatible uses to the airport, or changes to contours which achieve a net positive result do not constitute an adverse alteration of the noise contours. No development orders shall be issued by Manatee County for any airport expansion or redevelopment which would violate this policy.

Implementation Mechanism:

- (a) Coordination between the Manatee County Building and Development Services and the Sarasota-Manatee Airport Authority to achieve compliance with this policy.

(Ord. No. 17-03 , § 6(Exh. D), 3-2-17)

Objective 5.13.2 Airport Compatibility.

Airports located and operated in a manner consistent and compatible with current and future surrounding land uses, including protection of land uses from adverse airport noise impacts.

Policy 5.13.2.1. Prevent or minimize any future conflicts or incompatibilities between any new, or expanded, general aviation or commercial aviation facility and any existing or future land use or natural resources by maintaining airport siting criteria and a series of performance standards for all general aviation or commercial airports. Also, require identification of an Airport Impact Overlay District on the Future Land Use Map for any general aviation or commercial aviation airport, such Overlay District encompassing the area exposed to aircraft noise of sixty-five (65) Ldn or greater. (See also Policy 5.13.4.1)

Implementation Mechanism:

- (a) Maintenance of land development regulations pursuant to § 163.3202, F.S. and § 333, F.S., and 14 C.F.R. s. 77, containing airport siting criteria and performance standards, designed to ensure compatibility of any airport with existing land uses and natural resources, and with future land uses, including uses identified in the Land Development Code.

Policy 5.13.2.2. Consistent with § 333, F.S., maintain a development review process that requires noise level reduction within any structure to forty-five (45) Ldn as a condition for issuance of any building permit for residential or other noise sensitive uses within any Airport Impact Overlay District.

Implementation mechanism:

- (a) Implementation of procedures by the Manatee County Building Department to require all applicable building permits to be issued in a manner so as to require use of construction materials, and/or use of designs that achieve interior noise levels of forty-five (45) Ldn or less. As

part of these procedures, the developers will also be required to submit certification that the structure(s) has met this condition, such certification prepared either by the architect or by a professional acoustician, prior to the issuance of a certificate of occupancy. All residential subdivision requests will be subject to the aforementioned requirements as a condition of Preliminary Plat approval, or similar approval.

Policy 5.13.2.3. Continue to involve the Sarasota-Manatee Airport Authority in the review of rezonings, Comprehensive Plan amendments, site plan approvals, and other appropriate development orders which are requested in the 65+ Ldn noise impact area of all airports under the Sarasota Manatee Airport Authority's jurisdiction, in order to ensure consistency with the Noise Compatibility Program for the Sarasota-Bradenton International Airport as established pursuant to Policy 5.13.1.1 or with any other noise compatibility program for other airports.

Implementation Mechanism:

- (a) Manatee County Building and Development Services coordination with the Sarasota-Manatee Airport Authority to facilitate compliance with this policy.

(Ord. No. 17-03 , § 6(Exh. D), 3-2-17)

Objective 5.13.3 Airspace Protection.

Limit obstructions by objects (as defined by the Land Development Code including those within § 333, F.S. and 14 C.F.R. s. 77) that violate any general aviation or commercial airport's runway protection zones, approach surfaces, transition surfaces, horizontal surfaces, and conical surfaces, and to protect against land uses that are incompatible with airport facilities and operations.

Policy 5.13.3.1. Require compliance with height and permitting restrictions within airport hazard areas established by airport zoning regulations developed pursuant to Ch. 333, F.S.

Implementation Mechanism:

- (a) Coordination between the Sarasota-Manatee Airport Authority and the Manatee County Building and Development Services to implement regulations described in this policy in land development regulations developed pursuant to § 163.3202, F.S.

Policy 5.13.3.2. Prohibit the development of any structure violating any maximum height limitation imaginary surface indicated on the Airport Map, Surfaces adopted in the Land Development Code, Ch. 333, F.S., and Equivalent Height Limitations for Public Use and Private Use Airports. The Land Development Code—Airport Map, Surfaces shall be amended to reflect the addition of any new planned public use or private airports, or to reflect any changes in flight arrival/departure patterns associated with existing public use airports.

Implementation Mechanism:

- (a) Coordination between the Manatee County Building and Development Services the Sarasota-Manatee Airport Authority, and Airport Manatee to achieve compliance with this policy.

Policy 5.13.3.3. Encourage, where local authority to do so is not precluded by federal law, the use of areas shown on Map 5-I—Preferred Locations for Antenna Towers/Clusters, for locating all new or relocated antenna towers or antenna clusters where such tall structures are approved in those locations by the Federal Communications Commission, and are otherwise consistent with goals, objectives, and policies of this Comprehensive Plan.

Implementation Mechanism:

- (a) Manatee County Building and Development Services review of proposed antenna towers and antenna structures for compliance with this policy.

(Ord. No. 17-03 , § 6(Exh. D), 3-2-17)

Objective 5.13.4 Compatibility With Natural Resources.

Improvement and expansion of the Sarasota-Bradenton International Airport in a manner that minimizes adverse impacts to water quality and other natural resources.

Policy 5.13.4.1. Minimize the disruption of environmentally sensitive land or natural resources caused by the siting of new, or expansion of existing, airport facilities and achieve consistency with the Future Land Use Element, Coastal Management Element, and Conservation Element.

Implementation Mechanism(s):

- (a) Use of airport siting criteria contained in regulations developed pursuant to Policy 5.13.2.1 by the Building and Development Services to evaluate proposed airport sites.
- (b) Airport performance standards developed pursuant to Policy 5.13.2.1 containing requirements which allow for the determination of the impacts of any expansion or new airport development on environmentally sensitive areas or natural resources, and containing requirements to ensure that any adverse impacts are reduced to a minimum. Requirements will include the required submittal of site development plans for designation of any proposed airport site or expansion.
- (c) Policy in the Future Land Use Element generally precluding future commercial aviation facilities from location in the WO Watershed Overlay Districts (See also Policy 2.2.2.2.5).

GOAL 5.14

Effective Coordination of the Operation, Development, or Expansion of All Airports in Manatee County with All Appropriate Federal, State, Regional and Local Agencies.

Objective 5.14.1. Airport Improvements Coordination.

Coordinate Improvements of the ~~to~~ Sarasota-Bradenton International Airport ~~coordinated~~ with improvements to roads and other public facilities impacted by the airport.

Policy 5.14.1.1. Require that all planned or necessary on- or off-site capital improvements contained in, or necessary to implement, the Sarasota-Manatee Airport Authority's approved master plans are consistent with the MPO's ~~2040-2050~~ Long Range Transportation Plan, with FDOT's ~~2030-2055~~ Florida Transportation Plan and five (5) year work program, with Manatee County's Capital Improvements Element, and with other agency budgets.

Implementation Mechanism:

- (a) Coordination by the Manatee County Building and Development Services, Public Works Department, and the Utilities Department, to ensure consistency between the 2021 Sarasota Bradenton International Airport Master Plan ~~any master plan~~ adopted by the Sarasota-Manatee Airport Authority and the Capital Improvements Element contained in this Comprehensive Plan. Also, to ensure consistency between any adopted Sarasota-Manatee Airport Authority Airport Master Plan and the MPO's plans.

Policy 5.14.1.2. Ensure that airport expansion or siting plans are coordinated with the Continuing Florida Aviation System Planning Process (CFASPP).

Implementation Mechanism:

- (a) Participation of Manatee County government officials as representatives on metropolitan and regional steering committees of the Southwest Florida Region Aviation System Plan. Monitoring of steering committee activities by the Manatee County Building and Development Services.

Policy 5.14.1.3 Reserved.

(Ord. No. [17-03](#), § 6(Exh. D), 3-2-17; Ord. No. [24-44](#), 3(Exh. B), 8-8-24)

Objective 5.14.2. Interagency Coordination.

Construction and operation of existing and future aviation facilities in close cooperation with the appropriate federal, state, regional and local agencies, and in conformance with other related elements of the Comprehensive Plan.

Policy 5.14.2.1. Consider all other relevant sections of the Comprehensive Plan in the review of any proposed development order for the expansion and operation of any existing airport, or development of any new airport, including the Land Use, Transportation, Capital Improvements, Public Facilities, and Conservation Elements.

Implementation Mechanism:

- (a) Manatee County Building and Development Services, Public Works Department, Community Services Department (Transit Division), Natural Resources Department, and Utilities Department review of any proposed development order for any new or expanded airport for compliance with this "consistency" policy.

Policy 5.14.2.2. Coordinate with the Continuing Florida Aviation System Planning Process (CFASPP) to ensure that local land use interests are considered and recognized in the CFASPP Plan Process.

Implementation Mechanism:

- (a) Manatee County Building and Development Services review of any CFASPP documents.

(Ord. No. 17-03 , § 6(Exh. D), 3-2-17)

Objective 5.14.3. Sarasota-Manatee Airport Authority.

A Sarasota-Manatee Airport Authority that is responsive to coordination of community development and community aviation needs and concerns.

Policy 5.14.3.1. Coordinate with the Sarasota-Manatee Airport Authority to ensure that single- or multi-jurisdictional land use and environmental impact issues associated with any airport improvements, or with any new facility siting, shall be equitably and appropriately resolved. Such coordination would include, but not be limited to, aircraft takeoff and flight path issues, redevelopment of noise abatement acquisition parcels, runway usage, property rights protection, and other relevant aspects of airport operation which affect public health, safety and welfare.

Implementation Mechanism:

- (a) Manatee County Building and Development Services coordination with the Sarasota-Manatee Airport Authority including, but not limited to, review of proposed operation changes, service on airport task forces, monitoring airport plans and activities impacting adjacent land areas, reviewing airport noise abatement efforts, and applicable issues affecting public health, safety and welfare.

Objective 5.14.4. Future Aviation Facilities.

Commercial and general aviation facilities appropriate for meeting future aviation needs in a manner compatible with other existing and future land uses and transportation activities.

Policy 5.14.4.1. Coordinate with the Sarasota-Manatee Airport Authority to establish additional aviation capacity in a manner that minimizes adverse land use and public facility impacts.

Policy 5.14.4.2. Maintain a Future Aviation Facilities Map or Maps (Map 5-M), and amend such maps as is necessary to identify future airport facilities, related surface transportation linkages and related runway protection zones and obstructions. Include any programmed aviation and transportation facilities on such map or maps. The inclusion of a Future Aviation Facilities Map within this Comprehensive Plan and or the Land Development Code does not imply conceptual approval by Manatee County for any type of local development order for permitting purpose

06

HOUSING



HOUSING

GOAL 6.1

A County with a Variety of Housing Opportunities for All Manatee County Residents, Recognizing that Affordable Living Requires Affordable Housing, Near Employment, Shopping, Services and Alternative Transportation, with an Emphasis on the Needs of the Financially Disadvantaged, and the Special Needs Populations.

Objective 6.1.1. ~~Private Sector~~ Housing Delivery.

Maintain a flexible regulatory process that assists the private sector in the delivery of a variety of housing products.

Policy 6.1.1.1. Permit a variety of appropriate dwelling unit types and sizes in all residential future land use categories, subject to compliance with other goals, objectives, and policies of this Plan.

Policy 6.1.1.2. Permit consideration of mobile homes in all future land use categories allowing residential development on a variety of lot sizes, compatible with surrounding development unless otherwise prohibited by this Plan. [See Element 4 - Coastal Management]

Policy 6.1.1.3. Allow innovative and flexible land development regulations which permit a variety of lot configurations and sizes, promoting sensitive site development, subject to compliance with other goals, objectives, and policies of this Comprehensive Plan.

Policy 6.1.1.4. Provide for the development of vacant property and redevelopment of existing properties within the urban core area.

Implementation Mechanism:

- (a) Incorporation of urban development criteria in the LDC.

Policy 6.1.1.5. The County will utilize its review processes to promote housing diversity. New developments and redevelopment projects may evaluate issues such as housing styles and ownership models and incorporation of various housing types, including multi-family and single-family residences.

~~**Policy 6.1.1.5.** Permit the use of innovative programs, design, planning, and construction methods which lower development costs while maintaining or increasing present standards.~~

Policy 6.1.1.6. Maintain effective and efficient development regulations and administrative procedures for the development review process to minimize delays in development order review. Provided in FLU 2.1.4.3.

(Ord. No. 18-04 , § 10(Exh. H), 8-23-18; Ord. No. 22-29 , § 3(Exh. F), 4-21-22)

Objective 6.1.2. Special Needs Populations.

Increase housing opportunities for Group Homes, Transitional Living Facilities, and Foster Care Facilities to address the Special Needs Populations ~~which include; elderly, rural farmworkers, homeless, and the physically, and intellectually disabled.~~

Policy 6.1.2.1. Continue data collection to properly understand the housing market and obstacles to housing for special needs populations.

Implementation Mechanism(s):

- (a) Coordination among County departments regarding data collection and sharing.

- (b) Review and use of data from the University of Florida's Shimberg Center regarding special needs housing populations.

Policy 6.1.2.2. Promote public/private partnerships to address housing needs.

Implementation Mechanism:

- (a) Coordination with local municipalities, non-profits, private developers, financial institutions, and others to promote the construction of more diverse housing choices.

Policy 6.1.2.3. Regulate the development of residences (group homes, transitional living facilities, and foster care facilities) for special needs populations to promote compatibility and avoid concentration of these facilities within individual neighborhoods [in accordance with applicable law](#).

Implementation Mechanism(s):

- (a) Maintain criteria within the Land Development Regulations which:
 - (1) Utilize equivalent residential ~~units~~^{unit} to ensure compliance with the base density limitations [specified in](#) ~~of~~ the future land use category;
 - (2) Permit consideration of special needs facilities in all residential future land use categories;
 - (3) Utilize criteria to direct location of facilities in regards to regarding size. Such criteria may include, but not be limited to direction on preferred locations for more intensive facilities within areas which allow neighborhood commercial development; and
 - (4) Utilize various mitigation techniques (including buffers, screening, limited signage) to ensure compatibility.

Policy 6.1.2.4. Provide safeguards to ensure that rural farmworker housing needs are addressed.

Implementation Mechanism(s):

- (a) Maintain ~~Land Development Regulations~~ [regulations](#) ~~which~~ [that](#):
 - (1) Define farmworker housing;
 - (2) Establish farmworker housing as a permitted use in certain zoning districts;
 - (3) Establishes minimum yards and buffers;
 - (4) Establishes maximum density requirements in excess of the maximum density shown on the Future Land Use Map; and
 - (5) Establishes provisions to ensure that adequate sewage disposal and water supply systems are provided in compliance with applicable federal, state and local regulations.
- (b) Coordination with the Florida Department of Health.

Policy 6.1.2.5. Provide opportunity for the development of permanent supportive housing.

Implementation Mechanism(s):

- (a) Allow emergency housing in some zoning districts.

Policy 6.1.2.6. Continue to address the needs of the chronically homeless in Manatee County [through collaboration among various County agencies, including but not limited to Community & Veterans Services Department, and third-party organizations](#).

Implementation Mechanism(s):

- (a) Coordinate with non-profits, jurisdictions, and other public and private agencies to address this issue.

Policy 6.1.2.7. Encourage the development of special needs housing which supports the appropriate level of independence for the user.

Implementation Mechanism(s):

- (a) [Continue to sustain and promote the Manatee County State Housing Initiatives Partnership \(SHIP\) program.](#)

(Ord. No. 18-04 , § 10(Exh. H), 8-23-18)

Objective 6.1.3. Affordable Housing.

Continue to develop and implement programs to meet affordable housing needs.

Policy 6.1.3.1. Continue data collection to properly understand the housing needs of the County's population.

Implementation Mechanism(s):

- (a) Coordination among departments regarding data collection and sharing.
- (b) Review and use of data from the University of Florida's Shimer Center regarding affordable housing populations in need of affordable housing.

Policy 6.1.3.2. Continue the development of programs which expand opportunities for the private (for profit and non-profit) sector to develop affordable housing.

Implementation Mechanism(s):

- (a) Consider the allowance of affordable accessory dwelling units within single family Future Land Use categories consistent with § 163.31771, F.S.
- (b) Encourage the development of non-profits that focus on the provision of fair, affordable housing.
- (c) Consider target housing goals to increase the development of housing options for special needs populations.

Policy 6.1.3.3. Provide government incentives, contributions, and technical assistance to the private sector and community based non-profit organizations to aid in the development of affordable housing.

Implementation Mechanism(s):

- (a) Use or transfer of government owned property to encourage affordable housing development.
- (b) Establishment of a fee waiver/reimbursement program.
- (c) Transfer of development rights.
- (d) Coordination with developers, financial institutions, non-profits, and others to ensure the provision of housing that is affordable to workers and other residents in the County.
- (e) Fast-tracking through necessary permitting procedures.

Policy 6.1.3.4. Encourage the development of a variety of dwelling units of varying cost or rent within a single development.

Implementation Mechanism(s):

- (a) Use of incentives and available funding sources to encourage mixed income developments.
- (b) Enact land use restriction agreements to ensure policy compliance.

Policy 6.1.3.5. Maintain a density bonus system which allows density bonuses for affordable housing.

Implementation Mechanism:

- (a) The Future Land Use Element shall establish the maximum densities and the Land Development Code shall maintain review mechanisms to implement this policy.

(b) Encourage affordable housing units benefiting from density bonuses, as specified in the Future Land Use Categories and Land Development Code, that units be distributed throughout the entire residential development. Rather than being confined to a single phase, section, or building, affordable units are encouraged to be evenly dispersed proportionate to each phase, section, or building of the development.

Policy 6.1.3.6. Adopt performance standards for affordable housing which include consideration of the following standards:

- (a) Transit-oriented development design principles applicable to affordable living, where appropriate.
- (b) Highest allowable density.
- (c) Location within one ~~1/4~~ mile of a MCAT bus route.
- (d) Location of nearby employment centers, shopping, and services centers.
- (e) Utilization of reduced vehicle parking spaces and ratios.
- (f) Quality public open space.
- (g) Utilization of Crime Prevention Through Environmental Design (CPTED) site design techniques.

Implementation Mechanism:

- (a) Revisions to the Land Development Regulations to implement performance standards for affordable housing.
- (b) Consider the development of an architectural pattern book to guide quality, affordable housing design.

Policy 6.1.3.7. Maintain the Affordable Housing Trust Fund for receipt of non-ad valorem revenues to encourage the continuation of affordable housing programs.

Implementation Mechanism:

- (a) Seek, where feasible, new revenue sources.

Policy 6.1.3.8. Require public and private development which eliminates affordable housing stock to replace such units with equivalent units or provide support to local affordable housing initiatives. [See also the Land Development Code]

Implementation Mechanism:

- (a) Execution of land use development agreements by the BOCC or their designee.
- (b) Allow for fees to be charged at the time of demolition permit application to contribute to the replacement of affordable housing in other areas of the County.

Policy 6.1.3.9. Continue to promote appropriate redevelopment activities in the Urban Infill and Redevelopment Area (UIRA) and other appropriate areas of the County (also see Objective 2.9.1).

Implementation Mechanism:

- (a) Implementation of UIRA plans and other appropriate area, neighborhood, and corridor plans.

Policy 6.1.3.10. Continue to develop educational programs designed to increase public awareness and understanding of affordable and workforce housing.

Policy 6.1.3.11. Encourage a vertical mix of uses by providing incentives for developments that include affordable housing along designated urban corridors, subject to compliance with other goals, objectives, and policies of this Comprehensive Plan.

Objective 6.1.4. Sub-standard Housing.

Continue to reduce the number of sub-standard housing units. [See Element 4 - Coastal Management]

Policy 6.1.4.1. Develop specific improvement plans for targeted neighborhoods within the urban core which include neighborhood-specific measurable goals.

Implementation Mechanism(s):

- (a) Development and implementation of neighborhood plans.
- (b) Encourage neighborhood improvement programs through public/private partnerships.
- (c) Concentrate available Federal, State, and/or local public funds to assist in upgrading housing units which violate building codes.

Policy 6.1.4.2. Identify and encourage the rehabilitation of substandard housing.

Implementation Mechanism:

- (a) Expend available funds in areas with concentrations of sub-standard housing units.

Policy 6.1.4.3. Seek funds to eliminate sub-standard housing [including but not limited to Community Development Block Grants](#).

Policy 6.1.4.4. Encourage increased code enforcement activities in areas with concentrations of substandard housing units.

Implementation Mechanism:

- (a) Coordination among County departments.

(Ord. No. 18-04 , § 10(Exh. H), 8-23-18; Ord. No. 22-29 , § 3(Exh. F), 4-21-22)

Objective 6.1.5. Relocation Housing.

Provide alternative housing options for households displaced by development activities.

Policy 6.1.5.1. Provide uniform and equitable treatment for persons and businesses displaced by governmental action.

Policy 6.1.5.2. Assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

07

HISTORIC, CULTURAL, AND LIBRARY



HISTORIC, ~~AND~~ CULTURAL, AND LIBRARY

GOAL 7.1

~~Protect Historical Resources to Preserve the Cultural, Architectural, and Archaeological History of Manatee County, Florida, and the Nation, to Provide Opportunities for Education, for Aesthetic Value, and for Passive Enjoyment of These Resources~~ Protect Manatee County's Historical, Architectural and Archeological Resources Through Identification and Protection of These Resources to Safeguard Cultural Heritage, Support Education, Enhance Aesthetic Value, and Promote the Passive Enjoyment and Public Appreciation of These Resources.

Objective 7.1.1. Historically Significant Neighborhoods.

Identify, preserve, and protect historically significant neighborhoods to:

- (a) Preserve the special character of existing residential uses;
- (b) Promote preservation of local neighborhood heritage;
- (c) Provide historical continuity for future residents and visitors;
- ~~(d) —Protect or improve property values; and~~
- (d) ~~(e)~~ Promote pride in significant local neighborhoods.

[See Element 4 - Coastal Management].

Policy 7.1.1.1. The County shall ~~identify~~ and preserve ~~all~~ historically significant neighborhoods not already protected by State and Federal programs.

Implementation Mechanism:

- (a) ~~Planning Department~~ Development Services will cooperate with state, regional, and local agency programs to survey ~~locate~~ historically significant neighborhoods.

Policy 7.1.1.2. Continue to protect local, state, and nationally designated historically significant neighborhoods by identifying them with the appropriate historical overlay on the Future Land Use Map and the Official Zoning Atlas and afford the historic structures and other land use elements in these historic neighborhoods special protection. (See also Policy 2.2.2.6)

Implementation Mechanism:

- (a) Coordination between the Manatee County ~~Planning Department~~ Development Services Department, the Florida Department of State, Division of Historical Resources (DHR), the Historical Resources Division of the County Clerk's Office, and the Manatee County Historic Preservation Board to recommend neighborhoods for protection and to develop specific protection mechanisms for each unique historic neighborhood.

Policy 7.1.1.3. Review all requests for additions, alterations, rehabilitation, and demolition of historically significant housing within historic neighborhoods to ensure that such development is consistent with the continued historic viability of the structure and the neighborhood.

Implementation Mechanism:

- (a) ~~Planning and Building Departments~~ Departmental review of all applications for development in historic neighborhoods to ensure consistency with adopted land development regulations.

Policy 7.1.1.4. Provide technical and economic assistance, as appropriate, to facilitate the rehabilitation and adaptive reuse of contributing structures in designated historic neighborhoods.

Implementation Mechanism:

- (a) Manatee County Historic Preservation Board's support of local applications for technical and economic assistance from the Florida Department of State, Division of Historical Resources and other appropriate sources to implement this policy.

Policy 7.1.1.5. Prohibit demolition of contributing structures in historic neighborhoods, except in cases where preservation or rehabilitation and reuse have been thoroughly explored and all alternatives to demolition are not economically possible.

Implementation Mechanism(s):

- (a) ~~Planning Department~~ Development Services and Historic Preservation Board to assist owners in identifying economically viable alternatives to demolition of historic structures.
- (b) Historic Preservation Board approval of demolitions only when consistent with this policy.

Policy 7.1.1.6. Maintain the preservation plan for the Cortez National Register Historic District which recognizes traditional use of the district as a commercial fishing village and which identifies compatible reuse of existing waterfront and other structures.

Implementation Mechanism:

- (a) ~~Planning and Building Department~~ Development Services implementation of the Cortez Vision Plan and the Cortez Historic Design guidelines during development approvals in the Village of Cortez.

Objective 7.1.2. Historical Landmarks.

Identify and protect local historically significant landmarks to:

- (a) Preserve Manatee County history;
- (b) Recognize individual historic preservation efforts;
- (c) Provide historical continuity for residents and visitors; and
- (d) Provide historical continuity for the community after a post disaster event.

Policy 7.1.2.1. Prepare ~~and update a the county~~ County's historical landmarks survey and map for the Coastal Planning Area ~~by 2012~~, and survey areas outside of the Coastal Planning Area as part of the ongoing survey effort.

Implementation Mechanism:

- (a) ~~Planning Department~~ Development Services to survey and mapping of significant historical landmarks consistent with this policy.

Policy 7.1.2.2. Preserve significant historic structures located outside of historic neighborhoods as identified in Policy 7.1.2.1.

Implementation Mechanism(s):

- (a) ~~Planning Department~~ Development Services ~~revision to continue encouragement of residents to participate in the of the Historic Preservation regulations to include a~~ voluntary program for landmarks designation.

- (b) ~~Planning and Building Departments~~ [Development Services to](#) provide assistance to owners of historical properties identifying economically viable alternatives to demolition.
- (c) ~~Planning and Building Departments~~ [Development Services to](#) provide timely assistance to owners to encourage stabilization of structures and appropriate transition.

Policy 7.1.2.3. Require the sensitive rehabilitation and reuse of historical landmarks as an alternative to demolition whenever possible.

Implementation Mechanism(s):

- (a) ~~Planning and Building Departments~~ [Development Services to](#) provide assistance to owners of historical properties identifying economically viable alternatives to demolition.
- (b) ~~Planning and Building Departments~~ [Development Services to](#) provide timely assistance to owners to encourage stabilization of structures and appropriate transition.

Policy 7.1.2.4. Assist private property owners of historically significant landmarks in applying for and utilizing State and Federal assistance programs.

Implementation Mechanism:

- (a) ~~Planning Department~~ [Development Services](#) and Historic Preservation Board coordination to facilitate action and to provide assistance in a manner consistent with this policy.

Policy 7.1.2.5. Develop incentives for owners of historically significant properties to encourage landmarks designation. Such incentives may include:

- (1) Favorable tax rates for rehabilitated historic structures;
- (2) Establishment of a low interest revolving loan program for maintenance, rehabilitation and repairs of historic structures; and
- (3) Special recognition programs for sensitive rehabilitation and/or reuse.

Implementation Mechanism:

- (a) ~~Planning Department~~ [Development Services](#) study of possible incentive mechanisms in compliance with this policy.

Policy 7.1.2.6. ~~By 2011, a~~ [Adopt and update the](#) historic preservation tax abatement program consistent with state law to encourage preservation of historic resources.

Implementation Mechanism:

- (a) ~~Planning Department~~ [Development Services](#) coordination with appropriate departments and agencies to establish program.

Policy 7.1.2.7. ~~Seek designation~~ [Continue](#) as a Certified Local Government (CLG) by the Florida Department of State, Division of Historic Resources.

Implementation Mechanism:

- (a) ~~Planning Department~~ [Development Services](#), in coordination with the Historic Preservation Board, ~~develop recommendation to the Board of County Commissioners to ensure the requirements of the CLG program are met each year.~~

Objective 7.1.3. Archaeological Sites.

Preserve and protect significant archaeological sites from incompatible development to increase understanding of the settlement of the County.

Policy 7.1.3.1. Require that all land development applications requiring site plan, or subdivision plat review address the occurrence or potential occurrence of historical and archaeological resources within their property boundaries.

Implementation Mechanism(s):

- (a) Developer provision of information in the development application regarding evidence from all sources of any on-site historical or archaeological resources. The general location of all identified historical resources shall be shown on all appropriate site plan, and conditions for the protection of such resources shall be included within the Development Order.
- (b) ~~Planning Department~~ [Development Services](#) determination of whether a land development application is within a known area of historical or archaeological sensitivity as indicated by the 1990 Archaeological Site Probability Map or by the HR Overlay District of the Future Land Use Map or the HA zoning district overlay of the Official Zoning Atlas or other applicable information or professional evaluation.
- (c) ~~By 2010, Planning Department u~~ [Update of the 1990 Archaeological Site Probability Map on an ongoing basis as historic and cultural assets are identified.](#)

Policy 7.1.3.2. Prohibit the destruction and/or disturbance of any significant historical or archaeological resource site except to allow data recovery or archaeological excavation activities approved by the Florida Department of State, Division of Historical Resources.

Implementation Mechanism(s):

- (a) All identified significant historical resources will be shown on final site development plans and conditions will be contained within the Development Order which will ensure the continued protection of such resources.
- (b) Historic Preservation Board review of all requests for projects which have significant impacts upon historical and archaeological sites and artifacts that lie within a project site to provide for the mitigation of adverse impacts upon them.

Policy 7.1.3.3. Require the temporary suspension of land development or alteration activities when sites of potential archaeological significance are uncovered. Where such resources are deemed significant, require the implementation of appropriate action to preserve the value of these resources.

Implementation Mechanism(s):

- (a) ~~Planning Department~~ [Development Services](#) notification by the Developer upon discovery of potential sites.
- (b) Developer coordination with ~~the Planning Department~~ [Development Services](#), Department of State, Division of Historical Resources and the Historic Preservation Board to determine what actions will be taken to achieve policy compliance in an expeditious manner.

Policy 7.1.3.4. Limit the distribution of specific locational information concerning privately owned and unprotected archaeological resources.

Implementation Mechanism:

- (a) ~~Planning Department~~ [Development Services](#) will not advertise specific locations of archaeological sites. All requests for detailed locational information will be referred to the Department of State, Division of Historical Resources.

Policy 7.1.3.5. Prepare and maintain a County-wide inventory of significant archaeological sites (See Policy 7.1.3.4).

Policy 7.1.3.6. Assist private property owners of significant archaeological sites in applying for and utilizing State and Federal assistance programs.

Policy 7.1.3.7. Explore incentives such as the use of conservation easements, to encourage the preservation of archaeological landmarks.

Objective 7.1.4. Historical Sites Educational, Cultural and Recreational Value.

Increase utilization of state and locally designated historic neighborhoods, landmarks, and archaeological sites for historic and cultural education and to meet passive recreational needs.

Policy 7.1.4.1. Preserve and protect significant historical and archaeological resources which have aesthetic, [architectural](#), educational, cultural, and historical value for public viewing and education whenever feasible.

Implementation Mechanism:

- (a) ~~Planning Department~~ [Development Services](#) coordination with state, regional, and local entities to assess the potential for public display of historical resources for educational purposes, and seek methods to fund the implementation of anticipated activities. Assessments shall be based upon:
 - (1) National Register status;
 - (2) Ability of the County to protect the resource; and
 - (3) Availability of funding for display, interpretation, and security.

Policy 7.1.4.2. Protect the Madeira Bickel Mound, DeSoto National Memorial, The Gamble Mansion, and other historically significant sites using the historic resources overlay on the Future Land Use Map and the Official Zoning Atlas and promote the passive recreational use of these sites.

Implementation Mechanism:

- (a) Coordination between ~~the Planning Department~~ [Development Services](#) and the Manatee County Historic Preservation Board to identify passive recreational uses which are consistent with continued protection and preservation ~~of~~ [on](#) these resources.

Policy 7.1.4.3. Promote the educational, cultural, and recreational value of locally designated historic resources by dissemination of public information on these passive recreational resources, where appropriate.

Implementation mechanism(s):

- (a) Where funding is available, develop brochures of historical resources detailing their importance to the history and/or prehistory of Manatee County, Florida, and the United States.
- (b) Utilize the Manatee County Government Access TV (MGA TV) consistent with this policy.
- (c) Work with the Historical Resources Division of the County Clerk's Office and the Manatee County Library's Historical Archives to implement this policy.

Policy 7.1.4.4. Include significant historical sites and neighborhoods in any planned greenways system whenever appropriate and feasible. (see also Policy 8.4.1.3)

Goal 7.2

Provide the Citizens of Manatee County With a Responsive and Innovative Library System That Enhances Education, Recreation, Business, Community Engagement, and Cultural Life in the Community.

~~Continue to Offer the Citizens of Manatee County a Responsive, Innovative, Proactive Program of Library Service That is Capable of Upgrading the Educational, Recreational, Business, Civic and Cultural Quality of Life in the Community.~~

Objective 7.2.1. Inventory Performance Measures.

Purchase books and other library materials annually to approach a system-wide collection meeting national standards for quantity and diversity, ~~as promulgated by the American Library Association or other recognized authority~~ following industry standards and to provide superior service to the residents of Manatee County.

Policy 7.2.1.1. Maintain or exceed ~~the current state~~ a library standard for basic library service of two (2) volumes per capita (books and non-book/audio-visual materials) per the Florida Library Association.

Policy 7.2.1.2. Adhere to the activities outlined in the Manatee County Public Library Long Range Plan.

Policy 7.2.1.3. ~~Continue to i~~ Investigate additional sources of revenue for achieving the policies under Goal 7.2.

Objective 7.2.2. Facilities Performance Measures.

Progress toward meeting national standards for adequate library facilities to serve all citizens of Manatee County.

Policy 7.2.2.1. ~~Continue to d~~ Demonstrate progress towards providing 0.6 square feet of library space per capita of resident population in Manatee County, where financially feasible and in compliance with ~~the Library Facilities Long Range Development Plan~~ Florida Department of State, Division of Library and Information Services recommendations.

Policy 7.2.2.2. Improve citizen access to library services ~~and availability~~ by developing new, and refurbishing existing l library facilities and by ~~continuing to explore the possibility of providing~~ growing bookmobile service.

Objective 7.2.3. Broader Service.

~~Make progress toward improved service to provide for the needs of all citizens of Manatee County.~~

Policy 7.2.2.3 7.2.3.1. ~~Continue to e~~ Expand basic library service to the under-eighteen population in a cost-feasible manner.

Policy 7.2.2.4 7.2.3.2. ~~Continue to d~~ Develop and expand the provision of specialized information services and resources in a cost-feasible manner to enhance the work of both County government and ~~the business community~~ in support of economic development.

Policy 7.2.2.5 7.2.3.3. ~~Continue to e~~ Extend basic library services in a cost-feasible manner. ~~to a wider range of for people of all abilities. learning and physically disabled persons.~~

Policy 7.2.2.6 7.2.3.4. ~~Continue to develop~~ Grow and improve coordination with ~~the~~ public and private schools, institutions of higher learning and other libraries.

Goal 7.3

Improve the Cultural Quality of Life of Manatee County Residents and Visitors.

Objective 7.3.1. Cultural Diversity and Accessibility.

Increase the diversity, accessibility and variety of cultural facilities and opportunities available to Manatee County residents and visitors.

Policy 7.3.1.1. Encourage, facilitate, or provide for the siting of new, well-integrated cultural complexes [and events](#) in ~~the existing and~~ growing areas of Manatee County.

Policy 7.3.1.2. Continue to encourage the work of the Manatee County [Arts Education Council](#) ~~County~~ and other cultural organizations, by:

- (a) Recognizing and promoting regional and local artists;
- (b) Developing incentive programs to encourage the placement of art in publicly and privately-owned spaces; and
- (c) Coordinating arts and cultural events in the County.

Policy 7.3.1.3. Encourage development of diverse forms of artistic endeavor.

Policy 7.3.1.4. Coordinate with the Manatee [Arts Education](#) ~~County Arts~~ Council and the Ringling [College of Art and Design](#) ~~School of Art~~ to develop public art throughout Manatee County and to beautify bus shelters.

Objective 7.3.2. [Coordination and Promotion of Cultural Activities](#).

Increase coordination between the County and cultural organizations to meet the County's cultural needs and to improve the efficiency with which the County's cultural resources are utilized.

Policy 7.3.2.1. Take the initiative to make cultural resources and opportunities an integral part of the local planning efforts by formalizing mechanisms for coordination between appropriate County departments and advisory groups.

Policy 7.3.2.2. Encourage coordination between local cultural organizations and the business and educational communities [to develop information resources concerning cultural issues](#).

Policy 7.3.2.3. Continue to recognize the Manatee [Arts Education](#) ~~County Arts~~ Council as the designated Local Arts Agency for Manatee County serving to advise the County on arts and cultural matters, including coordination of arts activities.

Objective 7.3.3. Promotion of Cultural Resources.

Improve awareness of the County's cultural resources.

Policy 7.3.3.1. Encourage the business community to promote awareness of cultural resources and opportunities through public promotion, in-house publications, and by providing funding support for cultural activities.

Policy 7.3.3.2. Encourage local cultural organizations to work with the business community, the educational community, and other interested local groups to develop information resources concerning cultural issues for inclusion in future business recruitment and other promotion efforts.

Policy 7.3.3.3. Consider the increase in funding, including funding based on the tourist generated revenues of the County tourist bed tax, for the purpose of promoting the County's cultural resources as a vital part of tourism development planning.

08

RECREATION AND OPEN SPACE



RECREATION AND OPEN SPACE

GOAL 8.1

Provide Sufficient Parks And Recreational Facilities to Satisfy the Recreational Needs Of Manatee County Residents For All Types Of Recreational Activities.

Objective 8.1.1. Level of Service.

Maintain a parks and recreation system consistent with the [Parks, Recreation and Open Space Master Plan](#) following [Level of Service Standards \(LOS\)](#) and with the [supporting](#) performance measures contained in Table 8-1, ~~as may be amended based on the PROS Master Plan (located at the end of this element).~~ [Manatee County establishes a different LOS reflecting urban, suburban and rural populations and the location of existing and proposed parks, recreation and open space facilities.](#)

Policy 8.1.1.1. Provide for parks according to the following park facilities infrastructure standard [and as provided in Table 8-1](#):

- (a) One (1) local park per ten thousand (10,000) residents.
- (b) One (1) district park per one hundred thousand (100,000) residents.
- (c) One (1) regional park per five hundred thousand (500,000) residents where residents are calculated for unincorporated Manatee County.

Table 8-1
Recreation Facilities Performance Measures

<u>Core Resource/Facility</u>	<u>Units</u>	<u>Per Resident Population</u>
Playgrounds	1 Playground	10,000
Diamond Fields²	1 Field	3,000
Rectangular Fields²	1 Field	10,000
Aquatics Facilities (Swimming Pools /Splash Pads)	1 Facility	50,000
Sports Courts²	1 Goal	5,000
Tennis / Pickleball Courts	1 Court	5,000
<u>Optional Resource/Facility</u>		
Volleyball²	1 Court	60,000
Fitness zones/Exercise stations	1 Zones	125,000
Golf Course	1 Course	250,000
Trails	1 Mile	10,000
Boat Ramps	1 Launch Lane	1,000³
Skate Parks	1 Pad Site	250,000
Beaches		Subject to Natural Constraints

Footnotes:

¹ Performance measures are derived from National Recreation and Park Association standards and modified by Manatee County staff as needed to accommodate local recreation needs.

² Facilities/conversions:

- [Rectangular Fields may include football, soccer, rugby, lacrosse, multi-purpose](#)

- [Sports Courts may include basketball, roller hockey or similar](#)
- [Volleyball may include hard courts and/-or sand](#)
- [Trails may also be calculated on a total linear, lane miles](#)
- [One tennis court may account for two \(2\) pickleball courts](#)

³ Per Registered Boaters.

Policy 8.1.1.2. Locate new local parks where they are needed.

Implementation Mechanism:

- (a) New local parks shall be located in deficient impact fee areas as identified [by County Staff on Map 8-A \(located at the end of this element\)](#) and spaced three (3) miles, whenever possible, from existing parks.
- (b) [Locate new parks within three \(3\) or five \(5\) radii of urban and suburban population centers, respectively with specific amenities determined through the parks master plan process and based on geography, proximity to other parks, recreation and Open Space facilities.](#)

Policy 8.1.1.3. Provide new, renewal, and replacement recreational facilities to meet or maintain adopted performance measures as funding becomes available (see also Policies 5.4.1.2 and 5.4.2.2).

Implementation Mechanism(s):

- (a) [The County Parks and Recreation Department will consider priority consideration of the recommendations of the PROS Master Plan with respect to location, amenities and funding sources including the use of grants, deficient public recreation facilities, and require for new parks and/or \(renewal or replacement\) when upgrading existing parks or developing new parks, based on Table 8-1.](#)
- (b) [The County Parks and Recreation Department will apply application](#), where appropriate, for any grants or other revenues to assist in achieving or maintaining adopted performance measures.

Objective 8.1.2. Provision of Public Parks.

~~Ensure~~ [Establish](#) funding and coordination with appropriate agencies for [economically efficient and](#) adequate parks provision to ~~ensure that parks are provided which~~ serve area users ~~in the most economical way.~~

Policy 8.1.2.1. Commit financial resources, as necessary, to fund the development and maintenance of recreational facilities.

Implementation Mechanism(s):

- (a) Commit local government financial resources to ~~provide additional~~ [supplement](#) revenues (i.e., those not provided by impact fees) necessary to fund the development and maintenance of recreational facilities needed to meet the parks ~~Level of Service~~ [LOS](#) contained within this objective.
- (b) [Manatee County Parks and Recreation Department shall](#) identify and utilize grants from state and federal sources to help fund parks and parks equipment to meet adopted ~~Level of Service~~ [LOS](#) standards.
- (c) Manatee County [will](#) partner with municipalities as appropriate to provide, maintain, and upgrade County-maintained recreational facilities inside or serving municipalities.

Policy 8.1.2.2. ~~Continue to~~ [Continue coordination coordinate](#) with the ~~Manatee County~~ School Board [of Manatee County](#) regarding joint use of facilities, maintenance, and site acquisition/facilities planning for development and improvement of parks in Manatee County [as appropriate pursuant to any interlocal agreement\(s\).](#)

Implementation Mechanism(s):

- (a) Continued coordination of facility planning activities between [Development Services, Sports and Leisure Services, Natural Resources or other department as identified by Manatee County Administration](#) ~~the Planning Department~~ and the ~~Manatee County~~ School Board [of Manatee County](#) to utilize existing and future school sites for parks.
- (b) ~~Coordination between the Planning Department and the Manatee County School Board to identify existing school sites which have the potential to be improved to local or district park status. The Parks and Recreation Department will work towards upgrading such sites to meet local neighborhood needs. (See also policies and objectives under Goal 2.13.)~~
- ~~(b)~~ (c) Use of ~~the adopted Park Conceptual Site Plans~~ [a high-level, early-phase design document that outlines the basic layout and relationships for a proposed park development](#) to guide land acquisition decisions and park development.

Policy 8.1.2.3. ~~Conduct a needs assessment study by 2008~~ [Use the PROS Master Plan as the guiding reference in the review, assessment and identification of the County's public parks and recreation facilities and](#) ~~to~~ determine what facilities and programs are needed to meet the changing recreational needs of residents of [Manatee County](#) and to determine if the current ~~Level of Service~~ [LOS](#) and performance measures adequately reflect the recreational needs of County residents. Funding needs and methods shall be included as part of the ~~study~~ [review](#).

Policy 8.1.2.4. Adopt, as feasible, ~~any~~ recommendations from the needs assessment study which may require amendments to the existing ~~Level of Service~~ [LOS](#) standards, Performance Measures, or the Impact Fee Ordinance.

Policy 8.1.2.5. Consider existing and planned park facilities and the need for recreational facilities when planning for greenway corridors.

Objective 8.1.3. New Development.

Ensure sufficient park facilities are available to support new residential development to ensure that new development does not negatively impact quality of life.

Policy 8.1.3.1. Require the issuance of a Certificate of Level of Service Compliance for all new residential development.

Implementation Mechanism:

- (a) All new residential development shall be reviewed against parks ~~Level of Service~~ [LOS](#) standards contained in Objective 8.1.1 to ensure that parks are available concurrent with the impacts of such residential development.

Policy 8.1.3.2. Allow the issuance of a Certificate of Level of Service Compliance for residential development only where such development meets its own recreational needs for ~~at least~~ local parks, if located in an area of noncompliance with the adopted ~~level of service~~ [LOS](#) standards. Noncompliance shall exist where:

- (a) A need exists for at least one (1) more local, district or regional park than the number of parks currently available, as determined by applying the most current annual population estimate to the ~~level of service~~ [LOS](#) standards contained in Policy 8.1.1.1, and
- (b) No local parks are scheduled for completion in the current year or the following fiscal year, and no district or regional parks are scheduled for completion within the Capital Projects List of the Capital Improvements Element.

Implementation Mechanism:

- (a) ~~Planning Department~~ [Development Services](#) annual recalculation of ~~level of service~~ [LOS](#) compliance or noncompliance consistent with this policy.

Policy 8.1.3.3. Continue to assess alternative funding sources for the development of additional parks. ~~Establish one (1) or more local funding sources to be used solely for the development of additional parks as they are needed as a result of new residential development.~~

Implementation Mechanism(s):

- (a) Adopt, as feasible, ~~any~~ recommendations from the needs assessment study which may require amendments to the existing County impact fee regulations.
- (b) Identify and implement ~~other~~ additional funding sources as necessary to supplement impact fees.

Policy 8.1.3.4. ~~Continue other impact fee credit system used by the Planning Department~~ Concurrency is implemented by the collection of Parks and Recreation Impact Fees, in accordance with applicable law. The County will explore ~~while exploring other~~ incentives to encourage private sector provision of park lands, facilities, and improvements.

Implementation Mechanism(s):

- (a) Continue the adopted program of using minimum thresholds of development to determine eligibility for impact fee credits to ensure that privately provided parks meet, but do not exceed, need, based on adopted standards. Private parks which exceed ~~level-of-service~~ LOS park requirements are not eligible for impact fee credits or other incentives. Any "excess" park area provided by the developer is considered to have its own benefit to the developer.
- (b) Retain land development regulations which implement these requirements to ensure the public or private maintenance of any parks provided under this incentive policy.

GOAL 8.2

Encourage and Support Multi-modal and Other Appropriate Public Access to All Recreational Facilities, including Saltwater and Freshwater Beaches and Shores.

Objective 8.2.1. Public Access.

Provide appropriate ~~p~~Public ~~a~~Access for citizens of all ages and physical abilities, ensuring compatibility with natural resource protection to allow all citizens the opportunity to enjoy these recreational resources. [See Element 4 - Coastal Management].

Policy 8.2.1.1. Maintain and, where feasible, increase the quantity and quality of public beach and shoreline access points in Manatee County through acquisition, interlocal agreements with public and private landowners, and through coastal shoreline land donations.

Implementation Mechanism(s):

- (a) Coordination between ~~the~~ Manatee County ~~Government~~ and the ~~S~~state to:
 - (1) Ensure continued accessibility to existing beach access points owned/operated by Manatee County or the ~~S~~state, and
 - (2) Encourage the provision of ~~p~~Public ~~a~~Access to any additional shoreline acquired by County, state, or ~~by~~ federal agencies, where such access is consistent with applicable local, state or federal objectives and requirements.
- (b) ~~Coordination between County Departments to~~ Review and ~~consideration by the appropriate County Department with respect to~~ pPublic aAccess facilities (e.g., boat ramps and hiking trails) during review of any development project located on a major water body (see Table 8-1).
- (c) Appropriate County Departments to work with private landowners to encourage the donation of suitable shoreline areas and/or agreements for ~~p~~Public ~~a~~Access.

Policy 8.2.1.2. Coordinate with state and federal agencies to ensure waterfront access on causeways and bridges.

Implementation Mechanism:

- (a) At a minimum, the Departments of Public Works, Parks and Recreation Sports and Leisure Services, and Natural Resources and Development Services and Planning will coordinate activities with state and federal Departments of Transportation for inclusion of ~~Public~~ Access areas

Policy 8.2.1.3. Limit vehicular access to publicly and privately owned shoreline areas to designated parking and boat launch areas except for maintenance and natural resource enhancement/restoration activities.

Implementation Mechanism:

- (a) ~~Planning Department~~ Development Services review of development orders and management plans for shoreline areas for consistency with this policy.

Policy 8.2.1.4. Continue to design and develop all public parks in Manatee County such that they are accessible to all with special consideration for the needs of the special needs population ~~handicapped and elderly~~, consistent with natural resource protection.

Implementation Mechanism:

- (a) Providing/implementing universal design components, where cost feasible ~~Provide handicapped parking and barrier free access to all park facilities~~ supporting facilities that are accessible, inclusive and useable resulting in equitable use by the community.

Policy 8.2.1.5. Require all shoreline ~~Public~~ Access to be designed consistent with environmental resource protection.

Implementation Mechanism:

- (a) ~~Parks and Recreation~~ Coordination between Sports and Leisure Services, Planning Development Services, and Natural Resources Departments ~~coordination~~ to develop a management plan for all public shoreline access areas.

((Ord. No. 22-29 , § 3(Exh. H), 4-21-22)

Objective 8.2.2. Multi-Modal Access.

Provide opportunities for a variety of access methods including connections to other recreational facilities, destinations, or points of interest to reduce dependence on motorized vehicles and promote non-vehicular recreational opportunities.

Policy 8.2.2.1. Increase opportunities for Manatee County residents and visitors to use alternate forms of transportation to access public recreational facilities, especially in the Watershed Overlay (WO) and Coastal High Hazard Area Overlay (CHHA) ~~Overlay Districts~~.

Implementation Mechanism(s):

- (a) Consider separate bicycle and pedestrian accessways for local parks, where feasible, multi-use trail connections between district and regional parks, and bicycle racks at recreation sites as determined by the Natural Resources and the Sports and Leisure Services ~~Parks and Recreation~~ Departments..
- (b) Coordination between the ~~Parks and Recreation and Planning Departments~~ applicable County Departments, including but not limited to Development Services, Sports and Leisure Services, Publics Works, etc. to consider the location of public recreational facilities along current or planned mass transit routes to increase the recreational opportunities of the transportation disadvantaged.

Policy 8.2.2.2. Utilize recreational facilities as trailheads as appropriate, or provide access to, multi-use trail corridors. [See policies under Objective 3.3.3]

Implementation Mechanism:

- (a) Coordination between Manatee County Departments, State and Federal Agencies, and private development to include trailheads ~~in where~~ the multi-use trail network, as identified in the Manatee County Greenways and Trails Master Plan, as amended, to access the trail network.

GOAL 8.3

Encourage the Identification, Acquisition, Creation and Restoration of Available Natural Resource Areas to Meet the Need for Quiet Passive Enjoyment of Natural Resources, Hunting, Relaxation and Enjoyment of Tranquil, Open Green Spaces.

Objective 8.3.1. Conservation and Open Space.

Protect Conservation and ~~e~~Open ~~s~~Space lands from incompatible uses to maintain the function and value of ~~e~~Open ~~s~~Space lands as habitat for wildlife, promote unique communities, and ~~for~~ passive recreation. [See Element 4 - Coastal Management].

Policy 8.3.1.1. Preserve ~~of~~ the following areas as common ~~e~~Open ~~s~~Space and encourage use of these areas for passive recreation, where such recreation is compatible and feasible:

- (a) Conservation easements within private development;
- (b) Significant habitat of threatened and endangered species;
- (c) Jurisdictional wetland areas and any associated setbacks; ~~and~~
- (d) Species management areas for ~~Species of Special Concern~~ Protected Plant and Animal Species;
- (e) Areas that preserve or enhance water quality, hydrology, or groundwater recharge; and
- (f) Areas that preserve or enhance scenic, historic, or other cultural features.

Implementation Mechanism:

- (a) ~~Planning Department~~ Development Services review of public and private development to identify common ~~e~~Open ~~s~~Space areas and encourage passive recreation.

Policy 8.3.1.2. Identify and evaluate the following undeveloped lands for acquisition for use as public areas suitable for passive recreation consistent with ~~p~~Public ~~a~~Access and natural resource protection:

- (a) Areas adjacent to riverine, estuarine, and saltwater habitats ~~bays, rivers, lakes, the Gulf of Mexico~~, and
- (b) Representative areas of native upland or coastal habitat.

[See Element 4 - Coastal Management].

Implementation Mechanism:

- (a) See Implementation Mechanism listed under Policy 8.2.1.1.
 - (1) Utilization of Environmental Lands Management and Acquisition Committee (ELMAC).

Policy 8.3.1.3. Consider ranked properties and criteria developed by the ~~Environmental Lands Management and Acquisition Committee (ELMAC)~~, during the acquisition or improvement of shoreline property by Manatee County and other state and federal agencies.

(Ord. No. 22-29 , § 3(Exh. H), 4-21-22)

Objective 8.3.2. Recreational Use of Public Lands.

Increase the utilization of public lands within the WO and ~~CSVA-CHHA~~ districts and in other areas for compatible recreation, education, and ~~e~~Open ~~s~~Space activities to maintain pervious area and natural vegetative areas that aid in filtration of pollutants.

Policy 8.3.2.1. Encourage the use of publicly owned land for passive recreational opportunities and multi-use trails while managing the natural resources on such lands.

Implementation Mechanism:

- (a) Coordination with the Florida Department of Environmental Protection and other state and regional agencies to facilitate these ~~of state or other available~~ funds to develop appropriate recreational resources on land used by Manatee County, particularly within the WO and CHHA overlay districts.
- (b) Coordination between the Utilities Department, ~~Department of Agriculture and Resource Conservation~~, Natural Resources, and ~~the Parks and Recreation Department~~ Sports and Leisure Services, as appropriate, to provide for the recreational use of public lands, particularly within the WO and CHHA overlays.

Policy 8.3.2.2. Limit recreational uses on public lands located within the WO overlay district to passive and low-intensity recreational uses, ~~and outdoor firing and archery ranges~~, and other similar uses as deemed appropriate by Manatee County. (See also Objective 2.3.4.)

Implementation Mechanism:

- (a) Conditional uses within the WO shall be subject to criteria/standards for mitigating impacts as defined in the Manatee County Land Development Regulations.

Policy 8.3.2.3. Manatee County will continue to ~~P~~-propagate and manage appropriate game and non-game species on suitable public lands for the purpose of managed recreational opportunities. Management and recreation shall be accomplished to ensure continued viability of these species.

- (a) Natural Resources and ~~Parks and Recreation Departments'~~ other appropriate County departments development of management plans for public lands with input from the ~~Environmental Lands Management and Acquisition Committee~~ ELMAC.
- (b) Coordination between the Manatee County Departments of ~~Agriculture and Resource Conservation~~, Natural Resources, ~~and Parks and Recreation~~ Sports and Leisure Services, and the Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services ~~State Division of Forestry~~ to achieve policy compliance.

Policy 8.3.2.4. Promote sensitive recreational use of the resources of Sarasota and Tampa Bays through increased public and user awareness of these unique resources.

Implementation Mechanism(s):

- (a) Natural Resources and ~~Planning Departments~~ shall continue to provide educational programs regarding natural resource protection.
- (b) ~~Planning Department~~ Development Services review and comment ary on development proposals to ensure compatible recreational use in compliance with this policy.

- (c) Coordinate with the West Coast Inland Navigation District.
- (d) Coordinate with the Tampa Bay Buffer Preserve and Aquatic Buffer Preserve projects managed by the Florida Department of Environmental Protection.
- (e) [Manatee](#) County continued Paddle Manatee blueway efforts.

GOAL 8.4

Manatee County recognizes the importance of Greenways, Blueways and Trails within the County, ~~Implementation of the Greenways and Trails Master Plan, as Amended~~ and is committed to Providing for the Alternative Transportation and Recreational Needs of the Community in a Sensitive Manner, Which is Safe, Efficient, Economical, and Environmentally Sound.

Objective 8.4.1. Greenways Map.

Maintain a Greenways Map in the Greenways and Trails Master Plan or as part of the PROS Master Plan, as may be amended, as the guiding document for development of a multi-use trails network.

Policy 8.4.1.1. Manatee County will continue to develop a framework of multi-use trails that connect regional trails networks, activity centers, major employment centers and residential areas population centers, where feasible, throughout Manatee County.

Implementation Mechanism:

- (a) Update as needed, ~~by the Natural Resources and the Planning Departments, of~~ the Greenways Map consistent with this policy.

Policy 8.4.1.2. Develop a framework of multi-use trails that facilitate ~~inter-neighborhood~~ multi-modal movements, connections to schools and reduce circuitous and indirect travel ~~and congestion~~.

Implementation Mechanism:

- (a) Update as needed, ~~by the Natural Resources and the Planning Departments of~~ the Greenways Map consistent with this policy.

Policy 8.4.1.3. Develop a framework of multi-use trails that provide connections to conservation lands, public and private parks, and historic and cultural sites, and other uses, as determined by Manatee County.

Implementation Mechanism:

- (a) Update as needed, ~~by the Natural Resources and the Planning Departments of~~ the Greenways Map consistent with this policy.

Objective 8.4.2. Multi-Use Trails Performance Standards.

Continue to ~~U~~utilize design standards as may be contained in the ~~in~~ Greenways Master Plan or other recognized acceptable standard to ensure the proper functioning of the trail system.

Policy 8.4.2.1. Private residential and nonresidential development shall be encouraged to provide access to the trails system.

Policy 8.4.2.2. Private development adjacent to proposed trails identified in the Greenways Master Plan are encouraged to integrate the trail into the development plan.

Policy 8.4.2.3. Locate and design multi-use trails and associated improvements therein, to minimize impacts on environmental assets.

- (a) County Departments review of proposed multi-use trail projects for compliance with this policy, and coordination with state and federal jurisdictional agencies as necessary.

Table 8-1
Recreation Facilities Performance Measures

Resource/Facility	Units	Adopted Measure ¹ (Units/Resident Pop.)
<u>Bicycle Trail</u> <u>Playgrounds</u>	<u>Miles</u> <u>Playgrounds</u>	<u>1/9,591</u> <u>10,000</u>
<u>Accessible Hiking Trail</u> <u>Diamond Fields</u>	<u>Miles</u> <u>Fields</u>	<u>1/111,291</u> <u>10,000</u>
<u>Fitness Trail with Parcourse Stations</u> <u>Rectangular Fields</u>	<u>Fields</u> <u>Miles</u>	<u>1/14,238</u> <u>50,000</u> ²
<u>Synthetic Turf Fields</u>	<u>Fields</u>	<u>1/127,714</u>
<u>Fishing Piers</u> <u>18-hole Golf Course</u>	<u>Feet</u> <u>Course</u>	<u>800'</u> <u>10,000</u> <u>1/251,483</u>
<u>Boat Ramps</u> <u>Skate Parks</u>	<u>Lanes</u> <u>Structure</u>	<u>1/239,177</u> <u>7,500</u> ³
<u>Swimming Pools</u> <u>/Splash Pads</u>	<u>Pools</u>	<u>1/50,000</u> <u>113,219</u>
<u>Basketball Courts</u> <u>Goals</u>	<u>Goals</u>	<u>1/15,136</u> <u>5,000</u> ³
<u>Handball/Racquetball Courts</u> <u>Pickleball Courts</u>	<u>Courts</u>	<u>1/42,495</u> <u>20,000</u>
<u>Shuffleboard Courts</u> <u>Dog Parks</u>	<u>Courts</u> <u>Park</u>	<u>1/10,000</u> <u>128,906</u>
<u>Tennis Courts</u>	<u>Courts</u>	<u>1/10,524</u> <u>3,000</u> ³
<u>Baseball/Softball Field</u> <u>Sand Volleyball</u>	<u>Fields</u> <u>Courts</u>	<u>1/57,456</u> <u>6,000</u>
<u>Football/Soccer Fields</u> <u>Fitness zones/Exercise stations</u>	<u>Fields</u> <u>Zones</u>	<u>1/111,111</u> <u>15,000</u>
<u>Gun/Archery Range</u> <u>Walking Loops</u>	<u>Stations</u> <u>Trails</u>	<u>1/68,811</u> <u>6,000</u> ⁴
<u>Disc Golf Course</u>	<u>Courses</u> <u>Holes</u>	<u>19/278,884</u> <u>25,000</u>
<u>Beaches</u>		<u>Subject to Natural Constraints</u>

Footnotes:

¹ Performance measures were generally derived from state standards. However, some measures were modified by Manatee County Parks and Recreation Departments to reflect local recreation needs.

² Source: Manatee County Parks and Recreation Department.

³ Source: Manatee County Parks and Recreation.

⁴ Source: National Recreation and Park Association.

09

PUBLIC FACILITIES



WASTEWATER TREATMENT SUB-ELEMENT

GOAL 9.1

Provide ~~Provision of~~ a Regional Sanitary Sewer System in Areas West of the Future Development Area Boundary ~~and~~ Consistent with ~~the Potable Water/Wastewater Service Area Map~~ Other Public Facilities and Natural Resource Constraints

Objective 9.1.1. Level of Service Standards.

Maintain the following sanitary sewer Level of Service Standards ([LOS](#)) to minimize urban sprawl, maximize the use of existing facilities, plan capital improvements, and to review [with](#) development applications.

Policy 9.1.1.1. Provide advanced secondary treatment of wastewater (i.e., chlorination and virus filtration), or provide for a higher treatment level where required, at all regional sewage treatment plants operated by Manatee County.

Policy 9.1.1.2. Continue to support mutual collaborative efforts with the Cities of Bradenton and Palmetto where there are some residents within city limits that are served by the County and vice versa because of geographic irregularities or where it would be cost prohibitive to build and/or maintain service from the other entity to those select parcels.

(Ord. No. 16-11, § 3, 3-3-16; Ord. No. 22-57, § 3(Exh. A), 12-15-22)

Objective 9.1.2. Mandatory Sanitary Sewer Collection.

Prioritize the extension of trunk mains, interceptors, and pump stations to collect wastewater from environmentally sensitive areas, existing high density areas, existing neighborhoods which are currently not connected to the Manatee County sanitary sewer system and all areas within the RES-6, RES-9, RES-12, RES-16, OL, OM, ROR, MU, IL, IH, and IU Future Land Use Categories.

Policy 9.1.2.1. Utilize the Manatee County Wastewater Collection System Master Plans to plan the general location of, and determine estimated design capacity of, all trunk mains, interceptors, and pump stations for which a need is projected to enable Manatee County to provide sanitary sewer service within all areas listed in this objective.

Policy 9.1.2.2. Participate, where appropriate, in upsizing agreements with developers to provide sanitary sewer collection systems within areas listed in this objective concurrent with proposed development and require (where feasible) that such collection systems are consistent with plans developed pursuant to Policy 9.1.2.1 above.

Policy 9.1.2.3. Require that wastewater collection systems which are to be operated and maintained by Manatee County be designed to minimize the capital and operating costs of the County collection system.

Implementation mechanism:

- (a) Review of any proposed capital improvement, and review of any proposed development order on any project not having special exception status under this Comprehensive Plan, for compliance with sanitary sewer Level of Service Standards.
- (b) Manatee County Wastewater Collection System Master Plans.

(Ord. No. 18-04, § 11(Exh. I), 8-23-18)

Objective 9.1.3. ~~Treatment Capacity~~ Wastewater System Infrastructure Planning.

~~Incrementally update~~ Update the Manatee County Wastewater Collection System Master Plans to ensure, sufficient wastewater treatment capacity for the wastewater service areas on a 5-year cycle.

Policy 9.1.3.1. Manatee County shall maintain sufficient treatment capacity at its regional wastewater treatment plants to ensure Level of Service Standards are met when the impacts of development to the treatment capacity occur.

Policy 9.1.3.2. ~~(Reserved)~~ Maintain an updated hydraulic model of lift stations and force mains to use as a tool to provide guidance in sizing force mains and specifying parameters for lift station pumps.

Policy 9.1.3.3. Annually update flow projections for the three (3) Regional Water Reclamation Facilities and solids loading for the Biosolids Dryer using a range of projected growth rates to advise capital planning as to timing and sequencing of expansion needs.

Policy 9.1.3.4. Coordinate with significant users on opportunities to minimize wastewater generation or develop alternative disposal methods for process waters that do not contain human waste or that otherwise constitute a risk to public health, safety or the environment.

Policy 9.1.3.5. Monitor regulatory developments and industry trends and explore innovative treatment processes, new technologies and creative approaches to help navigate the increasingly stringent regulatory environment and improve treatment efficiency and efficacy.

Policy 9.1.3.6. Continue to deploy and exploit data-driven systems such as SCADA and CMMS to control, operate, plan for and maintain the infrastructure; gather remote feedback to reduce uncertainty and enable more accurate and timely decision making; to better inform our leaders and serve our customers.

(Ord. No. 16-11, § 3, 3-3-16; Ord. No. 22-57, § 3(Exh. A), 12-15-22)

Objective 9.1.4. Capital and Recurrent Costs.

Recapture the costs of establishing wastewater service to existing developed areas from users benefitting from such retrofit projects and recover all operating, maintenance, and other recurring costs from wastewater system users.

Policy 9.1.4.1. Require that extension of local wastewater collection lines into existing developed areas be funded through either special assessments, or other approved charges, on properties benefitting from such public capital expenditures, whenever such improvements are determined to be financially feasible by Manatee County. These charges or assessments shall be established as needed to recover public costs within a reasonable time frame, as determined by Manatee County.

Policy 9.1.4.2. Assess a fair share of recurrent operating, maintenance, and renewal and replacement costs associated with the wastewater disposal, treatment, and collection system through recurrent user charges.

Policy 9.1.4.3. Seek funds to assist in the extension of Manatee County's central sanitary sewer system to existing developed areas within the existing urban core, and the developing urban core, currently not served. (See also Policies 3.2.1.7, 3.2.2.5, 6.1.4.1, 6.1.4.2)

(Ord. No. 18-04, § 11(Exh. I), 8-23-18)

Objective 9.1.5. Reclaimed Water Use.

Expand the practice of using reclaimed water for irrigation of agricultural, recreational, industrial, urban land uses, and for fire protection purposes. Establish a multi-modal, regional approach to ensure that changes in

climactic, or other, conditions do not limit Manatee County's ability to meet current disposal needs and to reduce the use of potable water sources and groundwater for irrigation purposes.

Policy 9.1.5.1. Encourage long-term agreements with local growers to provide recovered water for irrigation of horticultural or agricultural uses near the Southwest wastewater treatment plant and near the Southeast and North County sub-regional treatment plants.

Policy 9.1.5.2. Require the use of reclaimed water to irrigate agricultural land, recreational lands, replenish the groundwater aquifer, and to irrigate landscaping and provide fire protection in current, and future, urban areas.

Policy 9.1.5.3. Pursue a regional approach, whenever feasible, to the use of reclaimed water through development of interlocal agreements with local governments and surrounding jurisdictions.

Implementation Mechanism:

- (a) Coordination with other jurisdictions to ensure compliance with this policy.

Policy 9.1.5.4. Require the construction of an on-site distribution system for the transmission of reclaimed water or other alternative sources for projects that meet the following criteria:

- (1) The proposed project is outside of the ~~WO~~ Watershed Overlay (WO) Districts, and
- (2) The proposed project is located in an area within which Manatee County has installed a distribution system for the reuse of reclaimed water or has programmed the installation of such a system.

Any such on-site system shall provide for conveyance of reclaimed water from the project's boundaries to the lot lines of each parcel within the project, to facilitate landscape irrigation with reclaimed water or the lowest quality source of water in lieu of potable water when implemented by the end user of the lot.

- (3) Off-site connections are required to be constructed at the development's expense in accordance with guidelines specified in applicable ordinances.

Implementation Mechanism(s):

- (a) Agreements consistent with state and local regulations, amendments to the ~~LDC-Land Development Code~~, and Code of Ordinances, or other public/private agreements implementing this policy.

Policy 9.1.5.5. Require new development to oversize the reclaimed distribution system where needed to efficiently distribute reclaimed water to development.

- Where a development is required to oversize any component of the reclaimed water distribution system for purposes of increasing system capacity to greater than that required by the proposed project, Manatee County shall pay for the cost of additional materials necessary for oversizing.
- Manatee County shall not pay for labor costs associated with installation of the oversized system, unless substantial differences in pipe diameters (or other infrastructure parameters) cause a significant increase in labor costs.

Policy 9.1.5.6. Proactively manage the Manatee County Master Reclaimed System (MCMRS) scientifically using real time data tempered by short and near term climate forecasts and demand trends to make decisions to adjust lake levels and injection/recharge/ASR well rates to balance stored reserves so that the County can meet customer needs while avoiding risk of excessive lake levels or running short of supply.

Policy 9.1.5.7. Remain involved in monitoring the status of emerging contaminants as they may pertain to reclaimed water. Also monitor the regulatory developments, industry trends and discussions regarding the evolving use of reclaimed water for higher needs including aquifer recharge, indirect potable reuse and direct potable reuse.

(Ord. No. 16-11, § 3, 3-3-16; Ord. No. 18-04, § 11(Exh. I), 8-23-18)

GOAL 9.2

New Development Shall Provide for Safe, Economical, and Efficient Wastewater Disposal.

Objective 9.2.1. Concurrency.

Require the issuance of a Certificate of Level of Service for wastewater disposal concurrent with the impacts of new development and consistent with adopted level of service standards.

Policy 9.2.1.1. Allow the issuance of a Certificate of Level of Service Compliance only for projects which comply with the sanitary sewer level of service standards listed in Objective 9.1.1 or the standards for on-site treatment listed in Objective 9.2.4.

Implementation Mechanism:

- (a) Level of Service Compliance review.

Policy 9.2.1.2. Require all wastewater from any project located within the wastewater treatment collection area as shown on Potable Water/Wastewater Service Area map, to be collected and treated through Manatee County's public sanitary sewer system. Exceptions shall be based on the following factors and as detailed in the ~~Land Development Code~~ [LDC](#):

- Proposed development size and wastewater impacts,
- The central wastewater system is not "available" as defined in § 381.0065(2)(a), F.S.
- Proposed infrastructure improvements,
- Environmental sensitivity,
- Development trends and timing,
- Compatibility of development, and
- Proposed mitigation measures.

Implementation Mechanism(s):

- (a) Maintain ~~Land Development Code~~ [LDC](#) provisions to implement this policy.
- (b) Coordination with the Florida Department of Environmental Protection.

Policy 9.2.1.3. Require industrial or commercial uses, which generate wastewater loads of a character not permitted for disposal in the County's system pursuant to County regulations, to pretreat wastewater to achieve compliance with local standards prior to discharge of wastewater into any public or on-site sewage system.

Policy 9.2.1.4. Require that any project proposed within the Evers Reservoir Watershed Protection Overlay District (WPE) shown on the Future Land Use Map, which generates wastewater, shall use the Manatee County public sanitary sewer system, unless all of the following are applicable:

- (1) The proposed project is located entirely within the Agricultural/Rural (AG/R) category on the Future Land Use Map.
- (2) The proposed use consists of a single-family dwelling unit located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use.

- (3) 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.

Policy 9.2.1.5. Require all wastewater from development permitted pursuant to Policy 2.1.2.8 to be collected and treated through Manatee County's public sanitary sewer system.

(Ord. No. 16-11, § 3, 3-3-16; Ord. No. 18-04, § 11(Exh. I), 8-23-18; Ord. No. 21-12, § 3(Exh. A), 11-18-21)

Objective 9.2.2. Evers Reservoir Watershed Protection.

Connect all new development located in the urban portion of the Evers Reservoir_Watershed Protection Overlay District (WPE) that produces wastewater to the Manatee County sanitary sewer system.

Policy: 9.2.2.1. Continue to require connection to the Manatee County sanitary sewer system for all new commercial and residential structures in the Evers Reservoir portion of the WO District when located within one (1) mile of a sanitary sewer system, except for structures located on single family lots of record for which it has been determined by Manatee County that such connection is not economically feasible.

Policy 9.2.2.2. Prohibit the use of septic tanks in the Evers Reservoir portion of the WO except for isolated single family dwelling units meeting the exceptions identified in Policy 9.2.1.4.

Implementation Mechanism:

- (a) Department Directors coordination with the Florida Department of Environmental Protection to facilitate review of any septic tank permit within the Evers Reservoir Watershed for compliance with this policy.

(Ord. No. 16-11, § 3, 3-3-16)

Objective 9.2.3. Growth-Induced Capital Costs.

Assess new growth a fair share of capital costs associated with the County's wastewater system.

Policy 9.2.3.1. Continue to require that new growth pay its full share of needed capital facilities, through payment of facilities investment fees (or other such fees) to fund necessary expansion of wastewater disposal, treatment, and major collection systems associated with this growth. This requirement will also apply to any increase in wholesale customer commitments.

Implementation Mechanism:

- (a) Wholesale and retail facility investment fees, or other fees, assessed by the County in a manner consistent with this policy for application directly to cost of expansion or for coverage of associated debt service.

Policy 9.2.3.2. Require that new development pay for the full cost of installation of all wastewater collection system components, consistent with the Manatee County Wastewater Collection System Master Plans, which are needed on and off the development site to provide wastewater service to the site, and to meet adopted level of service standards, and Policy 9.1.2.3.

Policy 9.2.3.3. Participate in, and require where needed, oversizing of the wastewater collection system, consistent with the Manatee County Wastewater Collection System Master Plans, to efficiently transport wastewater from development. Where Manatee County requires the oversizing of any component of the wastewater collection system for purposes of increasing system capacity to greater than that required by a

proposed project, Manatee County shall pay for the cost of additional materials necessary for oversizing. Manatee County shall not pay for labor costs associated with installation of the oversized distribution system, unless substantial differences in pipe diameters (or other infrastructure parameters) significantly increase labor costs.

Implementation Mechanism:

- (a) Land development agreements pursuant to state and local regulations and other public private agreements implementing this policy.

(Ord. No. 16-11, § 3, 3-3-16; Ord. No. 18-04, § 11(Exh. I), 8-23-18)

Objective 9.2.4. Onsite Wastewater Treatment Systems.

Provide for the limited use of septic tanks and interim wastewater treatment plants only in areas where sanitary sewer extension is not reasonably feasible. (See also Policy 9.2.1.2)

Policy 9.2.4.1. Require that any on-site sewage disposal system be located and constructed in accordance with all local, state, and federal regulations.

Policy 9.2.4.2. Require that all new septic tanks and associated drain fields located within the Watershed Overlay (WO) District shall be located no closer than two hundred (200) feet to any jurisdictional wetland (including in flowing watercourses).

Implementation Mechanism(s):

- (a) Review of agency approved wetland survey, or other appropriate delineation, and preliminary site plan prior to issuance of septic tank permit by the Florida Department of Health - to ensure compliance with this policy.
- (b) Coordination with the Florida Department of Health—Manatee County.

Policy 9.2.4.3. Require that all septic tank drain fields be elevated no less than thirty-six (36) inches above the seasonal high-water table (measured from the bottom of the drain field) within the Watershed Overlay (WO) Districts.

Implementation Mechanism:

- (a) Review, by the Florida Department of Health—Manatee County, of all septic tank permit requests located within the ~~Watershed Overlay (WO)~~ Districts.

Policy 9.2.4.4. Prohibit the development of any interim wastewater treatment plants for any project located within the wastewater treatment collection areas as shown on Potable Water/Wastewater Service Area map, unless the project is allowed to not connect to the public sanitary sewer system (see Policy 9.2.1.2). Analysis of the following factors shall be included in the approval of any interim wastewater treatment plants:

- Development is not required to connect (see Policy 9.2.1.2),
- Analysis of impacts from individual on site systems, versus an interim treatment plant,
- Level of treatment proposed,
- Possible connection to other municipal wastewater treatment systems,
- Location within or adjacent to environmentally sensitive areas,
- Location within areas subject to flooding, and
- Consideration of the appropriate timing and type of proposed development.

See also policies under Objective 2.1.2.

Implementation Mechanism(s):

- (a) Review of development proposals to implement this policy.

- (b) Maintain Land Development Code provisions to implement this policy.

Policy 9.2.4.5. Where connection to the Manatee County public wastewater system is not required under Policy 9.2.1.2, any project within the Wastewater Treatment Collection Areas utilizing septic tanks or an interim wastewater treatment plant shall be constructed with dry-lines so as to readily permit connection to the public sanitary sewer system for all residential development of one (1) du/gc and higher, and all nonresidential development.

Dry lines shall be extended to the appropriate project boundary or boundaries. The interim wastewater treatment plant and associated collection system shall be installed so as to readily provide for a connection to the Manatee County sanitary sewer system.

Developed portions of a project shall connect within two (2) years of the reasonable availability of a central system sanitary sewer line which has adequate capacity to accommodate wastewater flows.

When the requirement for dry lines is not appropriate due to unforeseeable engineering conditions, administrative approval is required to ensure compliance with the intent of this policy.

Implementation Mechanism(s):

- (a) Coordination between County departments to ensure policy compliance.
- (b) Revision of the Land Development Code and other regulatory documents as appropriate to implement this policy.

Policy 9.2.4.6. Request for connection to Manatee County's central sewer system may be denied based solely on the developments location outside the Future Development Area Boundary.

Policy 9.2.4.7. Continue review and analysis of the wastewater treatment policies and procedures for effectiveness.

Implementation Mechanism(s):

- (a) Continue modernization of data collection and mapping.
- (b) Coordination with the Florida Department of Environmental Protection in conducting review.

Policy 9.2.4.8. For any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment system per 1 acre, consider the feasibility of providing sanitary sewer services within in a 10- year planning horizon and must identify the name and location of the wastewater facility that could receive sanitary sewer flows after connection; the capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next 20 years, including expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer; and a timeline for the construction of the sanitary sewer system.

Implementation Mechanism

- (a) Utilize GIS screening tool which evaluates all lots in the County that have onsite sewage treatment systems and assigns a priority ranking for connection to the sanitary sewer system.

SOLID WASTE SUB-ELEMENT

GOAL 9.3

Provision of Solid Waste Disposal Facilities and Services and Recycling Technologies to Serve Existing and New Development.

Objective 9.3.1. Level of Service Standards.

Maintain the following level of service standards for planning capital improvements and reviewing applications for development approval.

Policy 9.3.1.1. Calculate solid waste disposal needs based upon the following:

- (1) A landfill disposal rate (generation rate less diverted materials) of four and one-half (4½) pounds per capita.
- (2) A solid waste compaction rate of one thousand two hundred (1,200) pounds per cubic yard.
- (3) A maximum landfill disposal rate of one hundred eight thousand ninety-three (108,093) cubic yards per acre.

Implementation Mechanism:

- (a) Utilities Department will schedule capital improvements consistent with the infrastructure standards established in this policy.

Policy 9.3.1.2. Allow the issuance of a Certificate of Level of Service Compliance for new development which generates increased volumes of solid waste for disposal after recycling only when adequate solid waste disposal is available pursuant to the level of service standards in Policy 9.3.1.1 and when both of the following are available:

- (a) At least two (2) years of landfill lined cell disposal capacity at fill rates calculated pursuant to Policy 9.3.1.1 above, or calculated using other, more appropriate, solid waste generation, compaction and disposal rates as determined by Manatee County. Development projected to begin generation of solid waste more than two (2) years after issuance of CLOS shall be required to ensure that two (2) years or more of landfill lined cell disposal capacity is available at time of initial project impact on solid waste disposal.
- (b) At least five (5) years of landfill raw land capacity at fill rates identified in Policy 9.3.1.1 above, or at other, more appropriate generation, compaction and disposal rates as established by Manatee County.

Policy 9.3.1.3. Continue efforts to identify the appropriate site for construction of a new landfill to ensure Level of Service Standards are maintained. Planning and development of additional landfill capacity shall be timed to provide sufficient operational continuity prior to the depletion of existing disposal capacity.

Objective 9.3.2. Solid Waste Collection and Disposal.

Provide efficient collection, disposal and recycling of solid wastes in a cost effective and environmentally sound manner.

Policy 9.3.2.1. Accept solid waste from all residents and businesses in Manatee County for disposal at the Lena Road Landfill, after required and voluntary recycling, unless such disposal is precluded by this Comprehensive Plan or state law.

Policy 9.3.2.2. Contract with private companies, or provide solid waste collection service, to accommodate the solid waste service needs of County residents in the least costly and most environmentally sound and efficient manner.

Implementation Mechanism:

- (a) Contractual agreements between Manatee County and private solid waste haulers.

Policy 9.3.2.3. Periodically, or when necessary, evaluate resource recovery technologies for feasibility as a solid waste disposal method in Manatee County.

Implementation Mechanism:

- (a) Feasibility studies where required, or when deemed appropriate by Manatee County Utilities Department.

Policy 9.3.2.4. Encourage public awareness (education) programs on the recycling of available solid waste materials.

Implementation Mechanism:

- (a) Provide appropriate funding for the publication and distribution of educational materials to County residents as an informational aid on recycling issues.

Policy 9.3.2.5. Continue implementation of customer separation of solid waste for recycling pursuant to state law. Separation strategies may include provisions for user charges conducive to the recycling of recyclable materials.

Policy 9.3.2.6. Reduce the amount of solid waste generated in accordance with the goals established in state and local regulations.

Policy 9.3.2.7. Continue to expand the current program of curbside recycling of yard and certain selected solid, recyclable wastes, which may include participation by the municipalities.

- (a) Utilities Department continue to coordinate with local governments within Manatee County to achieve policy compliance.

Objective 9.3.3. Hazardous Material Management.

Ensure proper management of all types of hazardous waste or material at the appropriate facilities to provide cost effective waste management and to protect the health of residents and visitors.

Policy 9.3.3.1. Refuse any hazardous waste/material for disposal at any sanitary landfill owned and/or operated by Manatee County.

Implementation Mechanism:

- (a) Utilities Department [to](#) perform periodic inspections of haulers at the Lena Road landfill to ensure compliance with this policy.

Policy 9.3.3.2. Handle hazardous wastes in compliance with the Hazardous Materials Plan and other hazardous materials plans as required by state law and the policies under Objective 3.4.1, Hazardous Substances and Waste Management, of this Comprehensive Plan.

Policy 9.3.3.3. Promote the proper disposal of household hazardous wastes and small quantities of hazardous waste by continued operation of the hazardous waste transfer facility at the Lena Road Landfill.

DRAINAGE AND GROUNDWATER SUB-ELEMENT

GOAL 9.4

Stormwater Management Standards and Facilities Which Reduce Flooding and Improve Water Quality in Manatee County.

Objective 9.4.1. Level of Service Standards.

Maintain the following minimum stormwater management Level of Service Standards for planning capital improvements and reviewing development applications to ensure that development does not negatively impact drainage basins.

Policy 9.4.1.1. Require the rate of stormwater discharge from new development to be equal to, or less than the rate of discharge that existed prior to development, based on a 25-year frequency—24-hour duration storm event. The post development point(s) of discharge shall be the same as the pre-development point(s) of discharge for a project site. The discharge is to include any discharge to an existing or proposed watercourse, swale, ditch, or storm sewer system that connects to a receiving watercourse in the WO district. All stormwater discharge shall be consistent with the requirements of Chs. 62-3, 62-4, and 62-25, F.A.C., for water quality. These requirements may be increased in areas of known flooding.

Policy 9.4.1.2. Design trunk storm sewers and major drainage channels to accommodate the stormwater runoff resulting from a design storm of 25-year frequency—24-hour duration, consistent with Chs. 62-3, 62-5, and 62-25, F.A.C.

Policy 9.4.1.3. Design internal, or on-site drainage facilities on any project to accommodate the stormwater runoff resulting from a design storm of ten-year frequency—critical duration based on the project site's time of concentration, and consistent with the intent of Chs. 63-3, 62-4, and 62-25, F.A.C., and the [LDC Land Development Code](#).

Policy 9.4.1.4. Require that all projects discharging into the WO District on the Future Land Use Map meet or exceed the design standards of Chs. 62-3, 62-4, and 62-25, F.A.C., and local design standards for discharge into Outstanding Florida Waters. The Board of County Commissioners may waive this policy if the proposed stormwater management system provides equivalent levels of stormwater treatment, ensuring that groundwater hydrology characteristics are not altered, impacted, or changed from the existing pre-development condition.

Implementation Mechanism:

- (a) Equivalent stormwater treatment methods which ensure that construction, alteration, or operation of stormwater systems do not discharge, emit, or cause violation of applicable Outstanding Florida Water quality standards shall be included in the [LDC Land Development Code](#).

Policy 9.4.1.5. All projects not within the WO District shall be designed and constructed to detain and permit the filtration of stormwater runoff consistent with Chs. 62-3, 62-4, and 62-25, F.A.C., and adopted land development regulations.

Policy 9.4.1.6. Encourage the employment of Green Infrastructure elements in project design consistent with Chapter 2024-275, Laws of Florida and 120.54(3)(e)6, Florida Statutes.

(Ord. No. 18-04, § 12(Exh. J), 8-23-18)

Objective 9.4.2. Major Public Facilities Design and Maintenance.

Establish criteria with which to identify, construct or reconstruct major drainage facilities which will be maintained by Manatee County according to a regular schedule to:

- Control flooding and runoff quantity;
- Provide for water quality treatment for runoff; Protect ~~R~~eceiving ~~W~~aters in applicable adopted Basin Management Action Plan, and
- Ensure cost effective drainage control.

Policy 9.4.2.1. Require that stormwater management planning and construction of capital improvements coincide with and provide adequate drainageways, water quality treatment, stormwater collection and distribution systems, and stormwater reuse systems, [to incorporate the requirements of applicable adopted Basin Action Management Plans](#), and to adequately address growth and development.

Policy 9.4.2.2. Modify existing deep, steeply-sided drainage ditches into swale-type drainageways, where adequate right-of-way and maintenance easements can be acquired to accommodate such modifications. Also, construct all new public drainageways using swaled, rather than steep-sided, cross sections in areas where right-of-way acquisition financially feasible.

Policy 9.4.2.3. Improve the appearance of major drainage facilities by adequate mowing and landscaping in highly visible locations.

Implementation Mechanism:

- (a) Capital and operating expenditures subject to the availability of funding from a Stormwater Management Fee, or from other sources, to achieve compliance with this policy.

Policy 9.4.2.4. ~~Improve wildlife habitat and supplement natural systems by including, where appropriate, and where feasible, the development of artificial wetland systems within the design of public stormwater siltation/detention basins.~~ Incorporate natural systems into design to improve wildlife habitat, water quality, water recharge/infiltration, water storage, and recreational opportunities by including, where appropriate, and where feasible, artificial filtration wetland systems, grassed swales planted with native or Florida Friendly vegetation, meandering flow-ways, and other green infrastructure elements within the design of public stormwater detention basins.

Implementation Mechanism:

- (a) Compliance with this policy during project design, where appropriate.

Policy 9.4.2.5. Continue to coordinate with the Southwest Florida Water Management District's [\(SWFWMD\)](#) S.W.I.M. Program when developing local stormwater programs. Local and regional needs shall be considered when funding stormwater related improvements.

Policy 9.4.2.6. Maintain consistency with SWFWMD Environmental Resource Permits to ensure that public and private stormwater management facilities continue to avoid dewatering of and provide recharge of the surficial aquifer.

~~Policy 9.4.2.7.~~ [Reserved]

Policy ~~9.4.2.8~~ 9.4.2.7. Continue establishment and subsequent update of the Watershed Management ~~Programs~~ Plans in those basins listed in the Basin Prioritization Study in order to establish basin specific review criteria for stormwater systems. Elements of these criteria shall include, but not be limited to, stormwater hydrology, surface water hydrology, groundwater hydrology, stormwater management systems, stormwater reuse, groundwater recharge, Basin Management Action Plans [\(BMAP\)](#), water quality and pollutant removal which shall be considered in review and approval of any stormwater management plan as appropriate based on the size and nature of the project.

Implementation Mechanism:

- (a) Implement individual basin studies to identify improvements and land acquisitions, as needed, to implement this objective.
- (b) Identify appropriate pollutant load reduction goals for each basin, as established in a BMAP or Reasonable Assurance Plan or Alternate Restoration Plan.
- (c) Re-evaluate, at least annually, current stormwater policies, goals and objectives to comply with changes in regulations and standards.

Objective 9.4.3. Funding for Public Drainage Facilities.

Continue the countywide stormwater management funding mechanisms used to:

- Resolve water quantity and quality problems from stormwater runoff;

-
- [Achieve pollutant load reductions attributable to the local government, as established in a BMAP or Total Maximum Daily Load \(TMDL\);](#)
 - Monitor stormwater quality;
 - Maintain public stormwater management systems; and
 - Ensure that the treatment and retention of stormwater is consistent with standards contained under Objective 9.4.1.

Policy 9.4.3.1. Utilize funds from any adopted countywide stormwater management funding mechanisms to correct existing deficiencies in major public drainage facilities, as referenced in Policy 9.4.2.5, and to make improvements to those major drainageways necessary to accommodate additional development in Manatee County.

Policy 9.4.3.2. Use revenues from any adopted stormwater management funding mechanisms to monitor water quality. Development orders may be conditioned, as appropriate, to require funding of specific development projects.

Policy 9.4.3.3. Allocate funds for public capital improvement drainage projects only to implement the recommendations from a [Watershed Management Plan \(WMP\)-detailed stormwater study](#). [The WMP Drainage studies](#) shall define the flooding and/or water quality problems in a specific area, provide a prioritized list of solutions to the problems, and estimate the cost of the necessary improvements.

Implementation Mechanism:

- (a) Expenditure of revenues from any adopted stormwater management funding mechanisms to achieve compliance with Policies 9.4.3.1 through 9.4.3.3.

(Ord. No. 18-04, § 12(Exh. J), 8-23-18)

Objective 9.4.4. Stormwater Design Standards.

Require new development to meet stormwater retention/detention system standards to:

- Protect natural features and prevent flooding;
- Maintain or improve water quality in surface waterbodies and in groundwater; and
- Ensure that the cost of constructing and maintaining new development does not fall to County taxpayers.

Policy 9.4.4.1. Issue a Certificate of Level of Service Compliance for new development only where compliance with all policies under Objective 9.4.1 has been demonstrated in project design.

Implementation Mechanism:

- (a) Review of all proposed development orders which require the issuance of a Certificate of Level of Service Compliance, and review of all proposed capital improvements.

Policy 9.4.4.2. Require that new development provides on-site detention and filtration of stormwater runoff to remove oils, floatables, silt, sediment, nutrients, and heavy metals at levels required by applicable federal, state, regional and local regulations and any coastal management plans prepared according to general or special law.

Implementation Mechanism:

- (a) Approve the issuance of a Certificate of Level of Service only when the rate of stormwater discharge from new development is equal to, or less than, the rate of discharge that existed prior to development, based on a 25-year frequency, 24-hour duration storm event and that retains the same post development discharge points that existed pre-development. The discharge is to include any discharge to an existing or proposed watercourse, swale, ditch, storm sewer system that connects to a receiving watercourse in the WO district.

- (b) Review development applications for consistency with this policy.

Policy 9.4.4.3. Permit retention, infiltration, and evapotranspiration of stormwater in natural water storage areas consistent with other applicable local, state, and federal regulations.

Policy 9.4.4.4. Protect natural drainage features such as streams, rivers, lakes, wetlands, riparian systems, and estuaries and preserve the function of these natural features [and protect the designated uses of Receiving Water Bodies](#).

Implementation Mechanism:

- (a) Maintain natural resource protection requirements in the [\(LDC\) Land Development Code](#) to ensure compliance with this policy and allow alterations only in cases where the Board makes a finding of overriding public interest.

Policy 9.4.4.5. Encourage the use of best management practices (BMPs) including, but not limited to, biological treatment within man-made stormwater detention facilities, grassed swales planted with native or Florida Friendly vegetation, utilization of preserved or restored small, low quality isolated wetlands in appropriate areas in the County, meandering flow-ways, and other green infrastructure design elements as a part of an approved stormwater management plan.

Implementation Mechanism:

- (a) Coordination with the [Southwest Florida Water Management District SWFWMD](#) to ensure that all stormwater management systems discharging into surface waters are designed and maintained in a manner consistent with this policy.

Policy 9.4.4.6. Require new development to provide irrigation from non-potable sources whenever possible, which may include water from stormwater retention/detention areas or other natural storage areas consistent with Policy 9.4.4.4.

Implementation Mechanism:

- (a) Review of development for consistency with this policy.

Policy 9.4.4.7. Require that all proposed buildings within the 100-year floodplain, [also referred to as the FEMA 1% annual chance Flood Hazard Area](#), shall be constructed in compliance with the policies under Objective 2.3.3 of the Future Land Use Element.

Implementation Mechanism:

- (a) [Review of development applications and building permits for compliance with the Floodplain Management Ordinance \(Ordinance 20-22 or later\)](#).

Policy 9.4.4.8. Prohibit any retention/detention basin from being excavated to a depth which causes the direct exposure of the Floridan aquifer to stormwater retained/detained in any such basin.

Implementation Mechanism:

- (a) Review of all stormwater plans for compliance with this policy.

Policy 9.4.4.9. Require the design and use of stormwater retention/detention facilities as sources of water for landscaping irrigation, provided that the use of such facilities for irrigation does not adversely impact normal water levels in a manner which impairs the viability of any biological stormwater treatment systems.

(Ord. No. [18-04](#), § 12(Exh. J), 8-23-18)

Objective 9.4.5. Private Drainage Systems.

Ensure that maintenance and operation of private stormwater systems is funded by private sources.

Policy 9.4.5.1. Require that all private stormwater management systems be maintained in a manner which ensures the continuing operation of such private system consistent with the [ir](#)se level of service, and other local, state, and federal standards. Furthermore, consider and implement appropriate action to ensure compliance with this policy, if violated. Such action may include injunctive relief.

Implementation Mechanism:

- (a) Require the identification and recording of an owner/ operator for any private stormwater management system prior to issuance of a Certificate of Level of Service Compliance.
- (b) Manatee County Ordinance No. 00-02 allows the County to enforce private stormwater system maintenance and operational standards in situations where the private system is attached to the County's municipal separate stormwater system.

Policy 9.4.5.2. Identify a legally responsible private party for each private stormwater management system. Such private party shall be held legally responsible for the continued maintenance and operation of any private stormwater management system. Such party shall have an address of record and shall represent the interests of all property owners for which the stormwater system has been designed.

Implementation Mechanism:

- (a) Record one (1) or more private entities meeting this policy requirement for each stormwater management system at time of issuance of a Certificate of Level of Service Compliance.

Policy 9.4.5.3. Allow County implementation of needed improvements to poorly maintained or poorly functioning private stormwater management systems where required private maintenance is not carried out. Recover the costs to Manatee County of any such improvements through the levy of special assessments on the private party or parties legally responsible for maintenance and operation of the stormwater management system.

Implementation Mechanism:

- (a) Notification to parties responsible for stormwater management systems which are poorly maintained or are operating in an unsafe or unsound manner. Also, levy of special assessments to correct system deficiencies not addressed by the private owner/operator within a reasonable timeframe after notification by the County.

(Ord. No. [18-04](#), § 12(Exh. J), 8-23-18)

Objective 9.4.6. National Pollutant Discharge Elimination System (NPDES) – Municipal Separate Storm Sewer Systems (MS4)

Operate the County municipal separate storm sewer system for the purpose of preventing and minimizing pollutants in stormwater from discharging to Receiving Waters bodies in compliance with the federal Clean Waters Act and Chapter 62-624, F.A.C.

Policy 9.4.6.1. Implement water pollution control regulations, programs and projects to support compliance with water quality standards in Florida Administrative Code and other applicable water quality regulations per management strategies in NPDES-MS4 permit and Ordinance No. 00-02.

Objective 9.4.7. Basin Management Action Plans (BMAPs)

Comply with designated BMAPs, as developed under the federal TMDL program of the Clean Water Act and administered by FDEP, implement water quality restorations through a comprehensive set of solutions to achieve the pollutant reductions established by a TMDL.

Policy 9.4.7.1. Work with FDEP and stakeholders to implement load reduction programs and projects that are consistent with BMAP management actions.

Implementation Mechanism:

(a) Work with local stakeholders to identify projects and best management practices that allow for incremental load reductions in BMAPs. Examples include permit limits on regulated facilities, urban and agricultural best management practices, wastewater and stormwater infrastructure, regional projects and conservation programs.

Policy 9.4.7.2. Participate with FDEP on monitoring trends and tracking nutrient reductions in BMAP designated areas including comprehensive assessments of hydrologic dynamics.

Policy 9.4.7.3. Develop standards in the LDC that establish requirements for BMAPs.

Policy 9.4.7.4. Compliance with the Manatee River BMAP shall be carried out by wastewater/stormwater improvement projects through County CIP/SWTIF/IST or other available funding mechanisms.

WATER SUPPLY SUB-ELEMENT

GOAL 9.5

Ensure Adequate Supply, Treatment, and Delivery of Potable Water For All Retail and Wholesale Customers of Manatee County Within the Potable/Wastewater Service Areas.

Objective 9.5.1. Level of Service Standards.

Maintain the following level of service standards to minimize urban sprawl, maximize the use of existing facilities, plan capital improvements, and to review development applications.

Policy 9.5.1.1. Adopt an infrastructure standard providing for an average daily flow of one hundred ~~teen (110)~~ (100) gallons of potable water per capita per day (gpcpd) of total population served to be distributed as follows:

- Sixty-five (65) gpcpd for all residential users.
- Thirty (30) gpcpd for all business, industrial and institutional users.
- Fifteen (15) gpcpd for all miscellaneous and unaccounted uses.

Policy 9.5.1.2. Maintain sufficient treatment capacity at the Lake Manatee Water Treatment Plant of at least eighty-four million (84,000,000) gallons per day to meet the demands of all wholesale and retail customers through 2035.

Objective 9.5.2. Potable Water Reservoir.

Preserve the Manatee River Reservoir as a long-term source of potable water.

Policy 9.5.2.1. Continue to develop economically feasible water conservation techniques to preserve the Lake Manatee Reservoir and to minimize competition between agricultural, commercial, and residential users of surface water resources.

Implementation Mechanism:

-
- (a) Manatee County Utilities implementation of water conservation plans and programs consistent with Objective 3.2.1.

Policy 9.5.2.2. Continue the program of public acquisition of sensitive lands within the Lake Manatee Watershed Overlay (WO).

Implementation Mechanism(s):

- (a) Manatee County Utilities investment in the Lake Manatee impoundment area as the primary source of potable water for Manatee County.
- (b) Land acquisition strategy in the Lake Manatee WO District to protect water quality.

Objective 9.5.3. Manatee County will adopt and maintain a Water Supply Facilities Work Plan for at least a ten-year planning period addressing water supply facilities necessary to serve existing and future development within the County's water service area.

Policy 9.5.3.1. The [most current](#) Manatee County Water Supply Facilities Work Plan, ~~January, 2022 prepared by Carollo Engineering for Manatee County~~ is hereby adopted into the Comprehensive Plan ~~by reference~~.

Policy 9.5.3.2. Manatee County will coordinate with the Southwest Florida Water Management District and the Peace River/Manasota Regional Water Supply Authority to update the Water Supply Facilities Work plan every five (5) years, and within eighteen (18) months of the approval of the updated Water Management District's Regional Supply Plan.

Policy 9.5.3.3. The ten-year capital projects list contained in the Water Supply Facilities Work Plan identifies the capital improvements necessary to address existing deficiencies and new growth needs in potable water facilities and will be updated consistent with Objective 10.1.6.

Policy 9.5.3.4. The Water Supply Facilities Work Plan shall implement and maintain the potable water level-of-service standards established in Policies 9.5.1.1 and 2.4.1.5.

Policy 9.5.3.5. When Updating the Water Supply Facilities Work Plan, the County will seek alternative sources of water, as well as conservation and reuse programs in order to meet projected demand increases.

Policy 9.5.3.6. The Water Supply Facilities Work Plan will be used to prioritize and coordinate the expansion and upgrade of facilities used to withdraw, transmit, treat, store, and distribute potable water to meet future needs.

Implementation Mechanism(s):

- (a) Preparation of an annual capital improvements program and operating budget consistent with potable water needs.
- (b) Coordination between the Financial Management, ~~Building and~~ Development Services, Utilities, and Public Works Departments to ensure implementation.

(Ord. No. 17-15, § 3, 9-7-17; Ord. No. 22-57, § 3(Exh. A), 12-15-22)

Objective 9.5.4. Wellfields and Alternative Emergency Sources.

Maintain self-sufficiency and redundancy in potable water supplies and water treatment capacity.

Policy 9.5.4.1. Protect the Duette Park and other alternative potable water wellfields or other viable and redundant water sources to maintain emergency reserve capacity to meet seventy-five (75) percent of projected average daily demand.

Implementation Mechanism(s):

- (a) Manatee County Utilities acquiring or leasing additional property, as needed to implement this policy, in eastern Manatee County suitable for accessing groundwater supplies consistent with this policy, and the development of wellfields, and transmission capacity from that property.
- (b) Utilities Department coordination with the Peace River/Manasota Regional Water Supply Authority.

Policy 9.5.4.2. Continue to investigate, as necessary, other potential surface and groundwater supply sources and recharge/recovery technologies to provide for the greatest number of financially feasible water supply options.

Implementation Mechanism(s):

- (a) Continued study, as necessary, by the Manatee County Utilities Department of alternative water supplies.
- (b) Continue membership and participation in the Peace River/Manasota Regional Water Supply Authority.
- (c) Continue Manatee County's voluntary participation in the cooperative water supply planning effort known as the Water Planning Alliance.

Policy 9.5.4.3. Develop and maintain sufficient reserve treatment capacity for both ground- and surface-water supplies to guarantee the capability of Manatee County to provide treated water in amounts required to meet projected ~~2026~~ [5-year](#) demand.

Implementation Mechanism:

- (a) Capital expenditures by the Manatee County Utilities Department to achieve compliance with this policy.

Policy 9.5.4.4. Provide water to the beach communities of Anna Maria, Holmes Beach, Bradenton Beach, and Longboat Key and the jurisdictions of Palmetto and Sarasota County on a wholesale or retail basis consistent with valid interlocal or franchise agreements as may be amended and subject to approval by the Board of County Commissioners.

Policy 9.5.4.5. Protect all public supply wells from incompatible uses. (See Objective 2.6.1 and associated policies)

Implementation Mechanism(s):

- (a) Public supply potable water wells to be mapped on the Future Land Use Map.
- (b) Inclusion of policies for the siting of development near public supply wells in the [LDC](#) ~~Land Development Code~~ consistent with this policy.

Objective 9.5.5. Potable Water Distribution.

Construct a potable water distribution system based on the potable water distribution plan to meet projected need for water storage tanks and distribution mains, capable of meeting fire flow performance standards in areas where potable water is used for fire protection, and capable of providing back up distribution systems to address failure of major system components.

Policy 9.5.5.1. Maintain a computerized water distribution model based on population projections from the ~~Building and~~ Development Services Department to determine future demand for potable water.

Policy 9.5.5.2. Develop major water distribution mains with diameters of sixteen (16) inches or greater and storage facilities throughout the retail service area to balance fluctuation in water demand, safeguard supply in case of plant or water main breakdown, and to maintain required fire flow.

Objective 9.5.6. Recurrent and Retrofit Capital Costs.

Establish fair and equitable cost recovery methods for capital and operating expenditures associated with the public potable water system.

Policy 9.5.6.1. Require the extension of local water distribution lines into existing developed areas be funded through line extension service charges or special assessments on properties benefitting from such extension whenever such improvements are determined by Manatee County to be financially feasible. These charges or assessments shall be established as needed to recover public costs within a reasonable time frame.

Implementation Mechanism:

- (a) Manatee County Utilities, Public Works, and Financial Management Departments recommendations to the Board of County Commissioners on financing of retrofit projects.

Policy 9.5.6.2. Utilize a peak factor of one and one-half (1½) for retail customers, and one and one-quarter (1¼) for wholesale customers, which shall be multiplied times the average daily flow to determine the required treatment capacity for Manatee County's potable water system.

Policy 9.5.6.3. Assess a fair share of recurrent operating, maintenance, and renewal and replacement costs associated with the potable water supply, treatment, and distribution system through recurrent user charges.

Implementation Mechanism:

- (a) Utilities Department collection of adequate and appropriate fees from the potable water customer base to offset operation and maintenance costs.

Policy 9.5.6.4. Annually designate a portion of the operational and capital improvements budgets to be used for the identification and correction of existing deficiencies in the potable water distribution network.

Implementation Mechanism:

- (a) Capital and operating expenditures by the Utilities Department to identify and correct existing deficiencies.

GOAL 9.6

New Development to Provide Infrastructure to Connect to the Manatee County Potable Water System and to Conserve Potable Water Supplies Through Available Technologies.

Objective 9.6.1. Development Requirements.

Require that new development provide adequate potable water and fire flow capacity and that potable water conservation is practiced to conserve water supplies for future residents.

Policy 9.6.1.1. Require new development within the potable water service area, and development permitted pursuant to Policy 2.1.2.8., to connect to the County potable water system, when water supply and service are reasonably available, except for single family homes on lots of record.

Implementation Mechanism(s):

- (a) Department Directors coordination to ensure policy compliance.

Policy 9.6.1.2. Issue a Certificate of Level of Service Compliance for potable water only where compliance with Policy 9.5.1.1 and all of the policies under Objective 9.6.1 are achieved.

Implementation Mechanism:

-
- (a) Manatee County Development Services Department and Fire District review, and conditioning as necessary, of proposed developments during review for issuance of a Certificate of Level of Service Compliance.

Policy 9.6.1.3. Prohibit the use of potable water for landscape irrigation in new development (see Policy 3.2.3.2).

Policy 9.6.1.4. Require new development to coordinate with the appropriate fire district prior to final development approval.

Implementation Mechanism:

- (a) ~~Building and~~ Development Services Department coordination with fire departments during development review to ensure consistency with this policy.

Objective 9.6.2. Growth-Induced Capital Costs.

New growth assessed a fair share of capital costs associated with the County's potable water system.

Policy 9.6.2.1. Continue to require that new growth pay its full share of needed capital facilities, through payment of facility investment fees (or other such fees) to fund necessary expansion of water supply, treatment, storage, and major distribution systems associated with this growth. This requirement will also apply to any increases in wholesale customer commitments.

Implementation Mechanism:

- (a) Wholesale and retail facility investment fees, or other fees, assessed by Manatee County in a manner consistent with this policy for application directly to costs of capital facility expansions, or for coverage of associated debt service.

Policy 9.6.2.2. Require that new development pay for the full cost of installation of all water distribution system components which are needed on and off the development site to effectuate potable water service to the site to meet adopted level of service standards.

Implementation Mechanism:

- (a) Land development agreements consistent with state and local regulations or other public-private agreements implementing this policy.

Policy 9.6.2.3. Require new development to oversize the water distribution system where needed to efficiently distribute potable water to development. Where a development is required to oversize any component of the water distribution system for purposes of increasing system capacity to greater than that required by the proposed project, Manatee County shall pay for the cost of additional materials necessary for oversizing. Manatee County shall not pay for labor costs associated with installation of the oversized distribution system, unless substantial differences in pipe diameters (or other infrastructure parameters) cause a significant increase in labor costs.

Implementation Mechanism:

- (a) Land development agreements pursuant to state and local regulations or other public-private agreements implementing this policy.

11

INTERGOVERNMENTAL COORDINATION



INTERGOVERNMENTAL COORDINATION

GOAL 11.1

Establish and Maintain Intragovernmental and Intergovernmental Coordination Which Ensures Effective Implementation of the Comprehensive Plan.

Objective 11.1.1. Open Communication.

Establish effective formal and informal communication mechanisms with other local governments regarding planning issues to ensure effective and efficient implementation of this Comprehensive Plan and to resolve issues of mutual interest which may arise.

Policy 11.1.1.1. Notify affected governments and the School Board of Manatee County on comprehensive plan issues and land use activities within unincorporated Manatee County as appropriate.

Implementation Mechanism:

- (a) ~~The Planning Department~~ Development Services shall maintain a mailing list to notify affected governments and the School Board of proposed Comprehensive Plan and land use activities.

Policy 11.1.1.2. Maintain a library within ~~the Planning Department~~ Development Services which will act as a central source of information for planning related matters for jurisdictions within and adjacent to Manatee County.

Policy 11.1.1.3. Resolve potential conflicts with Manatee County municipalities and other jurisdictions involving annexation, cross-jurisdictional planning issues, and public facility/service issues by utilizing the dispute resolution processes available through Tampa Bay Regional Planning Council (TBRPC) and other entities when other avenues of coordination and communication have been unsuccessful in resolving the conflict.

Implementation Mechanism:

- (a) ~~Increase utilization of~~ Use the TBRPC dispute resolution process when necessary and appropriate.

Policy 11.1.1.4. Maintain, and provide for public review, a listing of capacity-deficient public facilities or public facilities with low reserve capacity, to assist in informing interested parties where public facilities are generally insufficient to accommodate existing or short-term demands.

Implementation Mechanism:

- (a) ~~The Planning Department~~ Development Services will coordinate with all other departments and agencies during the development review process, and maintain a record of public facilities (e.g., roadway segments, water distribution mains, wastewater collection and transmission mains) for which either a deficiency, or low reserve capacity, has resulted in denial of a development order, or reduction in proposed development amounts. Status of any such facility, when it is projected to be impacted by a programmed capital improvement, will also be noted on this listing.

Policy 11.1.1.5. The Manatee County BOCC shall have periodic joint meetings with the governing bodies of Manatee County ~~cities~~ municipalities, adjacent counties, the School Board of Manatee County ~~School Board~~ and the ~~SMA~~ Sarasota Manatee Airport Authority (SMAA).

Policy 11.1.1.6. The Manatee County Planning Commission and other applicable advisory boards are encouraged to hold periodic work sessions with Planning Commissions and advisory boards of adjacent jurisdictions to promote coordination of planning and other appropriate efforts.

Policy 11.1.1.7. Continue to meet on a regular basis with the ~~Manatee County~~ School Board to share information and work on issues of mutual concern as required by the Interlocal Agreement and Public School Facilities Element.

Implementation Mechanism:

- (a) Continue regular quarterly meetings between School Board representatives and County staff.

Objective 11.1.2. Coordination of Annexations.

Annexations which maintain consistency with this Comprehensive Plan to promote efficient extension of government services and identity.

Policy 11.1.2.1. ~~Attempt to~~ Negotiate interlocal agreements with the City of Bradenton and the City of Palmetto regarding annexation of any area within Manatee County. The interlocal agreements ~~sought by Manatee County~~ shall ensure consistency with this Comprehensive Plan including consistent level of service standards, designation of the annexation area on the Future Land Use Map of the municipality in a manner consistent with the Future Land Use Map in this Comprehensive Plan, and ensure compatibility of land uses in other areas. Assurances which may be considered adequate by Manatee County may include but are not limited to, appropriate amendments to the municipality's Capital Improvements Element, Public Facilities Element or commitments to require necessary improvements at time of development of annexed areas to avoid unacceptable impacts on Manatee County infrastructure.

Implementation Mechanism:

- (a) Utilization of the Joint Planning Committee as established under the ACCORD to coordinate review of annexations prior to approval.

Policy 11.1.2.2. Object to and, where appropriate, take action to prevent any annexations which will have a significant adverse impact on Manatee County's infrastructure and facilities or would be inconsistent with the Comprehensive Plan, unless mitigation measures are taken by the municipality.

Objective 11.1.3. Implementation Framework.

Provide an effective framework for Comprehensive Plan implementation which identifies the inter- and intra-governmental impacts and responsibilities of planning policies. ~~to ensure Comprehensive Plan compliance.~~

Policy 11.1.3.1. Identify and carry out the primary and secondary coordination responsibilities associated with policy implementation. Coordination responsibilities identified pursuant to this policy shall be provided by way of representative examples of "implementation mechanisms" for policies in the Comprehensive Plan. These implementation mechanisms shall not be considered as binding or all-inclusive, and shall be adjusted as necessary without a required plan amendment pursuant to § 163.3187, F.S.

Implementation Mechanism(s):

- (a) Identify and continually update intra- and inter-governmental coordination activities for each governmental entity responsible for implementation of this Comprehensive Plan.
- (b) ~~Planning Department~~ Development Services maintenance of the Policy Implementation and Coordination Summary (PICS) document.

Policy 11.1.3.2. Identify Manatee County's responsibilities for coordinating with other local, regional, state, and federal governments, School Board and special districts to implement this Comprehensive Plan. Review these efforts for effectiveness through Comprehensive Plan monitoring.

Implementation Mechanism:

- (a) Update of the Policy Implementation and Coordination Summary (PICS) as necessary by ~~the Planning Department~~ Development Services.

Policy 11.1.3.3. Manatee County shall continue coordination efforts with the Economic Development Council to increase the economic vitality of the County.

Objective 11.1.4. Efficiency in Service Delivery.

Maintain a government environment conducive to the efficient and effective provision of services to [Manatee](#) County citizens.

Policy 11.1.4.1. Continue to meet with the Fire Districts, [Cities Municipalities](#), Sheriff's Office, Florida Department of Health, American Red Cross, School Board, and other participating agencies through the Disaster Preparedness Planning Committee (DPPC) to ensure effective coordination during emergency situations.

Policy 11.1.4.2. Continue to cooperate with the local municipalities to develop and maintain a County-wide parks system that meets the needs of all County residents in accordance with appropriate interlocal agreements and [LOS](#).

Policy 11.1.4.3. Continue to study opportunities for consolidation of government functions with adjacent municipalities and implement appropriate consolidations.

Objective 11.1.5. Coordination.

Promote consistency between this Comprehensive Plan and the plans of the School Board and other units of government which affect or provide services within the County, which have no regulatory authority over the use of land to further plan implementation.

Policy 11.1.5.1. Maintain and improve existing coordination mechanisms to ensure the planning activities, master plans and services/facilities of the School Board, University of South Florida, New College, Fire Districts, Port Authority, Airport Authority, private utility companies, regional water supply districts, and other local jurisdictions are consistent with the Comprehensive Plan.

Policy 11.1.5.2. Review comprehensive plans, plan amendments, and public facility improvements to ensure coordination and general consistency between jurisdictions.

Implementation Mechanism:

- (a) ~~The Planning Department~~ [Development Services](#) shall coordinate review with the appropriate County Departments and agencies.

Policy 11.1.5.3 Provide county-wide public agencies or districts not utilizing level of service review (the Manatee County Sheriff, County Emergency Medical Services, and the Fire Districts operating in Manatee County) with an annual, or periodic, update on development orders likely to result in short-term demand for emergency services and fire protection services. Also, to request on a periodic basis, an inventory of facility deficiencies from the Fire Districts, County Sheriff and Emergency Medical Services so as to consider such deficiencies in evaluating proposed development orders.

Implementation Mechanism(s):

- (a) Coordination, initiated by the ~~Planning Department~~ [Development Services](#), with the Fire Districts, County Sheriff, and Emergency Medical Services in order to achieve compliance with this Policy.
- (b) Provide information and seek input from other governmental agencies regarding the adequacy and availability of public facilities and services.

Policy 11.1.5.4. Provide all County departments and independent agencies providing services or facilities within Manatee County with long-range projections of population, or other appropriate parameters, following publication or update of such long-range projections, in order to facilitate the coordinated provision of public facilities and services.

Implementation Mechanism:

- (a) ~~Planning Department~~ [Development Services](#) coordination pursuant to this policy.

Policy 11.1.5.5. Require that review of all proposed development orders include an assessment of the proposed project's impact on cumulative demand for services and facilities for which an adopted level of service is not specified in this Comprehensive Plan. Such assessment shall consider public safety of existing and future Manatee County residents and employees. Such assessments may be used as a basis for limiting amount or location of development where public safety is compromised and may generate the need for adequate assurances from the developer that the public safety of residents or workers in Manatee County will be protected.

Implementation Mechanism:

- (a) Coordination, by the Manatee County Planning Department, with the Fire Districts, County Sheriff, and Emergency Medical Services to determine those agencies' capacity to deliver services to proposed developments.

Objective 11.1.6. Cross-Jurisdictional Impacts of Development.

Evaluate any significant impacts of development proposals in Manatee County upon development in adjacent municipalities, adjacent counties, the region and the State to ensure compliance with and advancement of the growth management goals of the county, region, and state.

Policy 11.1.6.1. Maintain procedures for County review of development proposals and actions which may impact the adjacent communities.

Implementation Mechanism:

- (a) Maintain procedures consistent with this policy in ~~the Planning Department~~ [Development Services](#).

Policy 11.1.6.2. Send Planning agendas for both the Planning Commission and Board of County Commissioners to the City of Bradenton and the City of Palmetto-to keep them abreast of development requests in unincorporated Manatee County.

Implementation Mechanism:

- (a) ~~The Planning Department~~ [Development Services](#) shall implement procedures consistent with this policy.

Policy 11.1.6.3. Seek to establish specific procedures which will allow Manatee County to advise and provide input to adjacent jurisdictions and agencies regarding proposed developments and actions that may impact Manatee County. Such procedures will identify boundaries or criteria for joint planning areas where input will be expected on development approvals.

Implementation Mechanism:

- (a) Establish coordination mechanism(s) which could include interlocal agreements and memoranda of understanding.

Policy 11.1.6.4. Maintain active membership in committees and working groups such as the SWFWMD Comprehensive Water Management (CWW) teams, MPO technical advisory committee, the Sarasota Bay and Charlotte Harbor NEP technical advisory committees, [the Tampa Bay Nitrogen Management Consortium](#), the Tampa Bay Estuary technical advisory committee, and other groups that coordinate plans and actions, that share information, and that help to forestall any potential conflicts. ~~;- Manatee County may adjust this list from time to time based on County priorities and identified needs.~~

Policy 11.1.6.5. Participate in coordination activities which will improve the management and restoration of local and regional open water bodies.

Objective 11.1.7. Level of Service Coordination.

Adopt and maintain level of service standards for public facilities that are compatible across jurisdictional lines, and which are coordinated with the affected jurisdiction.

Policy 11.1.7.1. Coordinate with adjacent local governments to achieve consistency in the adopted level of service standards for roadways, and other public facilities that cross jurisdictions.

Policy 11.1.7.2. Adopt level of service standards on state roads within Manatee County that are consistent with the requirements of FDOT, and are consistent with the schedule of planned improvements to these roadways adopted by FDOT, to the maximum extent feasible. State roadways not listed on the Florida Intrastate Highway System shall have level of service standards consistent with County level of service standards within the same area, where appropriate.

Policy 11.1.7.3. Coordinate with local governments adjacent to roadways for which Manatee County has operational responsibility to ensure that level of service standards adopted by these local governments for these County operated/maintained roadways are consistent with planned improvements for those roadways.

Policy 11.1.7.4. Maintain cooperation with the School Board in its efforts to provide the revenues and sites necessary to accommodate the county's educational infrastructure needs.

Policy 11.1.7.5. Utilize ~~Encourage the establishment of~~ impact fees on a county-wide basis as [appropriate in accordance with applicable law](#).

Objective 11.1.8. Local/State Plan Consistency.

Maintain consistency between this Comprehensive Plan and both the regional and state Comprehensive Plans, [as applicable](#).

Policy 11.1.8.1. Adopt and implement the policies of this chapter to ensure consistency with state and regional plans and amend, as appropriate, to maintain consistency.

Implementation Mechanism:

- (a) Maintain the Policy Implementation and Coordination Summary by ~~the Planning Department~~ [Development Services](#).

Policy 11.1.8.2. Route all proposed Comprehensive Plan amendments to appropriate outside agencies and jurisdictions for review and comment.

Policy 11.1.8.3. Coordinate and share population projections with all local jurisdictions and governmental agencies and encourage all entities to share data to improve projections.

Implementation Mechanism:

- (a) Continue to review and analyze population projections as provided by the Bureau of Economic and Business Research (BEBR).

Objective 11.1.9. Effective Interlocal Coordination.

Provide coordination mechanisms that are effective in achieving Comprehensive Plan policy compliance.

Policy 11.1.9.1. Periodically evaluate the effectiveness of implementation mechanisms described in this Comprehensive Plan; at a minimum this will coincide with the state required Evaluation and Appraisal Report [\(EAR\)](#). These mechanisms may be altered or deleted without requiring a plan amendment.

Policy 11.1.9.2. Adopt or amend interlocal agreements as needed, to ensure compliance or better implementation of this Comprehensive Plan and better coordination with other jurisdictions and plans, as needed.

GOAL 11.2

Intergovernmental Coordination for Public School Planning.

Objective 11.2.1. Manatee County Shall Maintain and Enhance the Joint Planning Processes, Coordination and Decision Making Processes for Public Educational Facilities.

Policy 11.2.1.1. Manatee County shall review existing coordination mechanisms and establish new mechanisms when needed that will evaluate and address its comprehensive plans and programs and their effects on the plans developed for the School Board. Assistance for this effort shall be requested from regional and state agencies, as needed.

Policy 11.2.1.2. Annually, ~~the School Board will provide~~ Manatee County will coordinate with the School Board to obtain information from their Educational Facilities Survey plan to determine the need for additional school facilities.

Objective 11.2.2. Manatee County Shall Provide for the Monitoring and Evaluation of the Implementation of the Public School Facilities Element.

Policy 11.2.2.1. Manatee County shall strive to monitor and evaluate the Public School Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making are implemented.

Policy 11.2.2.2. Manatee County and the School Board of Manatee County will coordinate updates or amendments to the Comprehensive Plan and updates or amendments for Public School Facilities long-range plans.

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Exhibit A-1 – Introduction

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Exhibit A-1 INTRODUCTION V3 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 51

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Section B. Purpose.	Modification		, generally referred to as "the Plan"	The phrase 'generally referred to as "the Plan"' was added after "Comprehensive Plan" to establish a shorthand reference used throughout the rewritten document.
2	Section B. Purpose.	Addition	—	Consistent with Chapter 163 F.S., this Plan is expressed through Goals, Objectives, and Policies (GOPs) and takes into consideration the required and necessary data on changing demographics, a growing and diverse population, and a changing market.	A new sentence was inserted explicitly stating that the Plan is expressed through GOPs and is informed by demographic and market data, grounding the Plan's structure in the statutory framework.
3	Section B. Purpose.	Modification	Other than the purposes expressly defined in Ch. 163, F.S. (see General Data Section in the Technical Support Document of this Plan), t	T	The opening clause referencing purposes defined in Ch. 163, F.S., and the cross-reference to the

					TSD's General Data Section were deleted. The sentence now begins simply with "This Comprehensive Plan..."
4	Section B. Purpose.	Modification	<i>has other specific targeted functions, as enumerated in the goals of the various plan elements.</i>	<i>builds off of the County's original Comprehensive Plan which has been updated to implement the vision of the County and its residents through the Board of County Commissioners (BOCC).</i>	The original language describing the Plan as having 'specific targeted functions enumerated in the goals' was replaced with language situating the rewritten Plan as building on the original and implementing the vision of the County and BOCC.
5	Section B. Purpose.	Modification	<i>These</i>	<i>The</i>	Minor grammatical adjustment: "These goals" was changed to "The goals" following deletion of the prior sentence.
6	Section B. Purpose.	Addition	—	<i>of this Plan</i>	The phrase "of this Plan" was inserted after "goals" to clarify that the enumerated goals refer specifically to this Plan.
7	Section B. Purpose. — Bullet: public health	Modification	<i>e.</i>	<i>e;</i>	The period following "welfare" was changed to a semicolon for consistent punctuation within the bulleted list.
8	Section B. Purpose. — Bullet: long-range considerations	Addition	—	<i>(20 years or more)</i>	A parenthetical clarification "(20 years or more)" was added after "long-range" to define what constitutes long-range planning.
9	Section B. Purpose. — Bullet:	Modification	<i>actions.</i>	<i>actions (5-10 years);</i>	The period was replaced with a parenthetical "(5-10

	long-range considerations				years)" defining the short-range time frame, plus a semicolon for list consistency.
10	Section B. Purpose. — Bullet: private property rights	Modification	<i>Board of County Commissioners of Manatee County</i>	<i>BOCC</i>	The full formal name was replaced with the abbreviation BOCC, consistent with the abbreviation established earlier in the revised section.
11	Section B. Purpose. — Ordinance citation	Deletion	<i>(Ord. No. 16-23, § 4(Exh. B), 9-19-16)</i>	—	The ordinance history citation at the end of Section B was deleted.
12	C.1.2.1. Goals, objectives, and policies	Addition	—	<i>(GOPs)</i>	The abbreviation "(GOPs)" was inserted after "Goals, objectives, and policies" in the section heading to establish the acronym used throughout the rewritten Plan.
13	C.1.2.1. — Objectives as benchmarks	Modification	<i>against which the effectiveness (or lack thereof) of the policies for eventual achievement of the goal can be established</i>	<i>for evaluating the effectiveness of the policies or identifying potential areas for improvement in achieving the goal.</i>	The description of objectives as benchmarks was revised to use more constructive, forward-looking language, removing the phrase 'or lack thereof' and replacing it with language about identifying 'potential areas for improvement.'
14	C.1.2.1. — Monitoring and evaluation	Modification	<i>or failures experienced in achieving this Plan's objectives</i>	<i>and challenges in implementing the policies within this Plan are expected and</i>	Language about 'failures' in achieving objectives was replaced with language about 'challenges in implementing the policies,' shifting focus from failure measurement to implementation

					challenges.
1 5	C.1.2.1. — Monitoring and evaluation results	Modifica tion	<i>shall then be utilized to adjust Plan policies as necessary to ensure continuing success, or correct apparent failures, in achieving goals</i>	<i>are used to review and update or reprioritize the County's efforts based on changing legislative, economic and environmental considerations. It is understood that periodic amendments to this Plan, in whole or in part, are a necessary and expected component of the overall county-wide process.</i>	The corrective mandate ('adjust Plan policies to correct apparent failures') was replaced with adaptive management language and a statement that periodic amendments are a necessary and expected component of the planning process.
1 6	C.1.2.1. — Goals aspirational	Addition	—	<i>While Goals are aspirational, they provide the basis for the respective Objectives and subsequent Policies.</i>	A new sentence was added clarifying the aspirational nature of Goals and their role as the basis for Objectives and Policies.
1 7	C.1.2.1. — Objectives measurabil ity	Addition	—	<i>, but like Goals, may sometimes be more aspirational and provide a general “intent” from which the respective Policies are developed</i>	A clause was added acknowledging that like Goals, Objectives may sometimes be aspirational and establish general intent rather than strictly measurable outcomes.
1 8	C.1.2.1. — Objectives measurabil ity	Deletion	<i>However, where establishing the adoption of a measurable objective would require the selection of an arbitrary time frame or other measurable parameter, it is the position of Manatee County that arbitrary adjustment of Plan policies may result, and subject otherwise defensible objectives and policies to challenge.</i>	—	The sentence cautioning against arbitrary measurable parameters (on grounds they could expose objectives and policies to challenge) was deleted entirely.
1 9	C.1.2.1. — Policies role	Addition	—	<i>Policies are intended to be the mechanism by which the County will take the next</i>	A new sentence was added defining the role of Policies as the mechanism for County action and

				<i>step or steps and provide specific guidance towards the implementation of this Plan through the County's respective codes, standards, and design requirements.</i>	providing specific implementation guidance through codes, standards, and design requirements.
20	C.1.2.1. — GOPs ordering	Modification	<i>Goals, objectives, and policies</i>	<i>The GOPs as presented</i>	The phrase "Goals, objectives, and policies" beginning the ordering sentence was replaced with "The GOPs as presented."
21	C.1.2.1. — GOPs ordering	Modification	<i>are not listed in this Comprehensive Plan in order of importance.</i>	<i>generally follow the previous order and sequencing to minimize confusion and retain a consistent theme including flow of ideas and objectives from which the County's staff and residents have come to know.</i>	The statement that GOPs are not listed in order of importance was replaced with language explaining that GOPs follow the previous order and sequencing for consistency and staff/resident familiarity.
22	C.1.2.1. — Policy conflict cross-reference	Deletion	<i>(see also C.2 Plan Administration)</i>	—	The cross-reference to C.2 Plan Administration within the policy conflict sentence was deleted.
23	C.1.2.2. — Implementation mechanisms	Addition	—	<i>which is a key cornerstone of the respective FS Chapter 163</i>	The clause "which is a key cornerstone of the respective FS Chapter 163" was added after the statement that it is not the County's intent to include regulations in the Comprehensive Plan, providing a statutory basis for that position.
24	C.1.2.3. — LDRs parenthetical	Addition	—	<i>(LDRs or code or regulations)</i>	A parenthetical "(LDRs or code or regulations)" was added after "land

					development regulations" to establish common alternate references for the term.
25	C.1.2.3. — Consistency reference	Modification	<i>comprehensive plan</i>	<i>Plan</i>	The phrase "comprehensive plan" was replaced with "Plan" (capitalized), consistent with the shorthand reference established in Section B.
26	C.1.2.3. — Consistency determination punctuation	Modification	.	:	The period after "based upon the following" was changed to a colon, improving grammatical flow into the bulleted list below.
27	C.1.2.3. — Taking of private property (bullet 3)	Addition	—	<i>the</i>	The word "the" was inserted before "taking" for grammatical correctness.
28	C.1.2.3. — Land development regulations (bullet 4)	Addition	—	<i>the</i>	The word "the" was inserted before "land development regulations" for grammatical correctness.
29	C.1.3. — Section heading capitalization	Modification	<i>Technical support document</i>	<i>Technical Support Document</i>	Capitalization corrected: 'support document' changed to 'Support Document' to match the proper noun form.
30	C.1.3.1. — TSD alias	Addition	—	<i>, sometimes referenced as the Data Inventory and Analysis (DIA)</i>	A parenthetical was added noting that the TSD is sometimes referenced as the Data Inventory and Analysis (DIA), establishing both acronyms.
31	C.2.1.1. — Administrative	Modification	<i>"aggrieved or adversely affected party" (as defined in § 163.3215(2), F.S.) may request</i>	<i>may request a formal letter of interpretation from</i>	The interpretation process was changed from a

	interpretation process		<i>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.</i>	<i>the Department Director pursuant to Land Development Code Section 311. The aggrieved party may appeal such interpretation pursuant to Land Development Code Chapter 3, Part X—Appeals. Any interpretation shall be limited to use of the applicable policy or policies as pertaining to the specific development order application or public sector activity.</i>	BOCC-directed process with a 30-day response requirement and § 163.3215 F.S. avenue, to a Department Director letter-of-interpretation process under LDC Section 311, with appeal rights under LDC Chapter 3, Part X—Appeals.
3 2	C.2.3.1. — Type of Amendments cross-reference	Deletion	<i>(see General Data Section of the Technical Support Document)</i>	—	The cross-reference to the General Data Section of the TSD was deleted from the description of Comprehensive Plan amendments.
3 3	C.2.1.3(k) — Due dates interpretation	Addition	—	<i>, but are understood to be subject to amendment due to priorities of the BOCC, financing, and/or changes in legislative directives. The failure to meet a prescribed “year” is not presumed to render the Plan nor the Policy non-compliant</i>	New language was added clarifying that year-based deadlines are subject to amendment and that failure to meet a stated year does not automatically render the Plan or Policy non-compliant.
3 4	C.3. — Ordinance citation	Deletion	<i>(Ord. No. 16-23, § 4(Exh. B), 9-19-16; Ord. No. 18-04, § 4(Exh. B), 8-23-18)</i>	—	Ordinance history citations at the end of Section C were deleted.
3 5	D.2.1(a) — Document availability	Addition	—	<i>, or at the County Clerk’s Public Records Hub.</i>	The County Clerk’s Public Records Hub was added as an additional location

					where plan documents are available for public examination.
3 6	D.2.1(b) — Central Library availability	Deletion	<i>(b) 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.</i>	—	The provision making plan documents available at the Manatee County Central Library was deleted entirely.
3 7	D.2.1(c) — Map notice at library	Deletion	<i>(c) 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 Administration Building for review by the public.</i>	—	The provision requiring a library notice for non-reproducible map products was deleted, consistent with the removal of the library availability provision in (b).
3 8	D.2.3.1. — Department name	Modification	<i>Building and Development Services Department</i>	<i>Development Services Department</i>	The word "Building and" was removed, updating the mailing contact department name.
3 9	D.2.3.1. — Email contact	Modification	<i>Or via email at: _____@mymanatee.org</i>	<i>Or via email at: Compplan@mymanatee.org</i>	The placeholder email address was replaced with the actual email address Compplan@mymanatee.org.
4 0	D.2.3.2. — Section number punctuation	Addition	—	.	A period was added after the section number designation 'D.2.3.2' for formatting consistency.
4 1	D.2.3.3. — Official Responses subsection	Deletion	<i>D.2.3.3. Official Responses. After due consideration of each relevant public comment, inquiry or request, an official response may be made on the form containing record of the comment, inquiry or request. This response would record the recommended disposition on a public comment or request, or record any action taken to answer a public inquiry. Responses may also be reflected in subsequent proposals, recommended</i>	—	The entire D.2.3.3 subsection on Official Responses—describing the process for recording official responses to public comments on forms—was deleted.

			<i>alternatives, publications, verbal answers, or presentations at public meetings.</i>		
4 2	D.3.1. — Public Notice intro clause	Modifica tion	<i>, and Manatee County staff will provide appropriate public notice for each such workshop and hearing</i>	—	The clause "and Manatee County staff will provide appropriate public notice for each such workshop and hearing" was deleted from the introductory sentence of D.3.1.
4 3	D.3.1. — Notice procedures reference	Modifica tion	<i>the following</i>	—	The phrase "the following" was deleted, changing the sentence to read: "procedures for public notice for the workshop or hearing will be followed in accordance with chapters 125, 163, and 166, Florida Statutes."
4 4	D.3.1. — Statutory grounding for notice	Addition	—	<i>in accordance with chapters 125, 163, and 166, Florida Statutes</i>	New language was added requiring public notice procedures to be followed in accordance with chapters 125, 163, and 166, Florida Statutes.
4 5	D.3.1. — Additional notice methods	Addition	—	<i>including the County's website as permitted by Florida Statutes</i>	Language was added specifying that additional notice may include the County's website, as permitted by Florida Statutes.
4 6	D.3.1.1 through D.3.1.3 — Detailed public notice subsection s	Deletion	<i>D.3.1.1. Optional Public Notice—Local Planning Agency Public Workshops and Board of County Commissioners Public Workshop on Revisions. [Full subsection including newspaper advertisement requirements and content requirements] D.3.1.2. Public Notice—LPA Public Hearings on Plan Amendments. [Full subsection</i>	—	Three entire subsections detailing specific public notice requirements and formats for LPA workshops (D.3.1.1), LPA public hearings (D.3.1.2), and BOCC public hearings (D.3.1.3) were deleted. These contained detailed

			<i>including mailed notice to property owners and newspaper advertisement requirements with required content]</i> <i>D.3.1.3. Public Notice—Board of County Commissioners Public Hearings on Plan Amendments. [Full subsection including mailed notices, newspaper advertisement format requirements including size, headline, sub-title, timing, and small scale plan amendment notice provisions]</i>		newspaper advertisement requirements, mailed notice procedures, required content elements, size specifications, and scheduling requirements.
47	D.3.1.1 (renumbered) — Section renumbering	Modification	<i>D.3.2.2.</i>	<i>D.3.1.1.</i>	The section was renumbered from D.3.2.2 to D.3.1.1, consistent with the deletion of prior subsections and restructuring of Section D.3.
48	D.3.1.1 (renumbered) — Heading	Modification	<i>Number of Workshops and Hearings.</i>	<i>Public Hearings.</i>	The subsection heading was changed from "Number of Workshops and Hearings" to "Public Hearings," removing reference to workshops.
49	D.3.1.1 (renumbered) — LPA optional workshop	Deletion	<i>The Local Planning Agency (LPA) may hold an optional workshop for the consideration of any plan amendment, the decision whether or not to hold such workshop being based on the size, impact and effect associated with the proposed amendment, and being made by the LPA following consideration of a summary of the proposed plan amendment presented to the LPA at a regularly scheduled meeting.</i>	—	The provision authorizing the LPA to hold optional workshops for plan amendments—with criteria based on size, impact, and effect—was deleted.
50	D.3.1.1 (renumbered) — BOCC optional workshop	Deletion	<i>The Board of County Commissioners may hold an optional workshop for the consideration of any plan amendment, the decision whether or not to hold such workshop being based on the</i>	—	The provision authorizing the BOCC to hold optional workshops for plan amendments—with criteria based on

			<i>size, impact, and effect associated with the proposed amendment, and being made by the Board of County Commissioners following consideration of a summary of the proposed plan amendment presented to the Board of County Commissioners at a regularly scheduled meeting.</i>		size, impact, and effect—was deleted.
5 1	D.3. — Ordinance citation	Deletion	<i>(Ord. No. 16-23, § 4(Exh. B), 9-19-16; Ord. No. 18-04, § 4(Exh. B), 8-23-18)</i>	—	Ordinance history citations at the end of Section D were deleted.

SECTION 2: SIGNIFICANT AMENDMENTS

9 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

1. Amendment #4 — Section B. Purpose. — Plan purpose statement

Why It Is Significant: The original language described the Plan as having ‘specific targeted functions, as enumerated in the goals of the various plan elements,’ which framed the Plan as a multi-element instrument with defined functional roles. The revised language replaces this entirely with a statement that the Plan ‘builds off of the County’s original Comprehensive Plan which has been updated to implement the vision of the County and its residents through the Board of County Commissioners (BOCC).’ This is a substantive shift in how the Plan’s purpose and identity is characterized—from a multi-element functional document to a visionary update implementing community and BOCC intent.

Change Summary: Deleted: reference to ‘specific targeted functions as enumerated in the goals of the various plan elements.’ Added: language framing the Plan as an update to the original Comprehensive Plan that implements the vision of the County and its residents through the BOCC.

2. Amendment #2 — Section B. Purpose. — GOP structure and data basis

Why It Is Significant: A new sentence was added explicitly stating that the Plan is expressed through Goals, Objectives, and Policies (GOPs) and takes into consideration required data on demographics, population growth, and market changes. This introduces the GOP framework and a data-driven planning mandate directly into the Purpose section, which was not previously articulated there. It also formally establishes the ‘GOPs’ abbreviation in the Plan’s foundational purpose statement.

Change Summary: Added: new sentence referencing Ch. 163 F.S., the GOP structure, and consideration of demographic and market data. No prior language was removed.

3. Amendment #31 — C.2.1.1. — Administrative and final interpretation

Why It Is Significant: This is a significant procedural change. The original plan directed aggrieved parties to request final plan interpretations from the Board of County Commissioners (or a body it designates), with a 30-day response requirement and further action limited to § 163.3215, F.S. The revised language redirects this process entirely: aggrieved parties now request a formal letter of interpretation from the Department Director pursuant to LDC Section 311, with appeal rights under LDC Chapter 3, Part X—Appeals. This shifts interpretive authority from an elected body (BOCC) to a staff/administrative level, and routes appeals through the Land Development Code rather than state statute.

Change Summary: Deleted: BOCC as the final interpretation body, 30-day response requirement, reference to § 163.3215 F.S. as the avenue for further action. Added: Department Director as the interpretation authority under LDC Section 311, with appeal rights under LDC Chapter 3, Part X—Appeals.

4. Amendment #33 — C.2.1.3(k) — Due dates interpretation rule

Why It Is Significant: The original rule stated only that year-based due dates mean December 31 of the stated year. The revision adds that these dates are subject to amendment based on BOCC priorities, financing, and legislative changes, and explicitly states that failure to meet a prescribed year does not render the Plan or the Policy non-compliant. This is a significant addition because it reduces the enforceability of time-based policy commitments, providing a built-in defense against compliance challenges tied to missed deadlines.

Change Summary: Added: language providing that year-based deadlines are subject to amendment, and that failure to meet a stated year does not presumptively render the Plan or Policy non-compliant.

5. Amendment #15 — C.1.2.1. — Use of monitoring and evaluation results

Why It Is Significant: *The original language stated that monitoring results ‘shall then be utilized to adjust Plan policies as necessary to ensure continuing success, or correct apparent failures, in achieving goals’—an outcome-focused, corrective mandate. The revised language replaces this with a directive to ‘review and update or reprioritize the County’s efforts based on changing legislative, economic and environmental considerations,’ and adds that periodic amendments are a ‘necessary and expected component of the overall county-wide process.’ This shifts the framing from failure correction to adaptive management, and explicitly normalizes and anticipates plan amendments.*

Change Summary: *Deleted: obligation to utilize results to adjust policies to correct failures. Added: directive to review and reprioritize based on changing conditions, plus a statement that periodic amendments are a necessary and expected component of the planning process.*

6. Amendment #46 — D.3.1.1 through D.3.1.3 — Detailed public notice procedures

Why It Is Significant: *Three subsections containing detailed public notice requirements were deleted in their entirety. These provisions specified the format, content, size, and timing of newspaper advertisements for LPA workshops, LPA public hearings, and BOCC public hearings, as well as mailed notice requirements to property owners. Their deletion removes specific procedural requirements from the Plan text, deferring to the general statutory references added to D.3.1. This meaningfully reduces the specificity of public notice obligations in the Plan itself.*

Change Summary: *Deleted: entire subsections D.3.1.1 (optional workshop notice), D.3.1.2 (LPA public hearing notice including mailed notices and newspaper ad content requirements), and D.3.1.3 (BOCC public hearing notice including advertisement format, size, headline, sub-title, timing requirements). No replacement language was added.*

7. Amendment #41 — D.2.3.3. — Official Responses

Why It Is Significant: *The entire Official Responses subsection was deleted. This provision required County staff to record official responses to each public comment, inquiry, or request, using forms that would constitute a formal record, and allowed verbal comments at workshops to be transcribed for a formal response record. Its deletion removes a structured accountability mechanism for tracking and responding to public input during plan amendment processes.*

Change Summary: *Deleted: entire D.2.3.3 subsection requiring official responses to be recorded on forms for each public comment, inquiry, or request. No replacement language was added.*

8. Amendment #49 — D.3.1.1 (renumbered) — LPA optional workshop provision

Why It Is Significant: *The provision authorizing the LPA to hold an optional workshop for plan amendments—with explicit criteria based on size, impact, and effect, and a process requiring LPA action at a regularly scheduled meeting—was deleted. This removes the optional workshop process and its procedural framework from the Plan.*

Change Summary: *Deleted: provision allowing LPA to hold optional workshops based on size, impact, and effect of proposed amendments. No replacement language was added.*

9. Amendment #50 — D.3.1.1 (renumbered) — BOCC optional workshop provision

Why It Is Significant: *The provision authorizing the BOCC to hold an optional workshop for plan amendments—with explicit criteria based on size, impact, and effect, and a process requiring BOCC action at a regularly scheduled meeting—was deleted. This removes the optional workshop process and its procedural framework from the Plan.*

Change Summary: *Deleted: provision allowing BOCC to hold optional workshops based on size, impact, and effect of proposed amendments. No replacement language was added.*

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft [Date]

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 1 – Definitions

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element_1__DEFINITIONS STAFF REWRITE_V2 ES of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 42

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Definitions Preamble (paragraph 1)	Modification	—	Terms not otherwise defined herein or for which the meaning is unclear shall be interpreted using the rules for plan interpretation contained in C.2.1.	A new sentence was added to the introductory preamble directing readers to plan interpretation rules in C.2.1 for undefined or unclear terms. This provides a cross-reference standard for resolving ambiguity in definitions.
2	Accessory Dwelling Unit (ADU)	Addition	—	Accessory Dwelling Unit (ADU): A smaller, independent residential dwelling unit located on the same lot as a stand-alone single or two-family dwelling unit.	A new definition for Accessory Dwelling Unit (ADU) was added in its entirety. This introduces a term not previously defined in this element, establishing ADUs as a recognized residential category under the Comprehensive Plan.
3	Acute Care Medical Facility	Addition	—	Acute Care Medical Facility: provides immediate and	A new definition for Acute Care Medical Facility was added in its entirety. This term

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				short-term treatment for serious illnesses, injuries, and other urgent medical needs.	was not previously defined in this element.
4	Agriculture	Modification	fruits of all kind, including grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products	fruits of all kind, including grapes, nuts, and berries; vegetables; nursery, floral, ornamental, and greenhouse products	Serial commas were added before 'and' in two list constructions within the definition. This is a minor punctuation correction with no change in substantive meaning.
5	Alternative Transportation System	Addition	—	Alternative Transportation System: A local government fee schedule established by ordinance for the purpose of supporting the County's Transportation System.	A new definition for Alternative Transportation System was added in its entirety. This term introduces a new defined concept — a local government fee schedule for transportation support — that was not previously in the plan.
6	Aquatic Preserve	Deletion	owned by the State of Florida	—	The phrase 'owned by the State of Florida' was deleted from the Aquatic Preserve definition. The definition now refers to submerged lands as identified in Ch. 258, F.S. without the state ownership qualifier.
7	Commercial Use	Modification	This terms shall	This term shall	The word 'terms' was corrected to 'term.' This is a minor typographical/grammatical correction with no change in meaning.
8	Commercial Use—Neighborhood	Modification	restaurants	cafés	The example use 'restaurants' was replaced with 'cafés' in the Neighborhood Commercial Use definition. This changes a specific example of a neighborhood commercial use type.
9	Commercial Use—Region-Serving	Modification	regional malls, major recreational facilities	regional malls, supercenters, new car dealerships, major recreational facilities	Two new example uses — 'supercenters' and 'new car dealerships' — were added to the list of examples in the Region-Serving Commercial Use definition. This expands the illustrative examples of

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					region-serving commercial uses.
10	Complete Streets	Modification	roadway users, of all ages and abilities, including bicyclists, pedestrians, transit riders, and motorists, to the extent appropriate to the function and context of the street, within a connected roadway network.	roadway users, of all ages and abilities, including bicyclists, pedestrians, transit riders, and motorists, to the extent appropriate to the function and context of the street and surrounding area, within a connected roadway network.	The phrase 'and surrounding area' was added after 'context of the street.' This expands the scope of the Complete Streets definition to encompass the surrounding area beyond the street itself.
11	Construction Permit [Air Pollution]	Modification	Florida Department of Environmental Regulation	Florida Department of Environmental Protection	The agency name was updated from 'Florida Department of Environmental Regulation' to 'Florida Department of Environmental Protection,' reflecting the agency's correct current name.
12	DACS Shellfish Harvesting Area — Conditionally Approved classification	Modification	based on predictable pollutional events.	based on predictable pollution events.	The word 'pollutional' was corrected to 'pollution.' This is a minor grammatical/word-choice correction with no change in meaning.
13	Density	Addition	—	Density: (See Residential Density, Net and Residential Density, Gross)	A new cross-reference definition entry for 'Density' was added, directing readers to the definitions for Residential Density, Net and Residential Density, Gross. This is a new navigational entry not previously in the element.
14	Development	Modification	The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or non-	The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or	The entire definition of 'Development' was replaced with a new definition aligned with § 380.04(2), Florida Statutes. The prior definition was locally crafted; the revised definition expressly references state statute, broadens the scope to include any material change in appearance, land division, and mining operations, and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			agricultural land disturbance, and any non-agricultural use or extension of the use of land. Includes redevelopment but does not include environmental preserve restoration taking place within environmental preserves.	more parcels, pursuant to applicable law, as updated on a periodic basis. This definition shall also include all activities described in 380.04(2), Florida Statutes.	removes the prior exclusion for environmental preserve restoration.
15	District Park	Modification	Driving periods of up to thirty (30) to forty (40) minutes	Driving periods of up to thirty (30) to forty (40) minutes	A typographical error in the word 'thirty' (previously 'thrity') was corrected. This is a minor spelling correction with no change in meaning.
16	Dock	Modification	Any structure intended to serve a boat, which structure is constructed on pilings over open water, or which structure is supported by flotation on the water.	Any structure intended to serve for vessel mooring and other water-dependent recreational activities, which structure is constructed on pilings extending from the shoreline into the water, or which structure is supported by flotation on the water.	The Dock definition was substantively revised in two ways: (1) the purpose language was changed from 'serve a boat' to 'serve for vessel mooring and other water-dependent recreational activities,' broadening the definition beyond mooring to include other water-dependent uses; and (2) the structural description was changed from 'over open water' to 'extending from the shoreline into the water,' specifying the directional relationship to the shoreline.
17	Emergency Housing	Addition	—	Emergency Housing: Designed to assist individuals with immediate temporary shelter/housing, with the goal of moving into transitional and/or permanent housing.	A new definition for Emergency Housing was added in its entirety. This introduces a term not previously defined in this element.
18	Exotic Species	Modification	Also known as alien species, invasive species, and	Also known as alien species, invasive species, and	The descriptor 'indigenous' was replaced with 'nonnative-' in the list of alternative names for exotic species. Note: the

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			indigenous species.	nonnative-species.	revised language appears to contain a formatting artifact ('nonnative-' with a trailing hyphen) as rendered in the tracked-changes output.
19	Gross Nonresidential Acreage — wetland acreage bullet	Modification	Wetland acreage subject to the jurisdiction of any local, State or Federal environmental review agency, provided that the jurisdictional wetland area is less than or equal to twenty (20) percent of total project acreage	Wetland acreage subject to the jurisdiction of any local, State or Federal environmental review agency, provided that the jurisdictional wetland area is less than or equal to twenty (20) percent of total project acreage consistent with Policy 2.3.1.1 of this Plan.	The phrase 'consistent with Policy 2.3.1.1 of this Plan' was added after the wetland acreage threshold clause in the Gross Nonresidential Acreage definition. This adds a cross-reference to a specific plan policy as the governing standard for this acreage threshold.
20	Gross Nonresidential Acreage — setback bullet	Modification	Within any required setbacks from such jurisdictional area as required by Policy 3.3.1.5. of this Plan.	Within any required setbacks from such jurisdictional area consistent with the Comprehensive Plan and Land Development Code.	The specific policy cross-reference 'Policy 3.3.1.5. of this Plan' was replaced with a broader reference to 'the Comprehensive Plan and Land Development Code.' This removes a specific policy citation and broadens the governing standard for setback requirements in the Gross Nonresidential Acreage definition.
21	Gross Residential Acreage — wetland acreage bullet	Modification	Wetland acreage subject to the jurisdiction of any Local, State or Federal environmental review agency, provided that the jurisdictional wetland area is less than or equal to twenty (20) percent of total project acreage	Wetland acreage subject to the jurisdiction of any Local, State or Federal environmental review agency, provided that the jurisdictional wetland area is less than or equal to twenty (20) percent of total project acreage consistent with Policy 2.3.1.1 of this Plan.	The phrase 'consistent with Policy 2.3.1.1 of this Plan' was added after the wetland acreage threshold clause in the Gross Residential Acreage definition. This mirrors the parallel change made to the Gross Nonresidential Acreage definition.
22	Gross Residential Acreage — setback bullet	Modification	Acreage within any required setbacks from such	Acreage within any required setbacks from such	The specific policy cross-reference 'Policy 3.3.1.5. of this Plan' was replaced with the broader reference

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			jurisdictional area as required by Policy 3.3.1.5. of this Plan.	jurisdictional area consistent with the Comprehensive Plan and Land Development Code.	'consistent with the Comprehensive Plan and Land Development Code.' This mirrors the parallel change made to the Gross Nonresidential Acreage definition.
23	Highway, Street or Road	Modification	Highway, Street or Road	Highway, Street, or Road	A serial comma was added before 'or' in the definition heading. This is a minor punctuation correction with no change in substantive meaning.
24	Inflowing Watercourses	Modification	Hydrologic connections defined as areas of Florida Department of Environmental Regulation jurisdiction	Hydrologic connections defined as areas of State or Federal jurisdiction	The specific agency reference 'Florida Department of Environmental Regulation jurisdiction' was replaced with the broader term 'State or Federal jurisdiction.' This expands the jurisdictional scope of inflowing watercourses beyond a single named agency to any applicable state or federal authority.
25	Intensity	Modification	(See Floor Area Ratio).	An objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services. (See also, Floor Area Ratio).	The prior single-sentence cross-reference definition for 'Intensity' was replaced with a substantive definition that articulates what intensity measures (above/on/below-ground space, natural resources, and facilities/services demand), followed by a retained cross-reference to Floor Area Ratio. The word 'also,' was also added to the cross-reference.
26	Level of Service	Modification	An indicator of extent or degree of service which is, or will be, provided by a facility.	An indicator of extent or degree of service which is, or proposed to be, provided by a facility based on and related to the	The Level of Service definition was expanded in two ways: (1) 'will' was replaced with 'proposed to,' and 'based on and related to the operational characteristics of the facility' was added; and (2) a new sentence was inserted stating

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.	that level of service shall indicate the capacity per unit of demand for each public facility.
27	Livability	Addition	—	Livability: The quality of life experienced by the residents of a particular area. It encompasses a variety of factors, including access to essential services (such as healthcare, education, and transportation), the availability of affordable housing, safety, environmental quality, economic opportunities, social interactions, recreational options, and overall well-being. A livable community promotes a high standard of living for its inhabitants, ensuring that they can lead healthy, secure, and fulfilling lives.	A new definition for 'Livability' was added in its entirety. This introduces a term not previously defined in this element, with a broad enumeration of quality-of-life factors.
28	Manatee Protection Plan	Modification	Guidelines for the protection of the West Indian Manatee formulated by the Florida Department of Natural Resources.	Guidelines for the protection of the West Indian Manatee formulated by the Florida Department of Environmental Protection and Florida Fish and Wildlife Conservation Commission.	The responsible agency was updated from 'Florida Department of Natural Resources' to 'Florida Department of Environmental Protection and Florida Fish and Wildlife Conservation Commission,' reflecting the current agencies responsible for manatee protection guidelines and the reorganization of state environmental agencies.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
29	Marine Wetlands	Deletion	, including those species listed in Subsection 17-4.02(17), F.A.C., "Submerged Marine Species."	—	The phrase specifying that marine wetland dominant vegetation includes species listed in Subsection 17-4.02(17), F.A.C. was deleted. The definition now ends after 'salt tolerant plant species' without a specific regulatory citation.
30	Mobility Fee	Deletion	Mobility Fee: A local government fee schedule established by ordinance and based on the projects included in the local government's adopted mobility plan.	—	The entire definition for 'Mobility Fee' was deleted with no replacement language. This removes a defined term from the plan entirely.
31	Mobility Plan	Deletion	Mobility Plan: An alternative transportation system mobility study developed by using a plan-based methodology and adopted into a local government comprehensive plan that promotes a compact, mixed use, and interconnected development served by a multimodal transportation system in an area that is urban in character, or designated to be urban in character.	—	The entire definition for 'Mobility Plan' was deleted with no replacement language. This removes a defined term from the plan entirely, which also relates to the deletion of the Mobility Fee definition.
32	Operating Permit (Air Pollution)	Modification	Florida Department of Environmental Regulation	Florida Department of Environmental Protection	The agency name was updated from 'Florida Department of Environmental Regulation' to 'Florida Department of Environmental Protection.' This is the same agency name correction as made in the Construction Permit definition.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
33	Potable Water	Modification	Florida Department of Environmental Regulation.	Florida Department of Environmental Protection.	The agency name was updated from 'Florida Department of Environmental Regulation' to 'Florida Department of Environmental Protection.' This is the same agency name correction applied consistently across multiple definitions.
34	Project Basis	Addition	—	Project Basis: a regulatory or procedural framework in which approvals, requirements, fees, and compliance obligations are applied and evaluated individually for each distinct development project.	A new definition for 'Project Basis' was added in its entirety. This introduces a new term establishing the concept of individual project-level evaluation for regulatory approvals, requirements, fees, and compliance.
35	Public Facilities	Modification	Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities.	Capital improvements, including transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities.	The phrase 'Capital improvements, including' was inserted at the beginning of the Public Facilities definition (with 'Transportation' changed to lowercase 't'). This characterizes public facilities as a subset of capital improvements.
36	Site Plan Approval	Modification	The review, approval and certification of a General Development, Conceptual or other Site Plan, for purposes of obtaining or implementing	The review, approval and certification of a Site Plan, including, but not limited to, General Development, Preliminary, or Final Site, for	The Site Plan Approval definition was revised in three ways: (1) 'a Site Plan, including, but not limited to,' was added as introductory language; (2) the plan types listed changed from 'Conceptual or other Site Plan' to 'Preliminary, or Final Site'; and (3) 'and entitlements' was

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			suitable zoning on a site.	purposes of obtaining or implementing suitable zoning and entitlements on a site.	added to the purpose clause. This expands the types of site plans covered and adds 'entitlements' to the scope of the approval process.
37	Technical Support Document (TSD)	Modification	TSD: Technical Support Document for this Comprehensive Plan comprising data and analysis required pursuant to ch. 163, F.S.	Technical Support Document (TSD): Technical Support Document for this Comprehensive Plan comprising data and analysis required pursuant to ch. 163, F.S.; may also be referred to as the "data inventory and analysis (DIA)".	The heading of the definition was expanded from 'TSD' to 'Technical Support Document (TSD),' and a new clause was added stating the document may also be referred to as the 'data inventory and analysis (DIA).' This adds an alternative name and expands the heading to spell out the full term.
38	Transfer of Development Rights (TDR)	Addition	—	Transfer of Development Rights (TDR): A process that provides for the transfer of some or all of the development rights for a piece of property to another area which can better accommodate urban development in exchange for the protection of environmental lands within the original parcel of land.	A new definition for Transfer of Development Rights (TDR) was added in its entirety. This introduces a defined term for TDR not previously in this element.
39	Urban Sprawl	Modification	Urban Sprawl: A	Urban Sprawl: A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally	The definition of Urban Sprawl appears to have been expanded or completed. Based on the tracked-changes output, the existing text ('Urban Sprawl: A') is retained and new language defining it as a development pattern has been added. The full definition was not present in the prior version beyond the article 'A.'

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.	
40	Vegetative Communities	Modification	which are classified based on the presence of certain soils, vegetation and animals.	which are classified based on the presence of certain soils, vegetation and wildlife.	The word 'animals' was replaced with 'wildlife' in the Vegetative Communities definition. This is a minor terminology update aligning the term with standard ecological/planning usage.
41	Vessel	Addition	—	Vessel: synonymous with boat and includes every description of watercraft, barge, and airboat, other than a seaplane on the water, used or capable of being used as a means of transportation on water.	A new definition for 'Vessel' was added in its entirety. This introduces a term not previously defined in this element.
42	Ordinance History (end of document)	Deletion	(Ord. No. 16-07, § 4(Exh. B), 9-19-16; Ord. No. 16-23, § 5(Exh. C), 9-19-16; Ord. No. 17-03, § 4(Exh. B), 3-2-17; Ord. No. 18-17, § 3(Exh. A), 6-7-18; Ord. No. 18-04, § 5(Exh. C), 8-23-18; Ord. No. 22-29, § 3(Exh. A), 4-21-22)	—	The ordinance history citation block at the end of the Definitions element was deleted in its entirety. No replacement text was added.

SECTION 2: SIGNIFICANT AMENDMENTS

16 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

2. Amendment #2 — Accessory Dwelling Unit (ADU)

Why It Is Significant: The addition of a formal ADU definition introduces a recognized housing category into the Comprehensive Plan that was not previously defined in this element. ADUs are a significant housing type with implications for residential density, affordability, and land use compatibility. This definition establishes the conceptual basis for ADU-related policies and regulations throughout the plan.

Change Summary: No prior definition. New definition added: 'A smaller, independent residential dwelling unit located on the same lot as a stand-alone single or two-family dwelling unit.'

5. Amendment #5 — Alternative Transportation System

Why It Is Significant: This new definition establishes a fee-based mechanism — a local government fee schedule established by ordinance — for supporting the County's Transportation System. It introduces a new financial and regulatory tool not previously defined in the element. This definition is directly related to the concurrent deletion of 'Mobility Fee' and 'Mobility Plan,' suggesting a replacement of the prior mobility fee framework with a differently named and defined fee structure.

Change Summary: No prior definition. New definition added: 'A local government fee schedule established by ordinance for the purpose of supporting the County's Transportation System.'

6. Amendment #6 — Aquatic Preserve

Why It Is Significant: Removing the qualifier 'owned by the State of Florida' from the Aquatic Preserve definition broadens the potential scope of areas that may be considered aquatic preserves. Under the prior definition, only state-owned submerged lands could qualify; the revised definition refers solely to the Ch. 258, F.S. designation process, which may include non-state-owned lands.

Change Summary: Deleted: 'owned by the State of Florida.' Revised definition no longer restricts aquatic preserves to state-owned submerged lands.

14. Amendment #14 — Development

Why It Is Significant: The complete replacement of the Development definition is the most substantively significant change in this element. The prior locally crafted definition focused on construction, mining, and land use changes, and explicitly excluded environmental preserve restoration. The new definition is expressly aligned with § 380.04(2), Florida Statutes, and broadens the definition to include 'any material change in the use or appearance of any structure or land' and 'the dividing of land into three or more parcels.' Critically, the exclusion of environmental preserve restoration is eliminated entirely. This change directly affects the scope of activities that constitute 'development' for purposes of the entire Comprehensive Plan.

Change Summary: Deleted: 'The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or non-agricultural land disturbance, and any non-agricultural use or extension of the use of land. Includes redevelopment but does not include environmental preserve restoration taking place within environmental preserves.' Replaced with a definition aligned with § 380.04(2), F.S., including land division and material change in appearance, without the environmental preserve restoration exclusion.

16. Amendment #16 — Dock

Why It Is Significant: The Dock definition was substantively changed in two respects: the purpose was broadened from serving a boat to serving 'vessel mooring and other water-dependent recreational activities,' and the structural description was changed from 'over open water' to 'extending from the shoreline into the water.' The broadened purpose may affect permit applicability and the range of activities considered consistent with dock structures. The changed structural description more specifically ties dock eligibility to shoreline attachment.

Change Summary: Original: 'Any structure intended to serve a boat...constructed on pilings over open water.'
Revised: 'Any structure intended to serve for vessel mooring and other water-dependent recreational activities...constructed on pilings extending from the shoreline into the water.'

24. Amendment #24 — Inflowing Watercourses

Why It Is Significant: Replacing the specific agency name 'Florida Department of Environmental Regulation' with the broader 'State or Federal' jurisdiction expands the regulatory scope of what qualifies as an inflowing watercourse. The prior definition tied jurisdiction to a single agency; the revised definition encompasses any state or federal authority, which may affect the range of waterbodies subject to the plan's watercourse-related protections.

Change Summary: Deleted: 'Florida Department of Environmental Regulation jurisdiction.' Replaced with: 'State or Federal jurisdiction.'

25. Amendment #25 — Intensity

Why It Is Significant: The prior definition of Intensity was merely a cross-reference to Floor Area Ratio. The revised definition provides a substantive definition that encompasses three distinct dimensions of measurement: above/on/below-ground space use, natural resource demand, and facilities/services demand. This significantly expands how 'intensity' is defined and applied throughout the plan, with potential implications for development review and land use decision-making.

Change Summary: Deleted: '(See Floor Area Ratio).' Replaced with a full substantive definition measuring space use, natural resource demand, and facilities/services demand, with a retained cross-reference.

26. Amendment #26 — Level of Service

Why It Is Significant: The Level of Service definition was substantively expanded by (1) changing 'will' to 'proposed to' — which may affect when LOS standards apply — and adding a reference to operational characteristics, and (2) adding a sentence stating that LOS shall indicate the capacity per unit of demand for each public facility. The addition of the capacity-per-unit-of-demand standard provides a more specific and measurable basis for LOS determinations, with direct implications for concurrency and capital improvements planning.

Change Summary: Deleted: 'which is, or will be, provided by a facility.' Replaced with: 'which is, or proposed to be, provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.'

27. Amendment #27 — Livability

Why It Is Significant: The addition of a formal Livability definition introduces a broad quality-of-life concept into the plan's defined terms, encompassing healthcare access, affordable housing, safety, environmental quality, economic opportunity, social interaction, recreation, and well-being. This is a new policy-oriented term that may support the application of livability-related goals and objectives throughout the plan.

Change Summary: No prior definition. New three-sentence definition added establishing livability as a multi-factor quality-of-life measure for community residents.

28. Amendment #28 — Manatee Protection Plan

Why It Is Significant: The agency responsible for the Manatee Protection Plan guidelines was changed from the 'Florida Department of Natural Resources' (a defunct agency) to 'Florida Department of Environmental Protection and Florida Fish and Wildlife Conservation Commission.' This updates the definition to reflect the current institutional structure for manatee protection in Florida, ensuring the definition references agencies with actual legal authority.

Change Summary: Deleted: 'Florida Department of Natural Resources.' Replaced with: 'Florida Department of Environmental Protection and Florida Fish and Wildlife Conservation Commission.'

30. Amendment #30 — Mobility Fee

Why It Is Significant: The complete deletion of the Mobility Fee definition removes a defined transportation financing mechanism from the Comprehensive Plan without direct replacement. When considered alongside the deletion of Mobility Plan and the addition of Alternative Transportation System, this change reflects a policy decision to remove the mobility fee/plan framework and replace it with a different transportation fee structure.

Change Summary: Deleted in its entirety: 'A local government fee schedule established by ordinance and based on the projects included in the local government's adopted mobility plan.' No replacement language.

31. Amendment #31 — Mobility Plan

Why It Is Significant: The complete deletion of the Mobility Plan definition removes a defined multimodal transportation planning tool from the Comprehensive Plan without replacement. Together with the deletion of Mobility Fee and the addition of Alternative Transportation System, this represents a structural shift in how the plan defines transportation system financing and planning frameworks.

Change Summary: Deleted in its entirety: 'An alternative transportation system mobility study developed by using a plan-based methodology and adopted into a local government comprehensive plan that promotes a compact, mixed use, and interconnected development served by a multimodal transportation system in an area that is urban in character, or designated to be urban in character.' No replacement language.

34. Amendment #34 — Project Basis

Why It Is Significant: The addition of a 'Project Basis' definition introduces a new regulatory concept establishing that approvals, requirements, fees, and compliance obligations are applied and evaluated individually for each distinct development project. This has potential implications for how development applications are processed, how fees are assessed, and how compliance is evaluated under the plan.

Change Summary: No prior definition. New definition added: 'a regulatory or procedural framework in which approvals, requirements, fees, and compliance obligations are applied and evaluated individually for each distinct development project.'

35. Amendment #35 — Public Facilities

Why It Is Significant: Characterizing public facilities as 'capital improvements' by inserting the phrase 'Capital improvements, including' at the start of the definition ties the definition to the Capital Improvements framework of the plan. This has implications for how public facilities are planned, funded, and evaluated under concurrency and capital improvements requirements.

Change Summary: Added 'Capital improvements, including' at the beginning of the definition. 'Transportation' changed to lowercase 't' consistent with the new introductory phrasing.

36. Amendment #36 — Site Plan Approval

Why It Is Significant: The revised Site Plan Approval definition expands the scope of site plan types covered (adding 'Preliminary' and 'Final Site' while removing 'Conceptual'), introduces 'entitlements' as a stated purpose of site plan approval, and adds introductory language clarifying the definition applies to site plans including but not limited to the listed types. Adding 'entitlements' to the purpose clause may expand the legal scope of what site plan approval authorizes.

Change Summary: Deleted: 'General Development, Conceptual or other Site Plan, for purposes of obtaining or implementing suitable zoning.' Replaced with: 'a Site Plan, including, but not limited to, General Development, Preliminary, or Final Site, for purposes of obtaining or implementing suitable zoning and entitlements.'

38. Amendment #38 — Transfer of Development Rights (TDR)

Why It Is Significant: The addition of a formal TDR definition introduces a land use planning tool — the transfer of development rights from environmentally sensitive sending areas to receiving areas — into the plan's defined terms. TDR is a significant land use mechanism with implications for development rights, environmental land protection, and density allocation that was not previously defined in this element.

Change Summary: No prior definition. New definition added establishing TDR as a process for transferring development rights to areas better suited for urban development in exchange for protection of environmental lands at the originating parcel.

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft [Date]

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 2 – Future Land Use

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element_2___FUTURE_LAND_USE STAFF REWRITE_ES V5 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 135

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Goal 2.1 (Goal Statement)	Modification	<i>A distribution of land uses throughout unincorporated Manatee County which limit urban sprawl, providing a predictable and functional urban form, encouraging development and redevelopment in existing urban core area, allowing public facilities and services to be provided in a relatively cost efficient manner.</i>	<i>A distribution of Future Land Use designations have been adopted throughout unincorporated Manatee County with the intent to limit urban sprawl, provide a predictable and functional urban form, encourage development and redevelopment in the existing urban core area and within existing and proposed nodes (as identified within this Plan), and allow public facilities and services to be provided in a relatively cost efficient manner.</i>	The Goal 2.1 statement has been rewritten to shift from present-tense direction to a declarative statement of adopted intent. The new language adds references to "existing and proposed nodes" and frames the goal as an adopted policy rather than a directive.
2	Objective 2.1.1 (Heading / Title)	Modification	<i>Mapping Methodology for the Future Land Use Map.</i>	<i>Future Land Use Map.</i>	The phrase "Mapping Methodology for the" was deleted from the objective title, simplifying it to refer only to the Future Land Use Map.
3	Objective 2.1.1 (Body Text)	Modification	<i>Follow a mapping methodology limiting urban sprawl which recognizes existing development; projected growth areas; projected population and employment growth; and a possible development density and intensity less than the maximum specified on the Future Land Use Map. (See also all policies under Objective 2.6.1).</i>	<i>Manatee County has established and adopted the Manatee County Future Land Use Map and supporting maps, including appropriate future land use designations, and applicable, supporting maps limiting urban sprawl which recognize existing development; projected growth areas (residential</i>	The objective body was substantially rewritten. The new language declares that the County has established and adopted the FLUM rather than directing a methodology. References to "projected population and employment growth" and "a possible development density and intensity less than the maximum" were deleted; references to "residential and non-residential" growth areas and "lands identified for conservation and/or preservation" were added. Cross-reference was

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>and non-residential); and lands identified for conservation and/or preservation. (See also all policies under Objective 2.2.1 and 2.6.1).</i>	expanded to include Objective 2.2.1.
4	Policy 2.1.1.1	Modification	<i>Maintain the Future Land Use Map with reserve capacity to accommodate the projected population and employment base through 2040.</i>	<i>Maintain the Future Land Use Map with considerations for sufficient reserve capacity to accommodate the projected population and employment base through 2050.</i>	The planning horizon was extended from 2040 to 2050. The phrase "considerations for sufficient" was added before "reserve capacity."
5	Policy 2.1.1.2	Addition	—	<i>consistent with Objective 2.2.1 and related policies</i>	New language added requiring that land designations within existing developed areas be consistent with Objective 2.2.1 and related policies.
6	Policy 2.1.1.3	Modification	<i>permit significant increases over current land use designations without creating urban sprawl.</i>	<i>permit potential increases over current land use designations without creating urban sprawl through the use of overlays, development related incentives, including but not limited to, affordable housing and other desired incentives which are provided for in the Land Development Code (LDC). Consistent with Objective 2.2.1, maximum density(s) and/or intensity(s) are not guaranteed and are subject to availability of public infrastructure, development patterns, and compatibility.</i>	"Significant" was replaced with "potential." New language was added specifying that increases shall occur through overlays and LDC incentives including affordable housing. A new sentence explicitly states that maximum densities/intensities are not guaranteed and are subject to infrastructure availability, development patterns, and compatibility.
7	Policy 2.1.1.4	Modification	<i>Promote development in currently</i>	<i>Promote development in</i>	"Or underdeveloped" was added as a qualifying area

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>undeveloped areas which have the greatest level of public facility availability and investment.</i>	<i>currently undeveloped or underdeveloped areas which have the greatest level of public facility and infrastructure availability and investment including those located within the County's established urban areas (Map K) and Future Development Area Boundary (FDAB) except where otherwise regulated by Policy 2.1.2.2.</i>	type. "And infrastructure" was added to "public facility availability." New language directs focus specifically to established urban areas (Map K) and the FDAB, with a cross-reference exception to Policy 2.1.2.2.
8	Policy 2.1.1.4, Implementation Mechanism (a)	Modification	<i>Future Land Use Map indicating nodal concentrations of intensity at or surrounding interstate interchanges where public facilities are available.</i>	<i>Future Land Use Map indicating a concentration of intensity within activity nodes (also referred to as "nodes") at or surrounding interstate interchanges, and/or where thoroughfares intersect, and where public facilities are available at levels needed to serve the proposed development.</i>	"Nodal concentrations of intensity" was replaced with "a concentration of intensity within activity nodes (also referred to as 'nodes')." Added "and/or where thoroughfares intersect" as an additional node location. Added "at levels needed to serve the proposed development" to the public facilities availability qualifier.
9	Policy 2.1.1.4, Implementation Mechanism (b)	Addition	—	<i>including revisiting currently designated areas, including the urban corridors and urban infill areas, while not precluding the designation of additional areas for consideration by the County based on available infrastructure, levels of development and future build-out needs</i>	New language was added to the infill designation mechanism directing the County to revisit existing urban corridor and infill area designations while remaining open to designating additional areas based on infrastructure, development levels, and build-out needs.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
10	Policy 2.1.1.5	Addition	—	<i>and infrastructure</i>	The phrase "and infrastructure" was inserted after "utility" in the policy heading, expanding the category of facilities addressed to include infrastructure facilities generally.
11	Objective 2.1.1 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-17, § 4(Exh. B), 6-7-18; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history citation removed from the document text.
12	Objective 2.1.2 (Body Text)	Modification	<i>2040</i>	<i>2050</i>	The planning horizon in the FDAB policy objective was updated from 2040 to 2050.
13	Policy 2.1.2.1	Addition	—	<i>including Objective 2.1.1</i>	Cross-reference to Objective 2.1.1 added to Policy 2.1.2.1.
14	Policy 2.1.2.2(5)	Modification	<i>Land Development Code</i>	<i>LDC</i>	The full term "Land Development Code" was replaced with the abbreviation "LDC."
15	Policy 2.1.2.3	Modification	<i>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.</i>	<i>Permit the consideration of new residential and nonresidential development, including redevelopment, with characteristics compatible with existing development consistent with Objective 2.6.1, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.</i>	"Including redevelopment" was added to expand the policy scope. A cross-reference to Objective 2.6.1 was added to the compatibility requirement.
16	Policy 2.1.2.4	Addition	—	<i>The County may consider redevelopment of designated neighborhoods providing the development is established in neighborhood action plans or is</i>	A new sentence was added allowing the County to consider redevelopment of designated neighborhoods based on neighborhood action plans or County designation, with specific communities named: Terra Ceia, Parrish, Oneco, and Myakka.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>designated by the County, including but not limited to, designated communities such as Terra Ceia, Parrish, Oneco, and Myakka.</i>	
17	Policy 2.1.2.5 (Original)	Deletion	<i>Policy 2.1.2.5. Permit the consideration of new residential and nonresidential development in areas which are currently undeveloped, which are suitable for new residential or nonresidential uses.</i>	—	The original Policy 2.1.2.5 was deleted in its entirety.
18	Policy 2.1.2.5 (formerly 2.1.2.6)	Modification	<i>2.1.2.6. Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.</i>	<i>2.1.2.5. Manage urban growth in areas west of the FDAB by focusing on new developments and redevelopments in currently undeveloped or underdeveloped areas that are suitable for improvement and compatible with future growth plans.</i>	This policy was renumbered from 2.1.2.6 to 2.1.2.5. The policy language was substantially rewritten: the previous directive to "Limit urban sprawl" was replaced with a direction to "Manage urban growth." The geographic scope was specified as "west of the FDAB" and "redevelopments" were added as a category alongside new developments.
19	Policy 2.1.2.6 (formerly 2.1.2.7)	Modification	<i>2.1.2.7. Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:</i>	<i>2.1.2.6. Review all proposed development for compatibility (as defined in Element 1) and appropriate timing of development consistent with Objective 2.6.1 and related policies. The LDC shall set forth a similar matrix for zoning districts and associated mitigation techniques and review processes. This analysis shall include the following:</i>	Policy renumbered from 2.1.2.7 to 2.1.2.6. The parenthetical "(as defined in Element 1)" was added to compatibility. A cross-reference to Objective 2.6.1 was added. A new sentence was added directing the LDC to establish a compatibility matrix for zoning districts.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
20	Policy 2.1.2.7	Addition	—	<i>Policy 2.1.2.7. Reserved.</i>	A new reserved policy placeholder was added at Policy 2.1.2.7.
21	Policy 2.1.2.8, Implementation Mechanism (a)	Modification	<i>assure</i>	<i>ensure</i>	Word change from "assure" to "ensure" in the UF-3 designation mechanism.
22	Objective 2.1.2 (Ordinance Citation)	Deletion	<i>(Ord. No. 18-04, § 6(Exh. D), 8-23-18; Ord. No. 21-12, § 3(Exh. A), 11-18-21; Ord. No. 21-17, §3(Exh. A), 12-16-21)</i>	—	Ordinance history citation removed.
23	Objective 2.1.3 (Body Text)	Modification	<i>thereby encouraging the continued vitality and economic prosperity of these areas.</i>	<i>thereby encouraging the continued livability and economic prosperity of these areas. In the context of this Comprehensive Plan, livability refers to the quality of life experienced by the residents of a particular area. It encompasses a variety of factors, including but not limited to access to essential services such as healthcare, education, transportation, the availability of affordable housing, safety, environmental quality, economic opportunities, recreational options, and overall well-being. A livable community promotes a high standard of living for its inhabitants, ensuring that they can lead healthy, secure, and fulfilling lives.</i>	"Vitality" was replaced with "livability" and a new multi-sentence definition of "livability" was added to the objective body, providing a comprehensive policy statement on quality-of-life factors.
24	Policy 2.1.3.1	Modification	<i>Consider the establishment minimum density requirements within the urban core area, in</i>	<i>Review and update, as appropriate minimum density requirements in</i>	"Consider the establishment" replaced with "Review and update, as appropriate." The geographic limitation "within

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>association with planning efforts for increased mobility through greater street connectivity and transit services. This effort shall respect the Comprehensive Plan policy structure to limit density within vulnerable coastal areas.</i>	<i>association with planning efforts for increased mobility through greater street connectivity and transit services. This evaluation shall respect the Comprehensive Plan policy structure to limit density within vulnerable coastal areas.</i>	the urban core area" was deleted, broadening the policy's geographic scope. "Effort" was replaced with "evaluation."
25	Policy 2.1.3.2	Modification	<i>Continue using development standards that would permit multi-story mixed-use development in the urban service area.</i>	<i>Continue using development standards that would permit multi-story mixed-use development by implementing applicable standards of the LDC.</i>	"In the urban service area" was replaced with "by implementing applicable standards of the LDC," shifting from geographic scope to an LDC implementation reference.
26	Policy 2.1.3.4	Modification	<i>Continue to work with the Manatee Sheriff's Office to understand and reduce criminal activity within the urban area.</i>	<i>Continue to work with the Manatee Sheriff's Office to understand and reduce criminal activity within the Urban Core and Urban Service Areas.</i>	"Urban area" replaced with "Urban Core and Urban Service Areas," using defined geographic terms.
27	Policy 2.1.3.5	Modification	<i>Continue to fund infrastructure needs within the urban area.</i>	<i>Continue to fund infrastructure needs within the Urban Core and Urban Service Areas using tools such as the Southwest Tax Increment Finance (SWTIF) District.</i>	"Urban area" replaced with "Urban Core and Urban Service Areas." A specific funding tool — the Southwest Tax Increment Finance (SWTIF) District — was added.
28	Policy 2.1.3.7	Addition	—	<i>within the Urban Core and Urban Corridors</i>	Geographic scope of the CDBG/SWTIF implementation policy was clarified to "Urban Core and Urban Corridors."
29	Policy 2.1.3.10	Modification	<i>Reserved.</i>	<i>Encourage projects to mitigate transportation impacts with multi-modal and design alternatives consistent with the</i>	Policy 2.1.3.10 changed from "Reserved" to substantive policy encouraging multi-modal transportation impact mitigation.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>Transportation Element, as may be amended.</i>	
30	Policy 2.1.3.11	Modification	<i>Establish a mechanism to track the transportation impacts from projects located within the Urban Infill Redevelopment Area to facilitate additional public transit and other alternative transportation modes serving those areas.</i>	<i>Track the transportation impacts from projects located within the Urban Infill Redevelopment Area to facilitate additional public transit and other alternative transportation modes serving those areas, as needed.</i>	"Establish a mechanism to track" replaced with simply "Track," shifting from directing establishment of a new mechanism to an ongoing action. "As needed" was added at the end.
31	Policy 2.1.3.11, Implementation Mechanism	Deletion	<i>Implementation Mechanism: (a) Adopt provisions in the Land Development Code and Administrative Procedures.</i>	—	The implementation mechanism for Policy 2.1.3.11 was deleted in its entirety.
32	Objective 2.1.3 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-7, § 5(Exh. C), 9-19-16; Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history citation removed.
33	Policy 2.1.4.1	Addition	—	<i>by establishing guidelines and recommendations which encourage preferred types of residential and non-residential development.</i>	New language added specifying that activity areas are to be identified "by establishing guidelines and recommendations which encourage preferred types of residential and non-residential development."
34	Policy 2.1.4.2	Modification	<i>Continue enforcing the LDC provisions</i>	<i>Continue enforcing LDC provisions</i>	Minor deletion of the definite article "the" before "LDC provisions."
35	Policy 2.1.4.3	Modification	<i>The Land Development Code shall continue offering</i>	<i>The LDC shall continue offering</i>	"Land Development Code" replaced with "LDC" abbreviation.
36	Objective 2.1.4 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history citation removed.
37	Goal 2.2 (Goal Statement / Former Title)	Modification	<i>A Pattern of Future Land Uses Providing Adequate Recognition of Existing Development and Providing Adequate</i>	<i>Adopt a pattern of future land uses providing recognition of existing development and</i>	The former goal title (styled as a section heading) was replaced with a new Goal 2.2 statement. "Adequate" was deleted before "recognition" and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>Guidance to All Parties for the Potential Location, General Types, and General Range of Densities and Intensities Which May be Considered for New Development or Redevelopment.</i>	<i>providing guidance to all parties for the potential location, general types, and general range of densities and intensities which may be considered for new development or redevelopment.</i>	"guidance," and "Adopt" was added to make it an affirmative directive.
38	Objective 2.2.1 (Body Text)	Addition	—	<i>; maximum density and intensity standards are not guaranteed and are subject to availability of public infrastructure, development patterns and compatibility including Policies 2.1.1.3, 2.6.1.1., and other related Policies within this Plan</i>	New language added to Objective 2.2.1 clarifying that maximum density and intensity standards are not guaranteed, referencing Policies 2.1.1.3 and 2.6.1.1.
39	Policy 2.2.1.1	Addition	—	<i>The intent of each Future Land Use category policy is to identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, the areas where the category applies. Each Future Land Use Category will detail the range of potential uses (See Policy 2.2.1.5) and a range of potential densities and intensities. Density is described in Dwelling Units Per Acre (DU/AC) and will show a standard for the gross DU/AC and net DU/AC. Intensity is described in Floor Area Ratio (FAR). These standards</i>	A substantial new paragraph was added to Policy 2.2.1.1 explaining the format and structure of Future Land Use Category policies, including the distinction between gross and net DU/AC and FAR, and noting that LDC may further restrict standards.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>may have additional bonuses or restrictions based on the policies detailed in each Future Land Use Category. The LDC may further restrict these standards (See Policy 2.2.1.6).</i>	
40	Policy 2.2.1.1 — Table 2-1 (Summary Table)	Modification	TABLE 2-1 SUMMARY OF FUTURE LAND USE CLASSIFICATION SYSTEM [entire old table including 23 residential/commercial /industrial/public FLU categories and 6 overlay districts, with columns for Map Symbol, Purpose, Range of Uses, Maximum Gross/Net Density, Maximum Potential Intensity, and Commercial Size Limitation]	TABLE 2-1 SUMMARY OF FUTURE LAND USE CLASSIFICATION SYSTEM [revised table with 23 updated FLU categories using new numbering, new category names (e.g., Recreation/Open Space renumbered as #2; Agriculture/Open Space as #3; Agriculture/Rural as #4; residential categories renumbered #6–12; industrial renumbered #15–17; new MU-C/CS subcategory added), and 7 overlay districts (adding Planned Village Overlay PV); density/intensity columns removed from summary table — replaced by reference to individual category policies; footnote references updated]	The entire Table 2-1 was replaced. The revised table removes density/intensity columns and directs readers to individual policy sections for standards. Category numbering, names, and organization were substantially restructured. A new MU-C/CS (Mixed Use Community/Community Serving) subcategory was added. The overlay district list was reorganized and the Potable Water Reservoir Watersheds overlay (WO) was renumbered, while the Planned Village Overlay (PV) was added to the overlay table.
41	Policy 2.2.1.5, Implementation Mechanism (a)	Addition	—	, as may be amended	"As may be amended" was added after the citation to § 163.3202, F.S.
42	Policy 2.2.1.6	Modification	The land development regulations LDC regulations may restrict development potential to less than	LDC regulations may restrict development potential to less than the maximum	"The land development regulations" replaced with "LDC regulations." "Availability of" added before "public facilities."

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			<i>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.</i>	<i>provided for in this Comprehensive Plan, to address land use compatibility, availability of public facilities and natural resource considerations as identified in this Comprehensive Plan.</i>	"Facility" corrected to "facilities."
43	Policies 2.2.1.8 through 2.2.1.29 (Old) — Complete FLU Category Policy Set	Deletion	<i>Policies 2.2.1.8 (Ag/R) through 2.2.1.29 (AG/OS): Complete set of individual Future Land Use Category policies for Ag/R, RES-1, RES-3, UF-3, RES-6, RES-9, RES-12, RES-16, OL, ROR, IL, IH, IU, MU, P/SP(1), P/SP(2), AT, R/OS, ER, OM, MU-C and all sub-categories, AG/OS — including all Intent, Range of Uses, Density/Intensity, and Other Information sub-policies (approximately Policies 2.2.1.8.1 through 2.2.1.29.2)</i>	—	The entire previous set of individual Future Land Use Category policies (old 2.2.1.8 through 2.2.1.29 with all sub-policies) was deleted in its entirety and replaced by a comprehensive new policy structure (new Policies 2.2.1.7 through 2.2.1.29).
44	Policies 2.2.1.7 through 2.2.1.29 (New) — Complete Rewritten FLU Category Policy Set	Addition	—	<i>New comprehensive set of Future Land Use Category policies (Policies 2.2.1.7 CON through 2.2.1.29 P/SP-2): each category now includes Intent, Range of Potential Uses, Range of Potential Density/Intensity (presented as standardized tables with GROSS/NET residential density and nonresidential FAR), and Other Information sub-policies. New categories added: MU-C/CS (Community Serving subarea) with unique</i>	The entire individual Future Land Use Category policy set was replaced with a new, reformatted structure. Key substantive changes include: the addition of a new MU-C/CS (Community Serving) subcategory with affordable housing incentives at 60% AMI; addition of a low-income affordable housing density tier across multiple residential categories (RES-3 through RES-16); new FAR of 2.0 in the Urban Core for RES-9, RES-12, RES-16 and MU categories; and updated density bonus tiers linked to AMI thresholds.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>affordable housing density incentives at 60% AMI threshold; new Industrial categories using abbreviations "Industrial Light," "Industrial Heavy," "Industrial Urban." Density/intensity tables use new formatting with footnoted bonus provisions. New policy added for warehouse uses (Policy 2.11.1.6). MU (Mixed Use) policy revised to add "2.0 inside the Urban Core if an FAR bonus is approved" provision. P/SP-1 Other Information expanded to allow exception to Planned Development requirement for sites under 10 acres or for certain minor utility facilities.</i>	
45	Objective 2.2.2 / Policies 2.2.2.2 through 2.2.2.10 (Overlay Districts) — Complete Restructuring	Modification	<i>Policies 2.2.2.2 (WO), 2.2.2.4 (CEA), 2.2.2.5 (CHHA), 2.2.2.6 (HR), 2.2.2.7 (AI), 2.2.2.9 (FIG), 2.2.2.10 (Planned Village Overlay) — existing overlay district policy set in original numbering order with original text</i>	<i>Policies 2.2.2.2 (AI), 2.2.2.3 (CEA), 2.2.2.4 (CHHA), 2.2.2.5 (FIG), 2.2.2.6 (HR), 2.2.2.7 (Planned Village Overlay, renumbered from 2.2.2.10), 2.2.2.8 (WO) — overlay district policies reorganized and renumbered, text revised to remove "Definition" and "Purpose" subheadings and consolidate into streamlined policy language; Policy 2.2.2.4.3 (CHHA Effect of Mapping) revised to add "and is subject to a more precise</i>	The overlay district policies were entirely reorganized and renumbered. The Watershed Overlay (WO) was moved to Policy 2.2.2.8 (from 2.2.2.2). The Airport Impact (AI) overlay moved to 2.2.2.2. The Planned Village Overlay moved from 2.2.2.10 to 2.2.2.7. Definition sections were generally removed and text consolidated into streamlined policy form. Internal cross-references were updated throughout to reflect renumbering.

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				<i>determination on any project within, or proximate to, that area"; FIG policy cross-reference updated from "Policy 2.2.2.9(1)-(4)" to "Policy 2.2.2.5.1 and Policy 2.2.2.5.2"; HR policy reference corrected from "2.2.2.6.2" to "2.2.2.6.1"; Planned Village Overlay policy cross-references within sub-policies updated throughout (e.g., "2.2.2.10.5" to "2.2.2.7.5").</i>	
46	Objective 2.2.2 (Body Text)	Modification	<i>Establish and define a suitable number of overlay districts</i>	<i>Establish and define overlay districts</i>	"A suitable number of" was deleted, simplifying the objective language.
47	Policies 2.2.3 Ordinance Citation	Deletion	<i>(Ord. No. 18-04, § 6(Exh. 6), 8-23-18)</i>	—	Ordinance history citation removed.
48	Goal 2.3 (Goal Statement)	Modification	<i>A Land Use Pattern Sensitive to Natural Features and Environmental Constraints.</i>	<i>Recognize and establish a Land Use Pattern Sensitive to Natural Features and Environmental Constraints including those Objectives and Policies contained within the Conservation Element.</i>	"Recognize and establish a" was added as an introductory phrase. New language referencing the Conservation Element was added at the end.
49	Objective 2.3.1 (Body Text)	Modification	<i>Promote the clustering of uses</i>	<i>Support and promote the clustering of uses</i>	"Support and" was added before "promote."
50	Policy 2.3.1.1	Modification	<i>Permit the transfer of density or intensity from undisturbed jurisdictional wetlands and associated buffers</i>	<i>Permit the transfer of density or intensity from pre-development jurisdictional wetlands and associated buffers</i>	"Undisturbed" replaced with "pre-development" as the qualifying descriptor for jurisdictional wetlands.
51	Policy 2.3.1.1, Implementation Mechanism (a)	Modification	<i>Maintain Land Development Code provisions to ensure</i>	<i>Maintain and update LDC provisions to ensure compliance</i>	"Land Development Code" replaced with "LDC." "And update" was added. New language added directing

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			<i>compliance with this policy.</i>	<i>with this policy and consider incentives for transfers to upland areas and/or those outside of the CHHA or similarly situated lands.</i>	consideration of incentives for transfers to upland areas outside the CHHA.
52	Policy 2.3.1.3, Implementation Mechanism (a)	Modification	<i>Establish clustering development standards in the LDC.</i>	<i>Review the County's current clustering development standards in the LDC; the County may include potential consideration of watershed and or coastal overlays standards and incentives.</i>	"Establish" replaced with "Review the County's current" and new language added directing potential consideration of watershed/coastal overlay standards and incentives.
53	Objective 2.3.1 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18; Ord. No. 22-29, § 3(Exh. C), 4-21-22)</i>	—	Ordinance history citation removed.
54	Policy 2.3.2.1, Implementation Mechanism	Modification	<i>(a) Review of 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.</i>	<i>(a) Review, adopt and update as appropriate standards within the LDC. (b) Review of site plan and/or building permit approvals to ensure policy compliance. (c) Encourage adoption of soil conservation plans for all agricultural operations consistent with Policy 3.2.1.2.</i>	A new implementation mechanism (a) was added directing the County to review, adopt and update LDC standards. Former mechanisms (a) and (b) were renumbered (b) and (c) respectively. Former mechanism (b) was relettered "c."
55	Policy 2.3.2.4, Implementation Mechanism (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history citation removed.
56	Policy 2.3.3.1, Implementation Mechanism (a)	Modification	<i>Land Development Code</i>	<i>LDC</i>	"Land Development Code" replaced with "LDC" abbreviation.
57	Policy 2.3.3.2	Modification	<i>100-year floodplain [three instances]</i>	<i>FEMA 1% annual chance flood hazard area [three instances]</i>	All three references to "100-year floodplain" replaced with the current FEMA terminology "FEMA 1%

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					annual chance flood hazard area."
58	Policy 2.3.3.3	Modification	<i>within the 100-year floodplain are constructed so that finished floor elevations are above the elevation of the 100-year flood. [And:] within the 100-year floodplain are constructed to meet the finished floor elevation, or meet and/or exceed the performance standards established by the Federal Emergency Management Agency.</i>	<i>within the FEMA 1% annual chance flood hazard area are constructed so that finished floor elevations are at least 1' above the Base Flood Elevation. [And:] within the FEMA 1% annual chance flood hazard area are constructed to meet the finished floor elevation requirement in the Floodplain Ordinance, or meet and/or exceed the performance standards established by the Federal Emergency Management Agency.</i>	"100-year floodplain" replaced with "FEMA 1% annual chance flood hazard area." For residential buildings, "at least 1'" was added as the minimum freeboard above Base Flood Elevation, and "of the 100-year flood" replaced with "Base Flood Elevation." For nonresidential, "requirement in the Floodplain Ordinance and" was added.
59	Policy 2.3.3.4, Implementation Mechanism (b)	Modification	<i>Coordination between the Manatee County [Clerk] and the Manatee County Property Appraiser</i>	<i>Coordination between the Manatee County Clerk's Office and the Manatee County Property Appraiser</i>	"Clerk's Office" was added to specify the Clerk's Office rather than just "Clerk."
60	Objective 2.3.3 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18; Ord. No. 22-29, § 3(Exh. C), 4-21-22)</i>	—	Ordinance history citation removed.
61	Policy 2.3.4.1, Implementation Mechanism (a)	Modification	<i>Establish regulations in the Land Development Code to implement this policy.</i>	<i>Review and update, as appropriate, regulations in the LDC to implement this policy.</i>	"Establish" replaced with "Review and update, as appropriate." "Land Development Code" replaced with "LDC."
62	Policy 2.3.4.2, Implementation Mechanism (a)	Modification	<i>Incorporate requirements in the Land Development Code consistent with this policy.</i>	<i>Incorporate requirements in the LDC consistent with this policy.</i>	"Land Development Code" replaced with "LDC."
63	Policy 2.3.4.2 (Ordinance Citation)	Deletion	<i>(Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history citation removed.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
64	Policy 2.3.5.2, Implementation Mechanism (a)	Addition	—	<i>including consistency with the LDC and /or applicable engineering standards</i>	New qualifying language added to the spoil disposal site review mechanism, requiring consistency with the LDC and applicable engineering standards.
65	Policy 2.3.5.2 (Ordinance Citation)	Deletion	<i>(Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history citation removed.
66	Goal 2.4 (Goal Statement)	Modification	<i>Adequate and Available Public Facilities and Services Concurrent with New Development.</i>	<i>Provide Adequate and Available Public Facilities and Services Concurrent with New Development and Redevelopment.</i>	"Provide" was added as an introductory directive. "And Redevelopment" was added at the end.
67	Objective 2.4.1 (Body Text)	Addition	—	(CLOS)	The abbreviation "(CLOS)" was added after "Certificate of Level of Service."
68	Policy 2.4.1.1	Modification	<i>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 drainage, solid waste and park facilities: (1) Development of Regional Impact development order, Florida Quality Development, General Development Plans meeting Large Project standards of the Land Development Code or subsequent amendments thereto.</i>	<i>As may be permitted by and regulated consistent with the LDC, the following development orders or approvals may have an option to obtain a CLOS for drainage, solid waste and park facilities: (1) Development of Regional Impact (DRI) development order, General Development Plans (GDP) meeting Large Project standards of the LDC or subsequent amendments thereto.</i>	"And regulated consistent with" added. "Land Development Code" replaced with "LDC" (multiple instances). "Certificate of Level of Service" replaced with "CLOS." "Florida Quality Development" deleted. "(DRI)" and "(GDP)" abbreviations added.
69	Policy 2.4.1.1 (Last Paragraph)	Modification	<i>In no instance shall the term of the educational facilities component exceed the Certificate of Level of Service Issued by affected local government.</i>	<i>In no instance shall the term of the educational facilities component exceed the CLOS Issued by affected local government.</i>	"Certificate of Level of Service" replaced with "CLOS."
70	Policy 2.4.1.2	Modification	<i>When a project has not received a Certificate of Level of Service Compliance</i>	<i>When a project has not received a CLOS Compliance</i>	"Certificate of Level of Service" replaced with "CLOS."

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			<i>during any of items (1)–(3)</i>	<i>during any of items (1)–(3)</i>	
71	Policy 2.4.1.3	Modification	<i>Conditions may be imposed as part of the Certificate of Level of Service Compliance to ensure compliance [and later:] on which issuance of a Certificate of Level of Service Compliance is predicated.</i>	<i>Conditions may be imposed as part of the CLOS Compliance to ensure compliance [and later:] on which issuance of a CLOS Compliance is predicated.</i>	"Certificate of Level of Service" replaced with "CLOS" (multiple instances).
72	Policy 2.4.1.4	Modification	<i>That all adopted level of service standards referenced in the Recreation/Open Space and Public Facilities Element are maintained by the proposed development or development phase. This finding shall cause the issuance of a Certificate of Level of Service Compliance</i>	<i>That all adopted level of service standards referenced in the Recreation/Open Space and Public Facilities Element are maintained by the proposed development or development phase. This finding shall cause the issuance of a CLOS Compliance</i>	"Certificate of Level of Service" replaced with "CLOS."
73	Objective 2.4.1 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 17-12, § 3, 5-23-17; Ord. No. 17-13, § 3, 9-3-17; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history citation removed.
74	Objective 2.5.1 (Body Text)	Modification	<i>Protect, enhance, and maintain, through 2040, the countywide economic value of Manatee County's agriculture.</i>	<i>Protect, enhance, and maintain, through at least 2050, the countywide economic value of Manatee County's agriculture.</i>	The time horizon was changed from "2040" to "at least 2050," with "at least" added.
75	Policy 2.5.1.1, Implementation Mechanism (a)	Modification	<i>Maintain the Future Development Area Boundary on the adopted Future Land Use Map as the easternmost extent of categories other than Agriculture/Rural, except where described as a permitted exception in Policy 2.1.1.1 above.</i>	<i>Maintain the Future Development Area Boundary on the adopted Future Land Use Map as the easternmost extent of categories other than Agriculture/Rural, except where described as a permitted</i>	The cross-reference was updated from "Policy 2.1.1.1 above" to "Objective 2.1.2."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>exception in Objective 2.1.2.</i>	
76	Policy 2.5.1.3, Implementation Mechanism (a)	Addition	—	<i>in the LDC</i>	"In the LDC" added after "Maintain land development regulations."
77	Policy 2.5.2.2	Addition	—	<i>, farm worker housing</i>	"Farm worker housing" was added as a permitted cluster development type alongside residential or nonresidential development.
78	Policy 2.5.2.6 (Ordinance Citation)	Deletion	<i>(Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history citation removed.
79	Goal 2.6 (Goal Statement)	Modification	<i>Development Compatible with Existing and Proposed Adjacent Land Uses.</i>	<i>Recognize the Importance of Providing and Requiring Compatible Development with Existing and Proposed Adjacent Land Uses.</i>	"Recognize the Importance of Providing and Requiring Compatible" was added as introductory language, making the goal more affirmative.
80	Objective 2.6.1 (Body Text and Title)	Modification	<i>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.</i>	<i>Development Compatibility to Be Achieved through Screening, Buffering, Setbacks, and Other Mitigative Measures. Require suitable separation between adjacent incompatible land uses, and/or require alternative design and development standards including increased buffers, increased opacity, additional building setbacks and/or stepbacks or other agreed upon measures to reduce the potential of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.</i>	The objective title was expanded to include "Development" and "to Be Achieved." The objective body added a comprehensive list of alternative design standards (increased buffers, opacity, setbacks, stepbacks). "Possibility" was replaced with "potential."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
81	Policy 2.6.1.1	Modification	<i>Building setbacks; [and] A density and/or intensity below the maximum allowed.</i>	<i>Building setbacks and setbacks; [and] Density and/or intensity below the maximum allowed.</i>	"And setbacks" added to building setbacks. "A" removed before "density."
82	Policy 2.6.1.1, Implementation Mechanism	Modification	<i>(a) Maintain setback, screening, buffering, and other appropriate mitigation requirements in the land development regulations. (b) County review of development approvals to ensure policy compliance.</i>	<i>(a) Maintain setbacks, screening, buffering, and other appropriate mitigation requirements in the land development regulations and LDC. (b) County review of development approvals to ensure policy compliance. (c) Projects reviewed through the Planned Development or Special Permit approval processes may result in additional mitigation technique requirements to reduce incompatibilities between land uses.</i>	"Setback" corrected to "setbacks." "And LDC" added to mechanism (a). New mechanism (c) was added referencing additional mitigation requirements through Planned Development/Special Permit review.
83	Objective 2.6.1 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-07, § 5(Exh. C), 9-19-16; Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history removed.
84	Objective 2.6.2 (Title and Body)	Modification	<i>Residential Compatibility/Transition. Residential uses compatible with adjacent residential and nonresidential uses.</i>	<i>Residential Compatibility/Transition. Maintain standards for residential use that are compatible with adjacent residential and nonresidential uses.</i>	"Maintain standards for" added, and "uses" changed to "use that are," making the objective a directive to maintain standards rather than a descriptive statement.
85	Policy 2.6.2.2	Modification	<i>Prohibit residential development in industrial future land use categories except as noted in Policy 2.2.1.18.4.</i>	<i>Prohibit residential development in industrial future land use categories except as noted in Policy 2.2.1.21.4 and</i>	Cross-reference updated from Policy 2.2.1.18.4 to 2.2.1.21.4 (reflecting renumbering of FLU category policies). "And where otherwise permitted

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>where otherwise permitted by Florida Statutes.</i>	by Florida Statutes" was added.
86	Policy 2.6.2.8, Implementation Mechanism (a)	Modification	<i>Land development regulations to require mitigation consistent with this policy.</i>	<i>LDC to require mitigation consistent with this policy.</i>	"Land development regulations" replaced with "LDC."
87	Objective 2.6.2 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history removed.
88	Policy 2.6.3.1, Implementation Mechanism (a)	Modification	<i>Land development regulations consistent with this policy.</i>	<i>LDC provisions consistent with this policy.</i>	"Land development regulations" replaced with "LDC provisions."
89	Policy 2.6.3.1 (Body)	Addition	—	<i>within the LDC</i>	"Within the LDC" added after "Consider performance standards or other measures."
90	Policy 2.6.3.2	Modification	<i>Prohibit the adjacency of any Industrial-Heavy designation</i>	<i>Prohibit the adjacency of any Industrial Heavy designation</i>	Hyphen removed from "Industrial-Heavy" to read "Industrial Heavy."
91	Policy 2.6.3.3 (Formerly Reserved)	Modification	<i>Reserved.</i>	<i>[Policy 2.6.3.3 is deleted as reserved and text of former 2.6.3.4 moved up; former 2.6.3.4 "Require that any industry demonstrate compliance with appropriate industrial performance standards" is now Policy 2.6.3.3 (unnumbered in the addition)]</i>	Policy 2.6.3.3 was changed from "Reserved" and the policy formerly numbered 2.6.3.4 moved to fill this number.
92	Objective 2.6.3 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history removed.
93	Objective 2.7.1 (Ordinance Citation)	Deletion	<i>(Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history removed.
94	Policy 2.8.1.2	Deletion	<i>Policy 2.8.1.2. Reserved.</i>	—	"Policy 2.8.1.2. Reserved." was deleted.
95	Objective 2.8.1 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history removed.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
96	Goal 2.9 (Goal Statement)	Modification	<i>Residential Communities Which Contribute to a High Quality of Life.</i>	<i>Support Communities Which Contribute to a High Quality of Life.</i>	"Residential" replaced with "Support," broadening the goal beyond residential communities.
97	Objective 2.9.1 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history removed.
98	Objective 2.9.2 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history removed.
99	Objective 2.9.3 (Body)	Addition	—	<i>which contribute to quality project design, promote diversity in projects and support innovative development standards</i>	New language added to Objective 2.9.3 specifying that innovative planning efforts should "contribute to quality project design, promote diversity in projects and support innovative development standards."
100	Policies 2.9.3.2 and 2.9.3.3 (Original)	Deletion	<i>Policy 2.9.3.2. Reserved. Policy 2.9.3.3. Reserved.</i>	—	Policies 2.9.3.2 and 2.9.3.3 (both "Reserved") were deleted.
101	Policy 2.9.3.2 (formerly 2.9.3.4)	Modification	<i>Policy 2.9.3.4. Allow for the consideration of "neo-traditional" development.</i>	<i>Policy 2.9.3.2. Allow for the consideration of "neo-traditional" development.</i>	Policy renumbered from 2.9.3.4 to 2.9.3.2.
102	Policy 2.9.3.3 (formerly 2.9.3.5)	Modification	<i>Policy 2.9.3.5.</i>	<i>Policy 2.9.3.3.</i>	Policy renumbered from 2.9.3.5 to 2.9.3.3.
103	Policy 2.9.3.4 (formerly 2.9.3.6)	Modification	<i>Policy 2.9.3.6.</i>	<i>Policy 2.9.3.4.</i>	Policy renumbered from 2.9.3.6 to 2.9.3.4.
104	Policy 2.9.3.5 (New)	Addition	—	<i>Policy 2.9.3.5. Encourage vertical integration, within currently undeveloped areas designated for new growth including underdeveloped areas within the Urban Core and Urban Corridors.</i>	New Policy 2.9.3.5 added to encourage vertical integration of uses within the Urban Core and Urban Corridors.
105	Objective 2.9.3 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18; Ord. No. 22-29, § 3(Exh. C), 4-21-22;</i>	—	Ordinance history removed.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>Ord. No. 23-29, § 3(Exh. A), 5-24-23)</i>		
106	Policy 2.9.1.7, Implementation Mechanism (b)	Modification	<i>Appropriate revisions to the Land Development Code by the County.</i>	<i>Appropriate revisions to the LDC by the County.</i>	"Land Development Code" replaced with "LDC."
107	Objective 2.9.4 / Policy 2.9.4.3 (Second Instance)	Modification	<i>Maintain appropriate sign regulations, landscaping requirements, special setbacks, building and site design criteria, and other appropriate limitations on the use of land, to create and maintain an aesthetically pleasing environment.</i>	<i>Maintain appropriate sign regulations, landscaping requirements, special setbacks, building and site design criteria, and other appropriate limitations on the use of land, to create and maintain an aesthetically pleasing environment; the protection and use of existing native habitat communities is encouraged with incentive standards provided in the LDC.</i>	New language was added to Policy 2.9.4.3 (in the updated/second instance of Objective 2.9.4) encouraging protection and use of existing native habitat communities, with incentive standards in the LDC.
108	Policy 2.9.4.3 (Second Instance), Implementation Mechanism (a)	Modification	<i>Maintain Land Development Code provisions to implement this policy.</i>	<i>Maintain/adopt Land Development Code provisions to implement this policy including potential landscape and open space bonuses where existing habitats are preserved.</i>	"Maintain/adopt" replaces "Maintain." New language added specifying potential landscape and open space bonuses where existing habitats are preserved.
109	Policy 2.9.4.5 (Second Instance), Implementation Mechanism (c)	Addition	—	<i>(c) County may support use of Tree Trust Fund consistent with 2.9.3.</i>	New implementation mechanism (c) added allowing the County to support use of the Tree Trust Fund.
110	Policy 2.9.4.6 (Second Instance, Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history removed from second instance.
111	Policy 2.10.1.4	Modification	<i>Allow DRI's and Large Project developments or lands developed pursuant to Policy 2.1.2.8, that meet commercial locational</i>	<i>Allow Large Project developments or lands developed pursuant to Policy 2.1.2.8, that meet commercial</i>	"DRI's and" was deleted from the heading. "Mixed" was corrected to "mix of." New qualifying language was added to subsection (a) requiring vertical/horizontal

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>criteria or have a future land use category that allows for commercial square footage, the option of reallocating commercial square footage internally within neighborhoods if the following criteria is met: (a) Must have a mixed use with a residential component.</i>	<i>locational criteria or have a future land use category that allows for commercial square footage, the option of reallocating commercial square footage internally within neighborhoods if the following criteria is met: (a) Must have a mix of uses with a residential component either vertically and/or horizontally integrated, interconnected through multimodal routes; uses shall not be isolated from other uses within the project.</i>	integration and multimodal interconnection, and prohibiting isolation of uses.
112	Policy 2.10.2.1	Modification	<i>Small commercial projects limited to thirty thousand (30,000) square feet of gross building area. Medium commercial projects limited to one hundred fifty thousand (150,000) square feet of gross building area. Large commercial projects limited to three hundred thousand (300,000) square feet of gross building area. [Followed by:] Table 2-1 lists the category of commercial gross building square footage eligible for consideration in each future land use category.</i>	<i>Small commercial projects limited to thirty thousand (30,000) square feet of gross building area (combined all buildings). Medium commercial projects limited to one hundred fifty thousand (150,000) square feet of gross building area (combined all buildings). Large commercial projects limited to three hundred thousand (300,000) square feet of gross building area (combined all buildings). [Table 2-1 reference deleted]</i>	"(Combined all buildings)" was added as a clarifying parenthetical to each commercial project size category. The sentence referencing "Table 2-1" for eligible commercial square footages by future land use category was deleted.
113	Policy 2.10.2.4	Modification	<i>Require the development of off-street parking areas for nonresidential uses in the village of Parrish</i>	<i>Require the development of off-street parking areas for nonresidential uses</i>	"Or rear" was added as an alternative parking location. "Or within a shared parking facility" was added as a permitted alternative.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>at the sides of such uses, with cross access easements</i>	<i>in the village of Parrish at the sides or rear of such uses, or within a shared parking facility, with cross access easements</i>	
114	Policy 2.10.2.4, Implementation Mechanism (a)	Modification	<i>Land Development Regulations developed pursuant to § 163.3202, F.S., to ensure compliance with this policy.</i>	<i>LDC standards developed pursuant to § 163.3202, F.S., to ensure compliance with this policy.</i>	"Land Development Regulations" replaced with "LDC standards."
115	Policy 2.10.2.5	Modification	<i>Allow for neotraditional projects to have commercial (retail/office) uses that are central to the individual projects.</i>	<i>Encourage projects to utilize neo-traditional, grid-style developments providing commercial (retail/office) uses that are central to the individual projects.</i>	"Allow for neotraditional" replaced with "Encourage projects to utilize neo-traditional, grid-style developments providing." "Have" was replaced with the new language.
116	Policy 2.10.4.2 (Exception for RV Parks)	Modification	<i>Recreational vehicle parks. However, compliance with Policy 2.10.5.2 shall be required.</i>	<i>Recreational vehicle parks. However, compliance with Policy 2.10.6 shall be required.</i>	Cross-reference updated from Policy 2.10.5.2 to Policy 2.10.6 (reflecting renumbering of the Recreational Vehicle Parks objective).
117	Objective 2.10.5 — Complete Restructuring (RV Parks → Land Use Operative Provisions)	Modification	<i>Objective 2.10.5. Recreational Vehicle Parks. Recreational vehicle parks which are located and planned to ensure maximum compatibility with other commercial, and with residential, land uses. Policy 2.10.5.1 [RV park regulation]. Policy 2.10.5.2 [LDC standards for RV parks].</i>	<i>Objective 2.10.5. Land Use Operative Provisions. Establish appropriate groupings of commercial uses around intersecting thoroughfares. Policy 2.10.5.1 Land Use Operative Provisions [full Commercial Locational Criteria provisions, including small/medium/large commercial project criteria and illustrations, previously located at end of Element as "LAND USE OPERATIVE PROVISIONS"]. [RV Parks content</i>	Objective 2.10.5 was completely replaced: the Recreational Vehicle Parks objective was moved to new Objective 2.10.6, and the Land Use Operative Provisions (previously located as a standalone section at the end of the Element) were formally incorporated as Objective 2.10.5 with Policy 2.10.5.1.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>moved to new Objective 2.10.6].</i>	
118	Objective 2.10.6 (New) — Recreational Vehicle Parks	Addition	—	<i>Objective 2.10.6. Recreational Vehicle Parks. Policy 2.10.6.1. Regulate recreational vehicle parks and campgrounds as commercial uses [full text retained from former Policies 2.10.5.1 and 2.10.5.2, renumbered as 2.10.6.1 and 2.10.6.2].</i>	A new Objective 2.10.6 was created to house the Recreational Vehicle Parks policies formerly at Objective 2.10.5, with policies renumbered 2.10.6.1 and 2.10.6.2.
119	Land Use Operative Provisions (Standalone Section at End of Element)	Deletion	<i>LAND USE OPERATIVE PROVISIONS — A. Commercial Locational Criteria [full criteria including (1) Small, (2) Medium, (3) Large commercial projects, (4) Permitted exceptions, with illustrations and legends] — this was a standalone unnumbered section at the end of the element.</i>	—	The standalone "LAND USE OPERATIVE PROVISIONS" section at the end of the Element was deleted because its content was moved and formally incorporated as Policy 2.10.5.1 under the new Objective 2.10.5.
120	Policy 2.11.1.6 (New)	Addition	—	<i>Policy 2.11.1.6. Establish language in the LDC that identifies specific warehouse uses as industrial, commercial and "flex" spaces.</i>	New Policy 2.11.1.6 added to direct the LDC to identify and define specific warehouse uses as industrial, commercial, or flex spaces.
121	Objective 2.11.2 (Title and Body)	Modification	<i>Objective 2.11.2. Port. Continued viability of Port Manatee.</i>	<i>Objective 2.11.2. SeaPort. Acknowledges the economic viability and importance of SeaPort Manatee as a local and regional asset.</i>	"Port" replaced with "SeaPort" throughout. The objective language was rewritten from "Continued viability" to "Acknowledges the economic viability and importance of SeaPort Manatee as a local and regional asset."
122	Policy 2.11.2.1	Modification	<i>Promote and facilitate the growth and continued viability of Port Manatee in a manner consistent</i>	<i>Promote and facilitate the growth and continued viability of SeaPort Manatee in a</i>	"Port" replaced with "SeaPort." The reference to the Master Plan being "contained in the Coastal Management Element of

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>with the adopted Port Master Plan contained in the Coastal Management Element of this Comprehensive Plan</i>	<i>manner consistent with the adopted SeaPort Master Plan</i>	this Comprehensive Plan" was deleted.
123	Policy 2.11.2.1, Implementation Mechanism (a)	Modification	<i>Implementation of the Port Element as part of this Comprehensive Plan</i>	<i>Implementation of the SeaPort Element as part of this Comprehensive Plan</i>	"Port" replaced with "SeaPort."
124	Policy 2.11.2.2	Modification	<i>Establish the Port Manatee/Airport Manatee industrial area in northwestern Manatee County as one of the major future industrial areas by establishing an acreage of industrial designations</i>	<i>Establish the SeaPort Manatee/Airport Manatee industrial area in northwestern Manatee County as one of the major employment generating areas by establishing an acreage of industrial designations</i>	"Port" replaced with "SeaPort." "Future industrial areas" replaced with "employment generating areas."
125	Policy 2.11.2.3	Modification	<i>Implement, in the land development regulations required by Section 163.3202, F.S., a specialized district. Development within any such specialized district</i>	<i>Implement, in the LDC, a specialized district. Development within the district</i>	"Land development regulations required by Section 163.3202, F.S." replaced with "LDC." "Any such specialized" replaced with "the."
126	Policy 2.11.2.3 (Hyphen Removal)	Modification	<i>Industrial-Heavy or Industrial-Light future land use categories</i>	<i>Industrial Heavy or Industrial Light future land use categories</i>	Hyphens removed from "Industrial-Heavy" and "Industrial-Light."
127	Policy 2.12.1.3	Addition	—	<i>, and update as appropriate,</i>	"And update as appropriate" added to the direction to evaluate land use and zoning designations within the Florida International Gateway.
128	Policy 2.12.1.4	Addition	—	<i>as well as other non-residential uses</i>	"As well as other non-residential uses" added to the design compatibility policy.
129	Policy 2.13.1.5 (formerly 2.13.2.3)	Modification	<i>Policy 2.13.2.3. Public Educational Facilities shall be allowable uses in all future land use categories and corresponding zoning districts, except heavy</i>	<i>Policy 2.13.1.5. Public Educational Facilities shall be allowable uses in all future land use categories and corresponding</i>	Policy renumbered from 2.13.2.3 to 2.13.1.5.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>industrial, conservation and preservation categories subject to compliance with applicable development standards.</i>	<i>zoning districts, except heavy industrial, conservation and preservation categories subject to compliance with applicable development standards.</i>	
130	Objective 2.13.2 — School Locational Criteria (Complete Deletion)	Deletion	<i>Objective 2.13.2. School Locational Criteria. Locate schools concurrent with development and the provision of public facilities. (Refer to Objective 11.1.5 and associated policies.) Policy 2.13.2.1. New and proposed schools shall locate in areas where adequate public facilities exist or where adequate facilities are budgeted for in the appropriate Capital Improvements Program, except in cases of overriding public interest. [Implementation Mechanism.] Policy 2.13.2.2. Coordinate with the School Board on large residential project reviews to consider school site dedication to meet new and future educational demands. [Implementation Mechanisms.] Policy 2.13.2.3 [renumbered to 2.13.1.5].</i>	—	Objective 2.13.2 (School Locational Criteria) and its constituent policies 2.13.2.1 and 2.13.2.2 were deleted in their entirety. Policy 2.13.2.3 was retained but renumbered as Policy 2.13.1.5.
131	Policy 2.14.1.4(3) (Flooding)	Modification	<i>100-year floodplain</i>	<i>FEMA 1% annual chance flood hazard area</i>	The reference to "100-year floodplain" in the specific area policy for the biomass energy facility was updated to "FEMA 1% annual chance flood hazard area."
132	Policy 2.14.1.14 (Policy Number)	Modification	<i>Policy 2.134.1.14.</i>	<i>Policy 2.14.1.14.</i>	Typographical correction: "2.134.1.14" corrected to "2.14.1.14."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
133	Policies 2.14.1.3, 2.14.1.4, 2.14.1.11 (P/SP Hyphen Removal)	Modification	<i>P/SP-(1) Public/Semi-Public-(1)</i>	<i>P/SP(1) Public/Semi-Public(1)</i>	Hyphens before "(1)" removed from P/SP designation references in multiple specific area policies.
134	Policy 2.14.1.4 (Industrial-Light Hyphen)	Modification	<i>Industrial-Light Future Land Use Category</i>	<i>Industrial Light Future Land Use Category</i>	Hyphen removed from "Industrial-Light."
135	Objectives 2.13.2 and 2.14.1 (Ordinance Citations)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 17-13, § 3, 9-3-17) [and other ordinance citations at end of various objectives]</i>	—	Multiple ordinance history citations were removed throughout the Element.

SECTION 2: SIGNIFICANT AMENDMENTS

14 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

1. Amendment #1 — Goal 2.1 — Rewritten Goal Statement

Why It Is Significant: The Goal 2.1 statement was entirely rewritten to shift from a directive ("which limit urban sprawl, providing...") to a declarative statement of adopted policy. The new language adds "existing and proposed nodes (as identified within this Plan)" as a development focus area and explicitly ties the goal to nodes identified within the Plan, strengthening the Plan's nodal development framework.

Change Summary: Original language directing "a distribution of land uses ... which limit urban sprawl, providing a predictable and functional urban form, encouraging development and redevelopment in existing urban core area, allowing public facilities and services to be provided in a relatively cost efficient manner" was replaced with a new statement declaring that a distribution of Future Land Use designations "have been adopted ... with the intent to" achieve those same outcomes, and adding the phrase "within existing and proposed nodes (as identified within this Plan)."

2. Amendment #2 — Objective 2.1.1 / Policy 2.1.1.1 — Planning Horizon Extended to 2050

Why It Is Significant: The planning horizon for the Future Land Use Map was extended from 2040 to 2050, aligning the Comprehensive Plan with the 2025–2050 planning period title. This change is also reflected in Objective 2.1.2 (FDAB direction) and Objective 2.5.1 (agriculture protection through "at least 2050"), representing a comprehensive forward shift in planning timeframes.

Change Summary: "2040" replaced with "2050" in Policy 2.1.1.1, and with "at least 2050" in Objective 2.5.1; "2040" replaced with "2050" in Objective 2.1.2.

3. Amendment #3 — Policy 2.1.1.3 — Maximum Density/Intensity Not Guaranteed; Affordable Housing Incentives Added

Why It Is Significant: A new sentence was added to Policy 2.1.1.3 explicitly stating that maximum densities and intensities are not guaranteed and are subject to infrastructure availability, development patterns, and compatibility. Additionally, the policy now requires that increases occur through LDC overlays and incentives including affordable housing, replacing the previous "significant" modifier with "potential." This is a significant change to the legal framework for development expectations.

Change Summary: "Significant" replaced with "potential." New language added specifying LDC overlays and incentives (including affordable housing) as the mechanism for increases. New sentence added: "Consistent with Objective 2.2.1, maximum density(s) and/or intensity(s) are not guaranteed and are subject to availability of public infrastructure, development patterns, and compatibility."

4. Amendment #4 — Objective 2.1.3 — "Livability" Definition Added

Why It Is Significant: The term "vitality" in the Objective 2.1.3 goal for Urban Core revitalization was replaced with "livability," and a comprehensive multi-sentence definition of livability was added. This introduces "livability" as a defined policy concept in the Comprehensive Plan and expands the scope of factors the County must consider in urban core and service area planning, including healthcare, education, transportation, affordable housing, safety, environmental quality, economic opportunity, recreation, and overall well-being.

Change Summary: "Vitality" replaced with "livability" in the objective body. A new paragraph defining livability was added.

5. Amendment #5 — Goal 2.2 / Table 2-1 — Comprehensive Restructuring of Future Land Use Classification System

Why It Is Significant: Table 2-1 (Summary of Future Land Use Classification System) was comprehensively revised. The old table contained density/intensity standards directly within the summary. The new table removes these columns and directs readers to individual category policies, reflecting the creation of a new detailed policy

structure. The FLU category list was renumbered and reorganized. Most significantly, a new MU-C/CS (Mixed Use Community/Community Serving) subcategory was added, and a new density tier was introduced across multiple residential categories providing additional density for low-income affordable housing (at or below 80% AMI). The overlay district list was also reorganized and the Planned Village Overlay (PV) was formally added.

Change Summary: The entire old Table 2-1 was deleted and replaced with a revised version. The new table removes density/intensity data (directing readers to individual policies) and adds the MU-C/CS subcategory. Overlay districts were renumbered and reorganized.

6. Amendment #6 — Policies 2.2.1.8–2.2.1.29 — Complete Replacement of Individual FLU Category Policies

Why It Is Significant: The entire set of individual Future Land Use Category policies (old Policies 2.2.1.8 through 2.2.1.29 covering Ag/R, all residential categories, office, commercial, industrial, and public categories) was deleted and replaced with a new comprehensive policy set. The new policies present density/intensity standards in standardized tables and introduce a new low-income affordable housing density tier (at or below 80% AMI) across residential categories RES-3 through RES-16. New FAR bonuses (2.0) were added for properties within the Urban Core across RES-9, RES-12, RES-16, and MU categories. A new MU-C/CS (Community Serving) subcategory was added with density bonuses tied to 60% AMI. Exceptions to the Planned Development requirement for P/SP-1 were expanded.

Change Summary: Old Policies 2.2.1.8 (Ag/R) through 2.2.1.29 (AG/OS) deleted in entirety and replaced with new Policies 2.2.1.7 through 2.2.1.29, featuring standardized density/intensity tables, new AMI-linked density tiers, new Urban Core FAR bonuses, new MU-C/CS subcategory, and expanded P/SP-1 zoning exceptions.

7. Amendment #7 — Objective 2.2.2 / Policies 2.2.2.2–2.2.2.10 — Overlay District Policies Reorganized and Renumbered

Why It Is Significant: The entire Future Land Use Overlay District policy section was reorganized. The ordering was changed (AI now first, WO now last), and all internal policy numbers were revised throughout. This renumbering affects every cross-reference within the Element and across the Plan that cites these overlay policies. The Planned Village Overlay was renumbered from Policy 2.2.2.10 to 2.2.2.7, and the Watershed Overlay from 2.2.2.2 to 2.2.2.8.

Change Summary: Overlay district policies reorganized and renumbered: AI moved to 2.2.2.2 (from 2.2.2.7); CEA to 2.2.2.3 (from 2.2.2.4); CHHA to 2.2.2.4 (from 2.2.2.5); FIG to 2.2.2.5 (from 2.2.2.9); HR to 2.2.2.6 (from 2.2.2.6); PV to 2.2.2.7 (from 2.2.2.10); WO to 2.2.2.8 (from 2.2.2.2).

8. Amendment #8 — Policy 2.3.3.2 / 2.3.3.3 — Floodplain Terminology Updated to FEMA Standard

Why It Is Significant: All references to "100-year floodplain" were replaced with "FEMA 1% annual chance flood hazard area," the current official terminology. Additionally, Policy 2.3.3.3 added a specific freeboard requirement of "at least 1" above Base Flood Elevation for residential buildings — a new quantitative standard not previously in the Plan — and added reference to compliance with the Floodplain Ordinance for nonresidential buildings. This change affects flood mitigation standards across the Plan.

Change Summary: "100-year floodplain" replaced with "FEMA 1% annual chance flood hazard area" throughout Policies 2.3.3.2 and 2.3.3.3. "At least 1" freeboard above Base Flood Elevation added as a residential floor elevation requirement. "Requirement in the Floodplain Ordinance and" added to nonresidential standard.

9. Amendment #9 — Goal 2.4 / Objective 2.4.1 / Policies 2.4.1.1–2.4.1.4 — "Redevelopment" Added; CLOS Abbreviation; DRI/Florida Quality Development Removed

Why It Is Significant: Goal 2.4 was updated to include "and Redevelopment" alongside "New Development," broadening the goal's scope. Throughout the concurrency policies, "Certificate of Level of Service" was abbreviated to "CLOS," standardizing terminology. Notably, "Florida Quality Development" was deleted as a development order type in Policy 2.4.1.1, and the "DRI" qualifier was changed from spelled-out form to an abbreviation with a parenthetical.

Change Summary: Goal 2.4 language extended. "Certificate of Level of Service" replaced with "CLOS" throughout Policies 2.4.1.1–2.4.1.4. "Florida Quality Development" deleted from Policy 2.4.1.1.

10. Amendment #10 — Policies 2.10.5 / 2.10.6 — Land Use Operative Provisions Formally Incorporated; RV Parks Renumbered

Why It Is Significant: Objective 2.10.5 was completely replaced. The former Recreational Vehicle Parks objective was moved to new Objective 2.10.6. The "Land Use Operative Provisions" (Commercial Locational Criteria) — previously an unnumbered standalone section at the end of the Element — was formally incorporated as Objective 2.10.5 with Policy 2.10.5.1. This restructuring gives the commercial locational criteria a formal policy citation and cross-reference structure within the Plan, and updates the cross-reference in Policy 2.10.4.2 from "Policy 2.10.5.2" to "Policy 2.10.6."

Change Summary: Objective 2.10.5 (Recreational Vehicle Parks) replaced with Objective 2.10.5 (Land Use Operative Provisions). New Objective 2.10.6 created for Recreational Vehicle Parks. Standalone "LAND USE OPERATIVE PROVISIONS" section at end of Element deleted.

11. Amendment #11 — Objective 2.11.2 — "Port" Renamed to "SeaPort"; Employment Focus Broadened

Why It Is Significant: All references to "Port Manatee" in Objective 2.11.2 were changed to "SeaPort Manatee," reflecting the facility's rebranding. The objective language was updated from "Continued viability of Port Manatee" to "Acknowledges the economic viability and importance of SeaPort Manatee as a local and regional asset," and Policy 2.11.2.2 changed "future industrial areas" to "employment generating areas," broadening the policy's economic development focus beyond strictly industrial uses. The cross-reference to the Master Plan being in the Coastal Management Element was also removed.

Change Summary: "Port Manatee" replaced with "SeaPort Manatee" throughout Objective 2.11.2. "Future industrial areas" replaced with "employment generating areas" in Policy 2.11.2.2. Reference to Master Plan location in Coastal Management Element deleted from Policy 2.11.2.1.

12. Amendment #12 — Objective 2.13.2 — School Locational Criteria Objective Deleted

Why It Is Significant: Objective 2.13.2 (School Locational Criteria) and its constituent policies (2.13.2.1 and 2.13.2.2) requiring schools to locate in areas with adequate public facilities and directing coordination with the School Board were deleted in their entirety. Policy 2.13.2.3 (Public Educational Facilities allowable in all FLU categories) was retained but renumbered to 2.13.1.5. This deletion removes a concurrency-related directive for school siting from the Future Land Use Element.

Change Summary: Objective 2.13.2 and Policies 2.13.2.1 and 2.13.2.2 deleted. Policy 2.13.2.3 retained and renumbered as Policy 2.13.1.5.

13. Amendment #13 — Policy 2.11.1.6 (New) — Warehouse Use Classification in LDC

Why It Is Significant: A new policy was added directing the LDC to identify and define specific warehouse uses as industrial, commercial, or "flex" spaces. This introduces a new concept — flex space classification — into the Comprehensive Plan framework and will affect how warehouse development is regulated and classified.

Change Summary: New Policy 2.11.1.6 added: "Establish language in the LDC that identifies specific warehouse uses as industrial, commercial and 'flex' spaces."

14. Amendment #14 — Policy 2.9.3.5 (New) — Vertical Integration in Urban Core and Urban Corridors

Why It Is Significant: A new Policy 2.9.3.5 was added to encourage vertical integration of uses in undeveloped areas designated for new growth, specifically including underdeveloped areas within the Urban Core and Urban Corridors. This supports a stated policy direction toward dense, mixed-use infill development in existing urban areas.

Change Summary: New Policy 2.9.3.5 added: "Encourage vertical integration, within currently undeveloped areas designated for new growth including underdeveloped areas within the Urban Core and Urban Corridors."

— END OF SUMMARY OF AMENDMENTS —

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 3 – Conservation

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element_3__CONSERVATION STAFF REWRITE_ES V3 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 112

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Goal 3.1 — Goal Statement	Modification	~~Monitor for and Protect the Ambient Air Quality of Manatee County Through Appropriate Management and Land Use Techniques.~~	<u>Manatee County Will Continue to Enhance and Maintain Local Air Quality for Quality of Life for County Residents and Visitors.</u>	The Goal 3.1 heading statement is replaced. The original language focused on monitoring and management techniques; the revised language reframes the goal around enhancement, maintenance, and quality of life.
2	Objective 3.1.1 — Air Quality (Objective Statement)	Modification	~~Achieve a level of~~	<u>Establish, protect and, where possible, enhance</u>	The operative phrase introducing the ambient air quality standard is revised from passive achievement to affirmative establishment, protection, and enhancement.
3	Policy 3.1.1.1(a) — Air Quality Monitoring Network	Modification	~~Department of Environmental Protection's Aerometric Information Retrieval System (FDEP-AIRS)~~	<u>Florida Department of Environmental Protection's (FDEP) Division of Air Resource Management</u>	The specific program name (FDEP-AIRS) and the broader department reference are replaced with the specific FDEP Division of Air Resource Management, updating the coordinating entity.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
4	Policy 3.1.1.1(b) — Air Quality Index Public Notification	Addition	—	<i>Inform the general public of local ambient air quality status and trends by redistribution of the daily Air Quality Index (AQI) data from AirNow.gov, which includes air quality monitoring data from Manatee County and neighboring agencies and use Manatee County public communication channels to issue public notices of exceptional air quality.</i>	A new implementation mechanism is added requiring public dissemination of AQI data from AirNow.gov and use of County communication channels for exceptional air quality notices.
5	Policy 3.1.1.1(c) — ICLEI Climate Pathways Program	Addition	—	<i>Participate in the ICLEI Local Governments for Sustainability Climate Pathways program (formerly Cities for Climate Protection Campaign) and utilize the framework to develop a strategic agenda to reduce local air emissions.</i>	A new implementation mechanism is added requiring County participation in the ICLEI Climate Pathways program for developing a local air emissions reduction agenda.
6	Policy 3.1.1.1(d) — Greenhouse Gas Inventory	Addition	—	<i>Conduct a greenhouse gas (GHG) inventory for emissions from local government operations that establishes a baseline from which emissions will be reduced. Baseline must quantify direct and indirect greenhouse gas emissions. The inventory should include, at a minimum, quantified emissions from transportation, electricity</i>	A new implementation mechanism is added requiring the County to conduct and maintain a GHG emissions inventory for local government operations, covering multiple emission sectors.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>generation, industry, agriculture, commercial and residential buildings and any other significant contributors to GHG emissions. Collaborate with the Clean Air Coalition.</i>	
7	Policy 3.1.1.1(e) — GHG Emission Reduction Plan	Addition	—	<i>Develop a local government greenhouse gas emission reduction plan. Utilize baseline emission data to develop and implement a plan to reduce greenhouse gas emissions by at least 10% within 5 years.</i>	A new implementation mechanism is added requiring development of a GHG reduction plan with a specific numeric target: at least 10% reduction within 5 years.
8	Policy 3.1.1.2 — Air Emissions Inventory System	Modification	<i>FDEP Air Pollution Inventory System</i>	<i>Air Emissions Inventory System</i>	The reference is updated from 'FDEP Air Pollution Inventory System' to 'Air Emissions Inventory System,' and the agency attribution is changed from FDEP to U.S. Environmental Protection Agency (EPA).
9	Policy 3.1.1.2 — Implementation Mechanism	Addition	—	<i>Implementation Mechanism: (a) The County shall refer facilities found to be chronically non-compliant with these standards to the appropriate state and federal agencies.</i>	A new implementation mechanism and sub-paragraph (a) are added to Policy 3.1.1.2, establishing a referral process for chronically non-compliant facilities.
10	Policy 3.1.1.3 — Permit Language	Modification	<i>a Construction and Operating permit</i>	<i>applicable permits</i>	Specific permit type reference ('Construction and Operating') is replaced with broader 'applicable permits,' and 'permit' is pluralized to 'permits.'
11	Policy 3.1.1.4 — Nonattainment	Modification	<i>Implement, within six (6) months of notification of</i>	<i>Upon notification of EPA nonattainment</i>	The entire policy statement is replaced. The original required

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
	Response (Policy Statement)		<i>FDEP nonattainment status for any NAAQS parameter, control strategies to achieve attainment status.</i>	<i>area designation for any NAAQS parameter, coordinate FDEP on development of a State Implementation Plan (SIP) outlining how areas will attain and maintain the standards by reducing air pollutant emissions.</i>	implementation of control strategies within 6 months of FDEP notification; the revised policy shifts to coordination with FDEP on a State Implementation Plan (SIP) upon EPA designation.
12	Policy 3.1.1.4(a) — SIP Control Strategies	Modification	<i>mandatory control</i>	<i>pollution control strategies within a State Implementation Plan (SIP),</i>	The phrase 'mandatory control' is revised to 'pollution control strategies within a State Implementation Plan (SIP),' introducing SIP as the formal mechanism for control measures.
13	Policy 3.1.1.4(b) — Ambient Air Quality Network Participation	Addition	—	<i>Participation in ambient air quality network, providing quality assured and certified data for SIP attainment demonstration purposes.</i>	A new implementation mechanism is added requiring County participation in the ambient air quality monitoring network to support SIP demonstrations.
14	Policy 3.1.1.4(c) — NRD-EPD Air Quality Program	Addition	—	<i>NRD-EPD will maintain standing as an operator of a Federally recognized ambient air quality monitoring program and remain informed and engaged in air quality issues affecting Manatee County.</i>	A new implementation mechanism is added establishing that the Natural Resources Department/Environmental Protection Division (NRD-EPD) must maintain status as an operator of a Federally recognized monitoring program.
15	Policy 3.1.1.5 — Vehicular Emissions / Traffic Mitigation	Modification	<i>Intelligent Transportation Systems (ITS),</i>	<i>Intelligent Transportation Systems (ITS), Advanced Traffic Management Systems (ATMS), and</i>	ATMS is added as an additional traffic control measure alongside ITS.
16	Policy 3.1.1.5 — Buffer Zones	Modification	<i>(no preceding qualifier)</i>	<i>land use</i>	The word 'land use' is added before 'buffer zones,' specifying the type of buffer zone referenced.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
17	Policy 3.1.1.5 — Lower VMT	Addition	—	<i>lower vehicle miles traveled (VMT),</i>	A new objective of lowering vehicle miles traveled (VMT) is added to the list of traffic mitigation techniques.
18	Policy 3.1.1.5(a) — MPO Name and Partners	Modification	<i>Manatee-Sarasota Metropolitan Planning Organization (MPO)</i>	<i>Sarasota/Manatee Metropolitan Planning Organization (MPO), Sarasota-Manatee Regional Traffic Management Center (RTMC), and the Florida Department of Transportation (FDOT)</i>	The MPO name is corrected to 'Sarasota/Manatee' and coordination partners RTMC and FDOT are added.
19	Policy 3.1.1.5(c) — Federal Clean Cities Program	Modification	<i>review cost/benefit of</i>	<i>continue</i>	The phrase 'review cost/benefit of' participation is replaced with 'continue' participation, and 'Tampa Bay Clean Cities Coalition' is added to identify the specific program.
20	Policy 3.1.1.5(d) — Promote Alternative Transportation	Addition	—	<i>Promote and incentivize public transit use, ride-sharing, walking, cycling, and other forms of transportation that reduce emissions.</i>	A new implementation mechanism is added promoting and incentivizing non-motorized and shared transportation modes to reduce emissions.
21	Policy 3.1.1.5(e) — Public Transportation Fleet Green Practices	Addition	—	<i>The County Public transportation fleet will incorporate at least 75% of the applicable best management practices outlined in chapters C-M of the Florida Green Local Government Standard Fleet Management and Vehicle Maintenance Module into the public transportation fleet.</i>	A new implementation mechanism is added with a specific numeric standard: the County public fleet must incorporate at least 75% of applicable BMPs from the Florida Green Local Government Standard.
22	Policy 3.1.1.6 — Erosion/Dust Emissions Control	Addition	—	<i>with standards adopted within the</i>	A requirement for standards to be codified within the LDC or County

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>LDC or other County regulation</i>	regulation is added to Policy 3.1.1.6.
23	Policy 3.1.1.6(a) — Erosion and Sediment Control Plan	Addition	—	<i>Best practices include performance standards which combat erosion and generation of fugitive dust particles.</i>	A sentence is added to implementation mechanism (a) specifying that best practices must include performance standards addressing erosion and fugitive dust.
24	Policy 3.1.1.6(b) — Fugitive Dust Non-Compliance	Addition	—	<i>The County shall require facilities found to be chronically non-compliant with their Fugitive Dust Control Plan to utilize the best available control technologies prior to re-issuance of their Mass Grading Permits and other related permits. The County will follow up on complaints and notify the appropriate state and federal agencies.</i>	A new implementation mechanism (b) is added requiring best available control technologies for chronically non-compliant facilities and establishing a complaint follow-up and agency notification process.
25	Policy 3.1.1.6(c) — Renumbering of Former (b)	Modification	(b)	(c)	The existing subparagraph on open burning coordination with the State Department of Agriculture is renumbered from (b) to (c) due to the insertion of a new (b).
26	Policy 3.1.1.7 — TBEP / SBEP Support	Addition	—	<i>and the Sarasota Bay Estuary Program (SBEP) as set forth in the SBEP CCMP</i>	The Sarasota Bay Estuary Program (SBEP) and its CCMP are added alongside the Tampa Bay Estuary Program as a co-referenced program.
27	Policy 3.1.1.7(a) — SBEP Coordination	Addition	—	<i>and SBEP</i>	References to SBEP are added within implementation mechanism (a) to mirror the addition of SBEP in the policy statement above.
28	Policy 3.1.1.7(a) — TBEP CCMP and SBEP	Modification	CCMP	<i>CCMP and SBEP</i>	The CCMP reference is expanded to include the SBEP CCMP.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
29	Policy 3.1.1.7(b) — Federally Recognized Air Quality Monitoring	Addition	—	<i>Support Federally recognized ambient air quality monitoring programs conducted in Manatee County and partner County governments in the Tampa Bay and Sarasota Bay watersheds.</i>	A new implementation mechanism (b) is added requiring support for federally recognized ambient air quality monitoring programs in both Tampa Bay and Sarasota Bay watershed areas.
30	Policy 3.1.1.7(c) — Public Outreach on Air/Water Quality Link	Addition	—	<i>Improve outreach to the general public through National Estuary Program partners or County communication channels concerning the link between air and water quality to foster behavioral changes that reduce air pollution.</i>	A new implementation mechanism (c) is added for public outreach on the connection between air and water quality.
31	Policy 3.1.1.7(d) — Atmospheric Deposition Research	Addition	—	<i>Support research regionally or through National Estuary Program partners that better quantifies the atmospheric deposition of nitrogen and its effects on water quality and stormwater runoff.</i>	A new implementation mechanism (d) is added to support research on atmospheric nitrogen deposition and its water quality effects.
32	Ordinance Citation — Goal 3.1 / 3.2 Footer	Deletion	<i>(Ord. No. 18-04, § 7(Exh. E), 8-23-18) [and similar ordinance citation references throughout]</i>	—	Ordinance citation references appearing at the end of Goal 3.1 and Goal 3.2 sections are deleted throughout the element.
33	Goal 3.2 — Goal Statement	Modification	<i>Protection of Surface and Groundwater Resources at Lowest Possible Cost for Potable Water Use, Recreational Use, and to Provide Aquatic Habitat</i>	<i>Manatee County Will Continue to Prioritize and Protect Surface and Groundwater Resources at the Lowest Possible Cost for Their Designated Uses (i.e., Potable</i>	Goal 3.2 is revised to add 'Manatee County Will Continue to Prioritize and Protect...' framing, and to expand the list of designated uses to include Shellfish Propagation or Harvesting, Fish Consumption, and Fish and Wildlife Use.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>for Native Flora and Fauna.</i>	<i>Water Use, Shellfish Propagation or Harvesting, Fish Consumption, Recreational and Fish and Wildlife Use), and to Provide Aquatic Habitat for Native Flora and Fauna.</i>	
34	Objective 3.2.1 — Potable Water Quality and Quantity (Title)	Addition	—	<i>and Quantity</i>	The objective title is expanded from 'Potable Water Quality' to 'Potable Water Quality and Quantity.'
35	Objective 3.2.1 — Watershed Protection Overlay District Names	Modification	<i>Lake Manatee, Evers Reservoir, and Peace River Watershed Overlay (WO) Districts</i>	<i>Lake Manatee Reservoir Watershed Protection Overlay District (WPM), Evers Reservoir Watershed Protection Overlay District (WPE), and Peace River Watershed Protection Overlay District (WPR)</i>	The overlay district names and acronyms are formally updated and expanded with full titles and new abbreviations (WPM, WPE, WPR), replacing the prior generic 'Watershed Overlay (WO) Districts' references.
36	Policy 3.2.1.2(a) — Evers Reservoir Watershed Management Plan	Modification	<i>Development of a reservoir watershed management plan</i>	<i>Coordinate with local municipalities in the development of a reservoir watershed management plan</i>	Language requiring coordination with local municipalities is added before the development of the Evers Reservoir watershed management plan.
37	Policy 3.2.1.2(b) — Lake Manatee Watershed Management Plan	Modification	<i>Development of a reservoir watershed management plan</i>	<i>Coordinate with local municipalities in the development of a reservoir watershed management plan</i>	Same coordination language added for the Lake Manatee watershed management plan as in (a) above.
38	Policy 3.2.1.3(a) — USDA Natural Resources Conservation Service	Modification	<i>(no preceding agency qualifier)</i>	<i>U.S. Department of Agriculture</i>	The full name 'U.S. Department of Agriculture' is added before 'Natural Resources Conservation Service' to clarify the agency affiliation.
39	Policy 3.2.1.3(a) — Agricultural BMP Task Force	Modification	<i>An agricultural best management practices task</i>	<i>Establishment of an agricultural best management practices task</i>	The word 'Establishment of' is added to the bullet, formalizing the directive to create the task force.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>force advisory group</i>	<i>force advisory group</i>	
40	Policy 3.2.1.3(a) — Newsletter / Communication Channel	Modification	<i>Development of a newsletter</i>	<i>Use County communication</i>	The directive to develop a newsletter is replaced with broader County communication channels to keep professionals informed.
41	Policy 3.2.1.5(a) — Watershed Overlay District Name	Modification	<i>Watershed Protection Overlay Districts</i>	<i>Watershed Overlay Districts</i>	The word 'Protection' is deleted from the reference to the Watershed Overlay Districts in this implementation mechanism.
42	Policy 3.2.1.7(c) — Green Stormwater Infrastructure	Addition	—	<i>Encourage the use of alternative and new technologies in stormwater infrastructure as identified by the Florida DEP Green Stormwater Infrastructure (GSI) Initiative.</i>	A new implementation mechanism (c) is added to Policy 3.2.1.7, encouraging use of Florida DEP-identified green stormwater infrastructure technologies.
43	Policy 3.2.1.7(d) — Low Impact Development User Manual	Addition	—	<i>Create a Manatee County Low Impact Development (LID) User Manual.</i>	A new implementation mechanism (d) is added requiring the County to create an LID User Manual.
44	Policy 3.2.1.8 — Evers Reservoir Watershed References	Modification	<i>Evers Reservoir watershed</i>	<i>Evers Reservoir Watershed (WPE)</i>	The formal overlay district name and acronym (WPE) are added to references of the Evers Reservoir watershed within the policy and sub-paragraphs.
45	Policy 3.2.1.8(b) — 'the' Addition	Addition	—	<i>the</i>	The word 'the' is added before 'Beneficial Reuse Area of the Evers Reservoir Watershed' in sub-paragraph (b).
46	Policy 3.2.1.9 — Receiving Waters Reference	Modification	<i>Lake Manatee, Evers Reservoir, Peace River and all receiving coastal waters. [See policies under Objective 3.3.1]</i>	<i>the WPM, WPE and WPR</i>	The individual reservoir/river names and coastal waters reference (with cross-reference to Objective 3.3.1) are replaced with the updated overlay district acronyms (WPM, WPE, WPR). The cross-reference to Objective 3.3.1 is also deleted.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
47	Policy 3.2.1.10(a) — Evaluation Coordination and Strategies	Modification	<i>state and local agencies.</i>	<i>federal, state and local agencies. Such as pathogen source identification and elimination, softening shoreline, stream restoration, stormwater erosion control mechanisms; and agricultural pollution prevention.</i>	Federal agencies are added to the coordination list and specific water quality improvement strategy examples are enumerated.
48	Policy 3.2.2.1 — Stream / Riverine System Reference	Modification	<i>perennial lake or stream</i>	<i>perennial lake, stream or riverine system</i>	The scope of the policy is expanded to include 'riverine system' in addition to lakes and streams.
49	Policy 3.2.2.2(a) — Groundwater Well Management Plan (Full Revision)	Modification	<i>Require the location of all active and inactive groundwater wells to be shown on final development plans submitted to the County and require that development orders contain a condition requiring the proper abandonment of unused water wells.</i>	<i>Require that all proposed development sites be examined for location of existing groundwater wells. If found, a groundwater Well Management Plan shall be developed to properly identify, protect, and abandon water wells. Examination of proposed development sites shall be conducted as follows: [with detailed sub-requirements for field surveys, GPS coordinates, protection and abandonment procedures, O&M entity transfer, and coordination]</i>	The original single-sentence requirement is replaced with a comprehensive, multi-part Well Management Plan framework including site evaluation requirements, GPS mapping, protection during construction, proper abandonment before construction, and post-development O&M transfer procedures.
50	Policy 3.2.2.2(b) — SWFWMD / DOH Coordination	Deletion	<i>Coordination with SWFWMD and the Florida Department of Health to ensure policy compliance.</i>	—	The original sub-paragraph (b) coordinating with SWFWMD and DOH is deleted and replaced by an expanded paragraph (b) requiring a Well

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					Management Plan in development orders.
51	Policy 3.2.2.2(c) — Well Locations on Final Plans	Addition	—	<i>Require the location of all active and inactive groundwater wells to be shown on final development plans submitted to the County.</i>	A new sub-paragraph (c) restates the previously deleted requirement for well locations to appear on final development plans, preserving this requirement within the restructured section.
52	Policy 3.2.2.2(d) — Expanded Coordination Requirement	Addition	—	<i>Coordinate with the Natural Resources Department, SWFWMD, and the Florida Department of Health to ensure policy compliance.</i>	A new sub-paragraph (d) adds the Natural Resources Department to the coordination requirement, expanding on the deleted (b) above.
53	Policy 3.2.2.5(b) — Tampa Bay Nitrogen Consortium	Addition	—	<i>Continue active participation in the Tampa Bay Nitrogen Management Consortium to remain engaged with local efforts to mitigate nutrient loads from the contributing watershed of Tampa Bay.</i>	A new implementation mechanism (b) is added to Policy 3.2.2.5, requiring continued active participation in the Tampa Bay Nitrogen Management Consortium.
54	Policy 3.2.2.6 — New Policy: Water Quality Monitoring Program	Addition	—	<i>Policy 3.2.2.6. Maintain an ongoing water quality monitoring program with local, state, and federal estuarine water quality agencies to ensure that the latest data and recommendations are available. [With implementation mechanisms (a)–(f) covering monitoring network operations, agency liaison, reporting systems, recommended</i>	An entirely new policy (3.2.2.6) is added with six implementation mechanisms establishing a comprehensive ongoing water quality monitoring program including bacteriological sampling, microbiological source tracking, and field assessments for impaired waterbodies.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>actions, biological indicators, and bacteriological impairment monitoring.]</i>	
55	Policy 3.2.2.7 — New Policy: Water Quality Impairment Assessment	Addition	—	<i>Policy 3.2.2.7. Cooperate with appropriate federal and/or State agencies to evaluate and assess Water Quality Impairment determinations. [With implementation mechanisms (a)–(c) for biological indicator assessments, bacteriological monitoring revisions, and Walk the Waterbody field assessments.]</i>	An entirely new policy (3.2.2.7) is added requiring County cooperation with federal and State agencies on Water Quality Impairment determinations, including biological assessments and microbiological source tracking.
56	Policy 3.2.2.8 (formerly 3.2.2.6) — Renumbering	Modification	<i>Policy 3.2.2.6</i>	<i>Policy 3.2.2.8</i>	The former Policy 3.2.2.6 (Lake Manatee Reservoir operation) is renumbered to 3.2.2.8 due to insertion of new Policies 3.2.2.6 and 3.2.2.7.
57	Policy 3.2.2.8(b) — Minimum Flows and Levels (MFLs)	Addition	—	<i>Coordinate with the South West Florida Water Management District, the Department of Environmental Protection and the Tampa Bay EP to establish minimum flows and levels (MFLs) for the Manatee River below the dam.</i>	A new implementation mechanism (b) is added to the former 3.2.2.6 (now 3.2.2.8) requiring establishment of minimum flows and levels (MFLs) for the Manatee River below the dam.
58	Policy 3.2.2.9 (formerly 3.2.2.7) — Renumbering and Added Phrase	Modification	<i>Policy 3.2.2.7. Review all proposed development applications</i>	<i>Policy 3.2.2.9. The County Utility Department will review all proposed development applications</i>	The policy is renumbered and the phrase 'The County Utility Department will r' is added, explicitly assigning responsibility to the County Utility Department.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
59	Objective 3.2.3 — Water Conservation (Objective Statement)	Modification	<i>(no qualifier for gpcpd)</i>	<i>gallons per capita per day</i>	The abbreviation 'gpcpd' is expanded to 'gallons per capita per day' in the objective statement.
60	Policy 3.2.3.1 — Water Conservation Habits / LID Methods	Addition	—	<i>through low impact development and other methods for development and redevelopment projects. The County will consider land and water resource best management practices such as reduced impervious areas, increased buffers, LID, surface/storm water management including water quality, soil erosion and sedimentation control, and conservation of water supply which have been demonstrated to be successful and cost effective in resolving development and conservation issues such as land clearing, excessive tree removal, and loss of native plants and wildlife habitat.</i>	Significant new language is added to Policy 3.2.3.1 directing the County to consider specific LID and BMP practices, explicitly listing reduced impervious areas, buffers, stormwater management, erosion control, and conservation of water supply.
61	Policy 3.2.3.1(c) — SWFWMD Reference and Expanded Programs	Modification	<i>Water District the development and implementation of programs addressing Southern Water Use Caution Area Issues.</i>	<i>SWFWMD the development and implementation of saltwater intrusion recovery process, aquifer storage and recovery, and other programs addressing Southern Water Use Caution Area Issues.</i>	The generic 'Water District' reference is replaced with 'SWFWMD' and specific program areas (saltwater intrusion recovery, aquifer storage and recovery) are enumerated.
62	Policy 3.2.3.1(d) — Florida-Friendly	Addition	—	<i>Coordinate with the SWFWMD and UF IFAS</i>	A new implementation mechanism (d) is added establishing coordination

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
	Landscaping / UF IFAS			<i>Extension Office to promote, through educational programs and publications, the Florida-Friendly Landscaping Program for homeowners, Florida-Friendly Communities, and Green Industries Best Management Practices for landscaping professionals.</i>	with SWFWMD and UF IFAS to promote Florida-Friendly Landscaping and Green Industries BMPs.
63	Policy 3.2.3.1(e) — Green Infrastructure / LID Adoption	Addition	—	<i>The County shall evaluate and adopt, within the LDC or other County regulation, Green Infrastructure elements and LID elements consistent with Chapter 2024-275, Laws of Florida and 120.54(3)(e)6, Florida Statutes.</i>	A new implementation mechanism (e) is added requiring the County to evaluate and adopt Green Infrastructure and LID elements in the LDC, referencing specific 2024 Florida law.
64	Policy 3.2.3.2(b) — Florida Friendly Landscaping Rebate	Addition	—	<i>and modifying residential yards to Florida Friendly landscaping which utilize less water</i>	Language is added to the rebate program mechanism to include modifying yards to Florida Friendly landscaping as an incentivized practice.
65	Policy 3.2.3.3(a) — Florida Friendly Landscaping Program Reference	Modification	<i>Florida Yards and Neighborhoods Master Gardener Program</i>	<i>Florida Friendly Landscaping Program and the Florida Master Gardener Program</i>	The program name is updated from 'Florida Yards and Neighborhoods Master Gardener Program' to the current 'Florida Friendly Landscaping Program and the Florida Master Gardener Program.'
66	Policy 3.2.3.4 — Landscaping Policy (Policy Statement)	Modification	<i>when landscaping is required</i>	<i>for required landscaping</i>	Minor rewording of the landscaping incentive trigger — 'when landscaping is required' is replaced with 'for required landscaping.'
67	Policy 3.2.3.4(a) — Florida-Friendly	Modification	<i>Coordination among County departments</i>	<i>The County shall evaluate and adopt Florida-</i>	The implementation mechanism is replaced entirely. The original

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
	Landscaping LDC Standards		<i>during revision of the Land Development Code to achieve policy compliance.</i>	<i>Friendly Landscaping regulations which, at a minimum, set standards for the use of native and drought tolerant species, removal of exotic plants, vegetative clearing and efficient irrigation to maximize conservation of water resources.</i>	general coordination language is replaced with a specific directive to adopt Florida-Friendly Landscaping LDC regulations with minimum standards for native species, exotic removal, clearing, and irrigation efficiency.
68	Objective 3.3.2 — Wildlife/Upland Habitat (Objective Statement)	Modification	<i>threatened, species of special concern, and native upland habitat</i>	<i>threatened, species of special concern, rare and native upland habitat</i>	The word 'rare' is added to the list of protected categories in the objective statement.
69	Objective 3.3.2 — List Item: Species Biodiversity	Modification	<i>Species biodiversity; and</i>	<i>Species biodiversity;</i>	The word 'and' is removed after 'Species biodiversity' to accommodate the addition of a new final bullet below.
70	Objective 3.3.2 — Natural Area Greenways / Wildlife Corridors	Modification	<i>Natural area greenways.</i>	<i>Natural area greenways and wildlife corridors.</i>	The phrase 'and wildlife corridors' is added to the final objective list item.
71	Policy 3.3.2.1(1) — Listed Species Survey Language	Modification	<i>Proposed developments shall conduct an evaluation of the proposed development site</i>	<i>Proposed developments shall conduct an evaluation, including a survey of the proposed development site</i>	The phrase 'including a survey' is inserted to require that evaluations specifically include formal surveys.
72	Policy 3.3.2.1(1) — Field Review / Survey Dates	Modification	<i>Dates of field review</i>	<i>Dates of field review/surveys</i>	The word '/surveys' is added to clarify that both field reviews and formal surveys must have documented dates.
73	Policy 3.3.2.1(b) — Manatee Protection Plan	Addition	—	<i>Develop a Manatee Protection Plan in coordination with USFWS and FWC.</i>	A new implementation mechanism (b) is added requiring development of a Manatee Protection Plan in coordination with USFWS and FWC.
74	Policy 3.3.2.1(c/b) and (d/c) — Renumbering	Modification	<i>(b) Review and require applicants to coordinate with appropriate state and federal agencies when protected species and/or critical</i>	<i>(c) [same text] (d) [same text]</i>	Existing sub-paragraphs (b) and (c) are renumbered to (c) and (d) respectively due to insertion of new sub-paragraph (b) above.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>habitat are found on-site. (c) Implement the Land Development Code consistent with this policy.</i>		
75	Policy 3.3.2.1(e) — Florida Scrub-Jay Conservation	Addition	—	<i>Continue to participate in Florida scrub-jay conservation and monitoring efforts with State and non profit partners.</i>	A new implementation mechanism (e) is added requiring continued participation in Florida scrub-jay conservation and monitoring efforts.
76	Policy 3.3.2.2(3) — Exotic Species Removal Duration	Modification	<i>construction unless Special Approval is granted.</i>	<i>construction and for the life of the project.</i>	The exotic species removal requirement is expanded from the construction period (with a Special Approval exception) to apply for the life of the project with no exception.
77	Policy 3.3.2.5(a) — Intergovernmental Participation	Modification	<i>Maintain active membership in intergovernmental groups such as the Tampa Bay Regional Planning Council, Agency on Bay Management, and the Sarasota Bay, Tampa Bay and Coastal Heartland National Estuary Partnership.</i>	<i>Maintain active participation in intergovernmental groups such as the Tampa Bay Regional Planning Council, Agency on Bay Management, FWC Regional Invasive Plant Working Group, Central Florida Prescribed Fire Council, Sarasota Bay Estuary Program, Tampa Bay Estuary Program and the Coastal and Heartland National Estuary Program.</i>	The list of intergovernmental groups is updated — 'membership' becomes 'participation,' and FWC Regional Invasive Plant Working Group and Central Florida Prescribed Fire Council are added. Program names are updated to current designations.
78	Policy 3.3.2.6 — Reforestation / Restoration Language	Modification	<i>reforestation and other appropriate activities</i>	<i>reforestation, restoration and other appropriate activities</i>	The word 'restoration' is added alongside 'reforestation' in Policy 3.3.2.6.
79	Policy 3.3.2.7(b) — Gopher Tortoise Recipient Site Program	Addition	—	<i>Continue to implement Long-term Gopher Tortoise Recipient Site Program on Duette Preserve</i>	A new implementation mechanism (b) is added requiring continuation of the Long-term Gopher Tortoise Recipient Site

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>and other suitable public lands.</i>	Program at Duette Preserve.
80	Policy 3.3.2.7(c) — Waif Tortoise Recipient Sites	Addition	—	<i>Coordinate with Florida Fish and Wildlife Conservation Commission for the possible location of waif tortoise recipient sites in Manatee County.</i>	A new implementation mechanism (c) is added requiring coordination with FWC to identify potential waif tortoise recipient sites.
81	Policy 3.3.2.8(a) — ELMAC Criteria Reference	Modification	<i>natural resource value maps</i>	<i>natural resource value criteria</i>	The word 'maps' is replaced with 'criteria' in the reference to the ELMAC ranking system for sensitive lands acquisition.
82	Policy 3.3.2.8(b) — Conservation Easements	Addition	—	<i>, including purchase of Conservation Easements</i>	The phrase 'including purchase of Conservation Easements' is added to expand the scope of environmentally sensitive lands acquisition/protection methods.
83	Policy 3.3.2.8(c) — Rezone to Conservation FLUM	Addition	—	<i>Rezone environmentally sensitive land acquisitions to Conservation on Future Land Use Map.</i>	A new implementation mechanism (c) is added requiring rezoning of acquired environmentally sensitive lands to Conservation on the Future Land Use Map.
84	Objective 3.3.3 — Greenways / IFAS Coordination	Addition	—	<i>Coordinate between County Departments and UF IFAS Extension Program.</i>	A sentence is added to the Greenways Objective requiring interdepartmental coordination with the UF IFAS Extension Program.
85	Objective 3.3.3 — Wildlife Corridor / Biodiversity Bullet	Addition	—	<i>Build upon the network of public and private lands for safe passage and dispersal routes of plants and animals to maintain Manatee County's rich species biodiversity.</i>	A new bullet is added to the Greenways Objective list focusing on species biodiversity through wildlife passage and dispersal routes.
86	Policy 3.3.3.1(a) — Florida Wildlife Corridor Foundation	Addition	—	<i>Florida Wildlife Corridor Foundation,</i>	The Florida Wildlife Corridor Foundation is added to the list of agencies to coordinate with in the greenways

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					implementation mechanism.
87	Policy 3.3.3.1(b) and (c) — Deletion of Prior Transfer/Coordination Bullets	Deletion	<i>(b) Consider transfers of net density and other strategies to facilitate development of greenways consistent with this policy. (c) County coordination with adjacent jurisdictions and municipalities to facilitate development of interconnected greenways.</i>	—	The original sub-paragraphs (b) and (c) of Policy 3.3.3.1 are deleted and replaced by substantially expanded new sub-paragraphs (b)–(g).
88	Policy 3.3.3.1(b) — Wildlife Movement Standards (New)	Addition	—	<i>Collaboration with the Florida Fish and Wildlife Conservation Commission (FFWCC), the U.S. Fish and Wildlife Service, and the Florida Department of Transportation to establish standards and locations for the movement of wildlife on public roads and other corridors, as well as ensuring the crossings or corridors are of the appropriate size.</i>	A new sub-paragraph (b) is added requiring collaboration with FFWCC, USFWS, and FDOT to establish wildlife crossing standards and locations.
89	Policy 3.3.3.1(c) — LDC Wildlife Corridor Standards (New)	Addition	—	<i>Establish standards within the LDC to facilitate development of greenways, including percentages of wildlife corridor preservation through land use incentives, such as density bonuses, easements and</i>	A new sub-paragraph (c) is added requiring LDC standards for wildlife corridor preservation with specific land use incentive mechanisms.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>other strategies consistent with this policy.</i>	
90	Policy 3.3.3.1(d) — Adjacent Jurisdiction Coordination (New)	Addition	—	<i>County coordination with adjacent jurisdictions and municipalities to facilitate development of interconnected greenways.</i>	A new sub-paragraph (d) reintroduces intergovernmental greenway coordination (previously deleted from (c)) as a distinct provision.
91	Policy 3.3.3.1(e) — Florida Ecological Greenways Network	Addition	—	<i>Participate with federal, state and local agencies and conservation organizations, including the Florida Ecological Greenways Network (FEGN), to identify wildlife and habitat corridors that serve as biological connections between natural areas and implement programs that protect the viability of these corridors. These programs shall include focused land acquisition initiatives, conservation easements and incentives, and appropriate regulatory measures.</i>	A new sub-paragraph (e) is added requiring participation in the FEGN and implementation of programs to protect wildlife corridors, including land acquisition, conservation easements, and regulatory measures.
92	Policy 3.3.3.1(f) — Low Intensity Land Use Buffers	Addition	—	<i>Consider strategies to facilitate landscape design that places low intensity land uses, including appropriate buffers, adjacent to wildlife habitat or wildlife corridors.</i>	A new sub-paragraph (f) is added encouraging low-intensity land use buffers adjacent to wildlife habitat and corridors.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
93	Policy 3.3.3.1(g) — USDA / Agricultural Easement Partnerships	Addition	—	<i>Coordination with the United States Department of Agriculture's Natural Resource Conservation Service and the Florida Department of Agriculture and Consumer Services Rural and Family Lands Program for agricultural easement partnerships. Agricultural areas have conservation purposes, preserve open space in a relatively natural state, and can provide natural connection between other conservation lands for the movement of wildlife and people.</i>	A new sub-paragraph (g) is added requiring coordination with USDA and FDACS for agricultural easement partnerships supporting conservation and wildlife connectivity.
94	Policy 3.3.3.2 — Natural Greenways Network Reference	Addition	—	<i>natural</i>	The word 'natural' is added before 'greenways network' in Policy 3.3.3.2.
95	Policy 3.3.3.3(b) — Greenways Capital Improvements Language	Modification	<i>improvements in the Capital Improvements Program budget.</i>	<i>preservation and improvements in the Capital Improvements Program budget.</i>	The word 'preservation and' is added before 'improvements' in the CIP reference.
96	Policy 3.4.1.1 — WO District / New Overlay District Names	Modification	<i>WO District</i>	<i>Lake Manatee Reservoir Watershed Protection Overlay District (WPM), Evers Reservoir Watershed Protection Overlay District (WPE), and Peace River Watershed Protection Overlay District (WPR)</i>	The generic 'WO District' abbreviation is replaced throughout Policy 3.4.1.1 with the full updated names and acronyms for each of the three Watershed Protection Overlay Districts.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
97	Policy 3.4.1.1(b) — Land Development Regulations 'requirement' Deletion	Modification	<i>Land development regulations requirement that any site plan</i>	<i>Land development regulations require that any site plan</i>	The word 'ment' is deleted, changing 'requirement' to 'require' to correct the sentence structure.
98	Policy 3.4.1.2 — New Policy: Solid Waste Collection	Addition	—	<i>Policy 3.4.1.2. Consistent with the Public Facilities Element, solid waste from all residents and businesses within Manatee County will continue to be collected and properly disposed of at the County's designated facility. Additionally, formal contracts with private companies and development services should be implemented in order to provide solid waste collection services and to accommodate the waste service needs of Manatee County residents in the most environmentally and efficient manner. Implementation Mechanism: (a) Contractual agreements between Manatee County and private solid waste haulers.</i>	A new Policy 3.4.1.2 is inserted covering solid waste collection, disposal, and private hauler contracts. This inserts a new policy and causes renumbering of all subsequent policies in Objective 3.4.1.
99	Policy 3.4.1.3 — New Policy: Solid Waste Recycling / Reduction	Addition	—	<i>Policy 3.4.1.3. Customer separation of solid waste (i.e., separating non-recyclables and recyclables) should continue according to state law. Additionally, the amount of solid waste generated per the</i>	A new Policy 3.4.1.3 is inserted covering customer waste separation, recycling, and reduction consistent with state law, causing further renumbering of subsequent policies.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				goals established in state and local regulations should be reduced to the greatest extent practicable. Implementation Mechanism: (a) The Utilities Department will continue to coordinate with local governments within Manatee County to achieve policy compliance. Additionally, appropriate funding will be provided for the publication and distribution of educational materials to Manatee County residents.	
100	Policy 3.4.1.4 (formerly 3.4.1.2) — WO District / Overlay District Names	Modification	the WO District	Lake Manatee Reservoir Watershed Protection Overlay District (WPM), Evers Reservoir Watershed Protection Overlay District (WPE), and Peace River Watershed Protection Overlay District (WPR)	Same updated district naming applied to the renumbered policy (formerly 3.4.1.2, now 3.4.1.4).
101	Policy 3.4.1.5 (formerly 3.4.1.3) — Hazardous Materials Routing and Registration	Modification	to provide direction to routing of hazardous materials on Manatee County roadways. Registration of all small and large generators of hazardous substances with the appropriate County departments is required.	coordinate with FDOT for routing of hazardous materials on Manatee County roadways. Generators of small quantity hazardous wastes (not substances) are required to fill out a state notification form for disposal purposes. Facilities with reportable	The routing language is changed from a general direction to explicit coordination with FDOT. The registration requirement is replaced with a specific description of state notification form requirements for small quantity generators and Community Right-to-Know form requirements.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>quantities of hazardous substances are required to fill a form per Community Right-to-Know which goes to Emergency Planning Commission.</i>	
102	Policy 3.4.1.5(b) — Solid/Hazardous Waste Monitoring	Addition	—	<i>Monitor and track local government solid/hazardous waste use.</i>	A new sub-paragraph (b) is added requiring monitoring and tracking of local government solid/hazardous waste use.
103	Policy 3.4.1.8 (formerly 3.4.1.6) — SQG Assessment Program	Modification	<i>(no specific program language)</i>	<i>Continue to implement the Small Quantity Generator (SQG) Assessment, Notification and Verification Program including expansion of the assessment roll and completion of annual inspections per Florida Statutes.</i>	Implementation mechanism (a) is revised from generic continuation language to specific reference to the SQG Assessment, Notification and Verification Program with annual inspection requirements per Florida Statutes.
104	Policy 3.4.1.8(c) and (d) — FDEP Database and Referral	Addition	—	<i>(c) Continue to transmit inspection data to FDEP County SQG database. (d) Continue to refer other pollution-related issues to the appropriate regulatory entities to ensure the protection of natural resources, public health, safety and welfare of the citizens of Manatee County.</i>	Two new implementation mechanisms are added: (c) requiring transmission of inspection data to FDEP and (d) requiring referral of pollution issues to appropriate regulatory entities.
105	Policy 3.4.1.11 — New Policy: Sea Level Rise / Hazardous Waste Facilities	Addition	—	<i>Policy 3.4.1.11. Assess the vulnerability to public facilities and services, including household and hazardous waste</i>	A new Policy 3.4.1.11 is added requiring assessment of hazardous waste facility vulnerability to sea level rise and flooding, with two implementation mechanisms addressing

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>facilities against sea level rise and flooding. Implementation Mechanism: (a) Collaborate with regional partners and identify public investments, infrastructure, and assets at risk from rising sea levels. (b) Utilize baseline water data to develop a local government solid/hazardous waste reduction plan.</i>	risk identification and reduction planning.
106	Policy 3.4.2.2(a) — Reclamation Plan Review / Manual Reference	Addition	—	<i>with the requirements of the Manatee County Phosphate Mining Reclamation Manual. Appendix E.</i>	A specific reference to the Phosphate Mining Reclamation Manual, Appendix E is added to the reclamation plan review mechanism.
107	Policy 3.4.2.2(b) — Future Beneficial Uses of Mined-Out Lands	Addition	—	<i>Continue to review mineral resource extraction and reclamation activities to ensure the future normal and beneficial uses of mined-out lands.</i>	A new implementation mechanism (b) is added to Policy 3.4.2.2 requiring review of reclamation activities for future beneficial use of mined-out lands.
108	Goal 3.5 — Goal Statement Formatting	Modification	<i>Promote the development and use of alternative energy generation facilities. (plain text)</i>	<i>Promote the Development and Use of Alternative Energy Generation Facilities. (underlined)</i>	Goal 3.5 text is reformatted with underline styling applied, while the prior non-underlined version is marked as deleted.
109	Objective 3.5.1 — Alternative Energy (Objective Title)	Modification	<i>Alternative Energy Generation Facilities</i>	<i>Alternative Energy</i>	The objective title is shortened by removing 'Generation Facilities.'
110	Policy 3.5.1.1 and 3.5.1.2 — Policy Number Formatting	Modification	<i>(plain text policy numbers)</i>	<i>(underlined policy numbers)</i>	Policy numbers 3.5.1.1 and 3.5.1.2 are reformatted with underline styling.
111	Policy 3.5.1.3 — New Policy: Energy Efficiency / Sustainable Building	Addition	—	<i>Policy 3.5.1.3. Manatee County shall encourage energy efficiency</i>	A new Policy 3.5.1.3 is added requiring the County to encourage energy efficiency and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>and sustainability in building design, construction, and renovation. Implementation Mechanism: (a) Investigate actions, policies, guidelines, and procedures recommended by the U.S. Green Building Council, the Florida Green Building Coalition, and other green building programs. (b) Encourage energy efficiency measures and the use of renewable energy sources in new and existing housing to reduce greenhouse gas emissions. (c) Provide educational materials to residents on energy-saving measures.</i>	sustainability in building design, with three implementation mechanisms referencing USGBC and FGBC programs.
112	Policy 3.5.1.4 — New Policy: Energy Efficiency and Waste Reduction	Addition	—	<i>Policy 3.5.1.4. Implement energy efficiency, waste reduction, and renewable measures concerning water, fuel, utilities, electricity, and building design standards. Implementation Mechanism: (a) Promote alternative energies, which provide environmental sustainability and improvement through the use of solar power, methane gas, and electric power.</i>	A new Policy 3.5.1.4 is added requiring implementation of energy efficiency, waste reduction, and renewable energy measures, with a specific mechanism promoting solar, methane, and electric power.

SECTION 2: SIGNIFICANT AMENDMENTS

18 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

Amendment #1 — Goal 3.1 — Goal Statement

Why It Is Significant: The Goal 3.1 statement is substantively revised to shift from a regulatory monitoring-and-management focus to an affirmative commitment to enhancing and maintaining air quality for residents and visitors. This represents a meaningful reorientation of the goal's intent from compliance-based to outcome-based language.

Change Summary: Deleted: 'Monitor for and Protect the Ambient Air Quality of Manatee County Through Appropriate Management and Land Use Techniques.' Replaced with: 'Manatee County Will Continue to Enhance and Maintain Local Air Quality for Quality of Life for County Residents and Visitors.'

Amendment #7 — Policy 3.1.1.1(e) — GHG Emission Reduction Plan

Why It Is Significant: A new implementation mechanism is added establishing a binding directive for the County to develop a greenhouse gas reduction plan with a specific quantitative target: at least 10% reduction within 5 years. This introduces a new enforceable numeric climate commitment not previously in the Conservation Element.

Change Summary: Addition of a new sub-paragraph (e) requiring development of a GHG emission reduction plan with a 10% reduction target within 5 years, using baseline data from the GHG inventory required under new sub-paragraph (d).

Amendment #11 — Policy 3.1.1.4 — Nonattainment Response (Policy Statement)

Why It Is Significant: The entire policy statement is replaced, changing the legal framework and timeline for County response to NAAQS nonattainment. The original required implementation of control strategies within 6 months of FDEP notification; the revised policy shifts authority to EPA designation and requires coordination on a State Implementation Plan (SIP). This changes both the triggering agency (FDEP to EPA) and the required response (direct action to SIP coordination).

Change Summary: Deleted: 'Implement, within six (6) months of notification of FDEP nonattainment status for any NAAQS parameter, control strategies to achieve attainment status.' Replaced with: SIP-based coordination upon EPA designation.

Amendment #21 — Policy 3.1.1.5(e) — Public Transportation Fleet Green Practices

Why It Is Significant: A specific, numeric standard is introduced requiring the County's public transportation fleet to incorporate at least 75% of applicable BMPs from the Florida Green Local Government Standard. This creates a measurable performance threshold for County fleet operations not previously in the plan.

Change Summary: Addition of a new sub-paragraph (e) establishing a 75% BMP incorporation requirement for the public transportation fleet per the Florida Green Local Government Standard Fleet Management and Vehicle Maintenance Module.

Amendment #33 — Goal 3.2 — Goal Statement

Why It Is Significant: Goal 3.2 is substantively expanded to add Manatee County as an identified actor and to enumerate additional designated uses of surface and groundwater resources, including Shellfish Propagation or Harvesting, Fish Consumption, and Fish and Wildlife Use — categories not previously listed. This broadens the scope of the goal and aligns it with Florida water quality classification language.

Change Summary: Deleted: shorter goal statement listing only Potable Water Use, Recreational Use, and Aquatic Habitat. Replaced with: expanded goal explicitly naming shellfish, fish consumption, and fish and wildlife uses.

Amendment #35 — Objective 3.2.1 — Watershed Protection Overlay District Names

Why It Is Significant: All three watershed overlay districts are formally renamed with full titles and new acronyms (WPM, WPE, WPR), replacing the prior generic 'WO District' abbreviation used throughout the element. This is a systemic change affecting multiple policies and has regulatory significance for land development activities in these areas.

Change Summary: Deleted: 'Watershed Overlay (WO) Districts' / generic 'WO District.' Replaced with: 'Lake Manatee Reservoir Watershed Protection Overlay District (WPM),' 'Evers Reservoir Watershed Protection Overlay District (WPE),' and 'Peace River Watershed Protection Overlay District (WPR)' throughout.

Amendment #49 — Policy 3.2.2.2(a) — Groundwater Well Management Plan

Why It Is Significant: The original single-sentence requirement to show well locations on development plans is replaced with a comprehensive, multi-part Well Management Plan framework. This significantly expands the regulatory requirements for development on sites containing existing groundwater wells, adding mandatory site evaluation surveys, GPS documentation, field protection measures, pre-construction abandonment requirements, and post-development O&M transfer procedures.

Change Summary: Deleted: single-sentence well location disclosure requirement. Replaced with: multi-part Well Management Plan framework including site evaluation protocols, GPS mapping, protection and abandonment requirements, and O&M entity transfer.

Amendment #54 — Policy 3.2.2.6 — New Policy: Water Quality Monitoring Program

Why It Is Significant: An entirely new policy is added establishing a comprehensive ongoing water quality monitoring program with six implementation mechanisms. This is a substantive addition that creates new County obligations for water quality sampling, agency liaison, reporting, impaired waterbody assessments, biological indicators, and bacteriological source tracking.

Change Summary: No prior policy. New Policy 3.2.2.6 added with six implementation mechanisms covering monitoring network operations, liaison with agencies, reporting systems, recommended actions, biological indicator support, and bacteriological monitoring for impaired waterbodies.

Amendment #55 — Policy 3.2.2.7 — New Policy: Water Quality Impairment Assessment

Why It Is Significant: An entirely new policy is added requiring County cooperation with federal and State agencies to evaluate Water Quality Impairment determinations. This creates a new obligation for the County to actively participate in the State's impairment evaluation and delisting process, including conducting microbiological source tracking studies.

Change Summary: No prior policy. New Policy 3.2.2.7 added requiring cooperation on Water Quality Impairment determinations and specific bacteriological monitoring and source tracking measures.

Amendment #60 — Policy 3.2.3.1 — Water Conservation Habits / LID Methods

Why It Is Significant: Significant new policy language is added to Policy 3.2.3.1 directing the County to consider a broad set of LID and BMP practices, including reduced impervious areas, increased buffers, stormwater management, soil erosion and sedimentation control, and conservation of water supply. This introduces specific LID practices as plan-level policy, expanding the scope and specificity of the water conservation objective.

Change Summary: Addition of a new paragraph requiring County consideration of LID and BMP practices for development and redevelopment, explicitly listing reduced impervious areas, buffers, stormwater management, erosion control, and water supply conservation.

Amendment #63 — Policy 3.2.3.1(e) — Green Infrastructure / LID Adoption

Why It Is Significant: A new implementation mechanism requires the County to evaluate and adopt Green Infrastructure and LID elements within the LDC or other County regulation, with an explicit reference to Chapter 2024-275, Laws of Florida. This creates a codified legal obligation to update land development regulations consistent with recent state law.

Change Summary: Addition of sub-paragraph (e) directing LDC adoption of Green Infrastructure and LID elements consistent with Chapter 2024-275, Laws of Florida and 120.54(3)(e)6, Florida Statutes.

Amendment #67 — Policy 3.2.3.4(a) — Florida-Friendly Landscaping LDC Standards

Why It Is Significant: *The implementation mechanism is replaced entirely with a directive to adopt Florida-Friendly Landscaping regulations in the LDC with minimum standards for native species use, exotic plant removal, vegetative clearing, and irrigation efficiency. This converts a general coordination directive into a binding regulatory adoption requirement with enumerated minimum standards.*

Change Summary: *Deleted: general LDC coordination language. Replaced with: specific directive to evaluate and adopt Florida-Friendly Landscaping regulations with minimum standards for native/drought-tolerant species, exotic removal, clearing, and efficient irrigation.*

Amendment #76 — Policy 3.3.2.2(3) — Exotic Species Removal Duration

Why It Is Significant: *The temporal scope of the exotic species removal requirement is substantially expanded from the construction period (with a Special Approval exception) to the full life of the project with no exception provision. This is a material tightening of the ongoing maintenance obligation for exotic species management in upland development.*

Change Summary: *Deleted: 'construction unless Special Approval is granted.' Replaced with: 'construction and for the life of the project.'*

Amendment #87 — Policy 3.3.3.1(b) and (c) — Deletion and Replacement of Greenways Implementation Mechanisms

Why It Is Significant: *The original sub-paragraphs (b) and (c) of Policy 3.3.3.1 are deleted and replaced by five new, substantially more detailed sub-paragraphs (b)–(g). These add requirements for wildlife crossing standards with FDOT, LDC wildlife corridor preservation standards with density bonuses, FEGN participation, low-intensity land use buffering strategies, and USDA agricultural easement partnerships. This constitutes a major expansion of the County's greenways and wildlife corridor obligations.*

Change Summary: *Deleted: (b) density transfer strategies; (c) adjacent jurisdiction coordination. Replaced with: (b)–(g) covering wildlife crossings, LDC corridor standards, intergovernmental coordination, FEGN participation, buffer strategies, and agricultural easement partnerships.*

Amendment #98 — Policy 3.4.1.2 — New Policy: Solid Waste Collection

Why It Is Significant: *A new policy is added covering solid waste collection and contractual arrangements with private haulers, a topic not previously addressed in the Conservation Element. The insertion of this policy (and Policy 3.4.1.3) causes renumbering of all subsequent policies in Objective 3.4.1.*

Change Summary: *No prior policy. New Policy 3.4.1.2 added covering solid waste collection at the County's designated facility and contractual agreements with private haulers.*

Amendment #105 — Policy 3.4.1.11 — New Policy: Sea Level Rise / Hazardous Waste Facilities

Why It Is Significant: *A new policy is added requiring assessment of public facilities, including household and hazardous waste facilities, for vulnerability to sea level rise and flooding. This introduces climate resilience and sea level rise as a specific consideration within the hazardous waste management framework of the Conservation Element.*

Change Summary: *No prior policy. New Policy 3.4.1.11 added requiring vulnerability assessment of hazardous waste facilities to sea level rise, with implementation mechanisms for regional partner collaboration and a solid/hazardous waste reduction plan.*

Amendment #111 — Policy 3.5.1.3 — New Policy: Energy Efficiency / Sustainable Building

Why It Is Significant: *A new policy is added requiring the County to encourage energy efficiency and sustainability in building design, construction, and renovation. This introduces sustainable building design as an explicit policy commitment, referencing U.S. Green Building Council and Florida Green Building Coalition standards as guiding frameworks.*

Change Summary: *No prior policy. New Policy 3.5.1.3 added with three implementation mechanisms covering green building program investigation, renewable energy encouragement, and public education on energy-saving measures.*

Amendment #112 — Policy 3.5.1.4 — New Policy: Energy Efficiency and Waste Reduction

Why It Is Significant: *A new policy is added requiring implementation of energy efficiency, waste reduction, and renewable energy measures across water, fuel, utilities, electricity, and building design. This expands the*

County's alternative energy goal with specific operational directives and promotes solar, methane, and electric power.

Change Summary: *No prior policy. New Policy 3.5.1.4 added with one implementation mechanism promoting alternative energies including solar power, methane gas, and electric power.*

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft 2025

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 4 – Coastal Management

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element 4 COASTAL MANAGEMENT STAFF REWRITE_ES V4 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 67

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Goal 4.1 / Objective 4.1.1 (Seagrass Protection)	Modification	<i>local National Estuary Programs, such as the Coastal and Heartland NEP and Sarasota Bay and Tampa Bay EPs and the Charlotte Harbor NEP through programs which protect, restore, and enhance significant habitat</i>	<i>local National Estuary Programs, such as the Coastal and Heartland National Estuary Program (CHNEP, formerly the Charlotte Harbor National Estuary Program), the Sarasota Bay Estuary Program (SBEP), and the Tampa Bay Estuary Program (TBEP) which protect, restore, and enhance significant habitat</i>	The abbreviated references to estuary programs (NEP/EPs) are replaced with full official names and acronyms (CHNEP, SBEP, TBEP), providing greater clarity and accuracy in identifying the coordinating organizations.
2	Objective 4.1.1 (Seagrass Protection) — Forage bullet	Addition	—	<i>and sea turtles</i>	Sea turtles are added alongside the West Indian Manatee as species that rely on seagrass for forage, expanding the recognized ecological significance of seagrass habitat.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
3	Policy 4.1.1.1	Modification	<i>Require that all preliminary site plans, preliminary plats, or equivalent site plans, depict the location of any existing seagrass habitat</i>	<i>Land Development Code (LDC) regulations will require that all site plans depict the location of any existing seagrass habitat</i>	The policy requirement is reframed from a direct mandate to a reference to LDC regulations, and the list of plan types is simplified to "site plans." This adjusts the implementation mechanism and narrows the scope of triggering document types.
4	Policy 4.1.1.1 — Implementation Mechanism (a)	Addition	—	<i>, oyster beds, or other benthic resource</i>	The scope of County review under the implementation mechanism is expanded to include oyster beds and other benthic resources in addition to seagrass habitats.
5	Policy 4.1.1.3	Addition	—	<i>and mangroves</i>	Mangroves are added as a sensitive habitat alongside seagrass beds in the prohibition against new boat ramps in areas with sensitive bottom or shoreline habitats.
6	Policy 4.1.1.4	Addition	—	<i>through methods including, but not limited to reducing speed limits and implementing educational signs such as the Boater's Guide, maximizing opportunities for reestablishing and protecting seagrass habitat and water transparency throughout Sarasota Bay and Tampa Bay</i>	Specific methods for directing marine traffic away from significant seagrass areas are added, including speed limit reductions and educational signage such as the Boater's Guide.
7	Policy 4.1.1.4	Addition	—	<i>[See policies under Objective 3.2.2.]</i>	A cross-reference to

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					Objective 3.2.2 is added at the end of Policy 4.1.1.4.
8	Policy 4.1.1.4 — Implementation Mechanisms (b), (c), (d)	Addition	—	<i>(b) Coordinate with the Tampa Bay and Sarasota Bay Estuary Programs and the Tampa Bay Regional Planning Council Agency on Bay and Coastal Management (ABCM) to identify those areas best suited to the restoration or recovery of seagrasses. (c) Continued involvement in the Sarasota and Tampa Bay EPs including application for funding for appropriate seagrass restoration. (d) Coordinate with Southwest Florida Water Management District's Surface Water Quality Improvement (SWIM) Program, the Coastal Charlotte Harbor Monitoring Network (CCHMN), the Coastal and Heartland Natural Estuary Program (CHNEP), and other local governments in the collection and analysis of water samples.</i>	Three new implementation mechanisms are added to Policy 4.1.1.4, directing coordination with estuary programs, pursuit of restoration funding, and water quality monitoring activities.
9	Policy 4.1.1.5 (former)	Deletion	<i>Policy 4.1.1.5. Maximize opportunities for reestablishing and protecting seagrass habitat throughout Sarasota and Tampa Bays. Implementation Mechanisms: (a) Coordinate with the Tampa Bay and Sarasota Bay Estuary Programs and the Agency For Bay Management to identify those areas best suited to the restoration or recovery of seagrasses. (b) Continued involvement in the Sarasota and Tampa Bay EPs including application for funding for appropriate seagrass restoration.</i>	—	Former Policy 4.1.1.5 and its two implementation mechanisms are deleted in their entirety. The substance of these mechanisms is largely folded into new sub-provisions added to Policy 4.1.1.4.
10	Policy 4.1.1.5 (renumbered from 4.1.1.6)	Modification	<i>Policy 4.1.1.6.</i>	<i>Policy 4.1.1.5.</i>	Policy 4.1.1.6 is renumbered to 4.1.1.5 following the deletion of the former Policy 4.1.1.5.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
11	Policy 4.1.1.5 (renumbered) — Implementation Mechanisms (b), (c)	Addition	—	<i>(b) Increase public awareness of sensitive marine habitats. (c) Create channel markings so that the public is aware of areas that are too shallow for boating.</i>	Two new implementation mechanisms are added to the renumbered Policy 4.1.1.5, addressing public awareness and channel markings to protect sensitive marine habitats.
12	Policy 4.1.1.7 (former)	Deletion	<i>Policy 4.1.1.7. Encourage seagrass growth through strategies which improve water transparency in Sarasota and Tampa Bays and Charlotte Harbor. [See policies under Objective 3.2.2.]</i>	—	Former Policy 4.1.1.7 is deleted in its entirety. The cross-reference to Objective 3.2.2 is retained in Policy 4.1.1.4.
13	Policy 4.1.2.1 — Implementation Mechanism (a)	Modification	<i>specify the complete or partial preservation of</i>	<i>preserve</i>	The phrasing "specify the complete or partial preservation of" is replaced with the simpler directive "preserve," streamlining the regulatory language.
14	Policy 4.1.2.3	Modification	<i>[Reserved]</i>	<i>Expand use of living shorelines instead of traditional seawalls and/or hardened structures along waterfront properties. (a) Support education of waterfront homeowners about the benefits of living shorelines and encourage the use of nature-based solutions for shoreline protection. (b) Implement living shoreline enhancement projects along shorelines within County-owned projects.</i>	A previously reserved policy slot is activated with a new substantive policy directing the County to expand living shorelines as an alternative to seawalls, including two implementation mechanisms focused on homeowner education and County-owned projects.
15	Policy 4.1.2.5 — Implementation Mechanism (b)	Addition	—	<i>(b) Use County-owned parks and preserves as examples of green infrastructure, resilience initiatives, and other coastal wetland protection strategies.</i>	A new implementation mechanism is added directing use of County-owned parks

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					and preserves as demonstration sites for green infrastructure and coastal wetland protection.
16	Policy 4.1.2.7 — Implementation Mechanism (c)	Addition	—	See Policy 4.1.2.3.	A cross-reference to Policy 4.1.2.3 (the new living shorelines policy) is added within the implementation mechanism for Policy 4.1.2.7.
17	Ordinance Citation — Objective 4.1.2	Deletion	(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)	—	The ordinance citation line at the end of the Objective 4.1.2 section is deleted.
18	Policy 4.1.3.1 — Implementation Mechanism (b)	Modification	National Pollution Discharge and Elimination System (NPDES) Municipal Separate Suburban Sewer System (MS4)	National Pollution Discharge and Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4)	"Suburban" is corrected to "Storm" in the name of the MS4 program, fixing an error in the prior text.
19	Policy 4.1.3.1 — Implementation Mechanism (c)	Modification	Tampa Bay EP Nitrogen Consortium	Tampa Bay EP Nitrogen Management Consortium (NMC)	The name of the Nitrogen Consortium is expanded to its full official name "Nitrogen Management Consortium" and the acronym "(NMC)" is added.
20	Policy 4.1.3.1 — Implementation Mechanism (d)	Deletion	(d) Natural Resources Department continued participation in the Tampa Bay EP Nitrogen Consortium.	—	A redundant implementation mechanism referencing the Natural Resources Department's participation in the Tampa Bay EP Nitrogen Consortium is deleted, as it duplicates the

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					content of mechanism (c).
21	Policy 4.1.3.2 — Implementation Mechanism (b)	Addition	—	<i>(b) Implement Land Development Code regulations consistent with this policy (see LDC Section 403.8).</i>	A new implementation mechanism is added under Policy 4.1.3.2 directing the County to implement LDC regulations consistent with the Terra Ceia Aquatic Preserve protection policy, with a specific LDC cross-reference.
22	Objective 4.1.4 (Coordination with Estuary Programs)	Modification	<i>Development/Implementation of strategies for a coordinated approach to achieving the goals of the Coastal and Heartland National, Estuary Partnership (NEP), Sarasota Bay and Tampa Bay Estuary Programs</i>	<i>Development/Implementation of Estuary Program Comprehensive Conservation and Management Plans (CCMPs) for a coordinated approach to achieving the goals of the Coastal and Heartland, Sarasota Bay and Tampa Bay EPs</i>	The objective is rewritten to specifically name "Comprehensive Conservation and Management Plans (CCMPs)" as the implementation vehicle, replacing the generic term "strategies." The name of the Charlotte Harbor program is also corrected.
23	Policy 4.1.4.1 — Implementation Mechanism (a)	Modification	<i>Manatee County Board of County Commissioners appointment of a Coastal and Heartland NEP, Sarasota and Tampa Bay (County) Staff Liaison Group from appropriate departments to attend meetings</i>	<i>Manatee County Board of County Commissioners appointment of a Commissioner to the Policy Board of the Coastal and Heartland NEP, Sarasota and Tampa Bay (County) Staff Liaison Group from appropriate departments to attend meetings</i>	The mechanism is updated to specify that the Board of County Commissioners appoints a "Commissioner to the Policy Board" of the Coastal and Heartland NEP, clarifying the level of representation.
24	Policy 4.1.4.1 — Implementation Mechanism (c)	Modification	<i>Coordinate with the Tampa Bay Estuary Program to update five (5) year action plans</i>	<i>Coordinate with the Management Board to update five (5) year action plans</i>	"Tampa Bay Estuary Program" is replaced with "Management

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					Board," redirecting coordination to the governing body rather than the program as a whole.
25	Policy 4.1.4.1 — Implementation Mechanisms (d), (e)	Addition	—	<i>(d) Manatee County Administration appointment of a Staff Liaison from appropriate departments to the Management Board to attend meetings, and to review and report on progress. (e) Manatee County Administration appointment of a Staff Liaison from appropriate departments to the Tampa Bay Nitrogen Management Consortium.</i>	Two new implementation mechanisms are added to Policy 4.1.4.1, directing the County Administration to appoint staff liaisons to the Management Board and the Tampa Bay Nitrogen Management Consortium.
26	Policy 4.1.4.2	Modification	<i>and affordable bay management strategies</i>	<i>bay management strategies [deletion of "and affordable" — redundant with "affordable" earlier in the sentence]</i>	The phrase "and affordable" is deleted as redundant since "affordable" already appears earlier in the same sentence.
27	Policy 4.1.4.2 — Implementation Mechanism (a)	Modification	<i>national estuary program's management plan(s).</i>	<i>CCMP(s) and associated Habitat Master Plan(s).</i>	The reference to "management plan(s)" is updated to specifically name CCMPs and associated Habitat Master Plans, aligning with updated estuary program terminology.
28	Policy 4.1.4.2 — Implementation Mechanism (c)	Modification	<i>Florida Yards and Neighborhoods program</i>	<i>Florida-Friendly Landscaping program</i>	The program name is updated from "Florida Yards and Neighborhoods" to "Florida-Friendly Landscaping" to reflect the current official program name (note: "Landscaping" appears to be a

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					typographical error in the source document).
29	Policy 4.1.4.3	Modification	<i>with local governments and with government agencies which formalize Manatee County's role in achieving and maintaining the environmental quality goals and pollution load reduction goals of the Sarasota Bay and Tampa Bay Comprehensive Conservation Management Plans</i>	<i>which formalize Manatee County's role in achieving and maintaining the environmental quality goals and pollution load reduction goals of the Sarasota Bay and Tampa Bay CCMPs and the Tampa Bay NMC</i>	The phrase "with local governments and with government agencies" is deleted, and "Comprehensive Conservation Management Plans" is replaced with the acronym "CCMPs." A new reference to the Tampa Bay NMC is added as a coordination target.
30	Policy 4.1.4.3 — Implementation Mechanisms (a), (b), (c)	Addition	—	<i>(a) Maintain Interlocal Agreement with TBEP to achieve the goals of the CCMP for Tampa Bay and the nitrogen reduction goals established by the TBEP Nitrogen Management Consortium (NMC). (b) Continue cooperation with the TBEP NMC through Declaration of Cooperation and acceptance of five (5) year Reasonable Assurance addendums. (c) Maintain Interlocal Agreement with SEP to achieve the goals of the CCMP for Sarasota Bay and the water quality goals established in the Sarasota Bay Water Quality Protection Plan (WQPP).</i>	Three new implementation mechanisms are added to Policy 4.1.4.3, specifying maintenance of interlocal agreements with TBEP and SEP, cooperation with the NMC, and acceptance of Reasonable Assurance addendums.
31	Policy 4.1.4.4	Modification	<i>Coordinate with the Coastal and Heartland NEP to develop a workable: Comprehensive Conservation Management Plan.</i>	<i>The Comprehensive Conservation Management Plan was created for the "Peace River Watershed Protection Overlay District (WPR), the limits of which are shown on the Future Land Use Map, in collaboration with the Coastal and Heartland National EP that entails Action Plans for Water Quality Improvement; Hydrologic Restoration; Fish,</i>	Policy 4.1.4.4 is substantially rewritten. The directive to "develop" a CCMP is replaced with a statement that the CCMP "was created" for the Peace River Watershed Protection Overlay District,

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>Wildlife, and Habitat Protection; and Public Engagement.</i>	naming specific action plan components. This reflects completion of the CCMP and shifts the policy from prospective to declaratory.
32	Policy 4.1.4.4 — Implementation Mechanism (a)	Modification	<i>(a) Participation in CCMP development.</i>	<i>(a) Coordinate with the Coastal and Heartland NEP to update five (5) year action plans for the Charlotte Harbor watershed area in Manatee County.</i>	The implementation mechanism is updated from general CCMP development participation to specifically coordinating five-year action plan updates with the Coastal and Heartland NEP for the Charlotte Harbor watershed.
33	Ordinance Citation — Objective 4.1.4	Deletion	<i>(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.1.4 section is deleted.
34	Objective 4.1.5 (Dredge and Fill)	Addition	—	<i>, minimizing adverse impacts to water quality and tidal benthic resources</i>	The objective statement for dredge and fill activities is expanded to include the goal of minimizing adverse impacts to water quality and tidal benthic resources when identifying spoil sites.
35	Policy 4.1.5.1 — Implementation Mechanism (a)	Addition	—	<i>State and Federal</i>	"State and Federal" is added before "policy compliance" to specify the level of regulatory compliance required when reviewing Environmental Resource

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					permits for dredge and fill operations.
36	Ordinance Citation — Objective 4.1.5	Deletion	<i>(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.1.5 section is deleted.
37	Policy 4.1.6.2 — Implementation Mechanisms (c), (d)	Addition	—	<i>(c) Provide and distribute educational materials regarding manatee protection areas to boaters. (d) Maximize the size of safe boating areas for recreational use of state waters without endangering the manatee population.</i>	Two new implementation mechanisms are added to Policy 4.1.6.2, directing the County to distribute educational materials to boaters and to maximize safe boating areas without endangering manatees.
38	Policy 4.1.6.3 (new)	Addition	—	<i>Policy 4.1.6.3. Develop a Manatee Protection Plan (MPP) in coordination with and approved by the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service. Implementation Mechanism: (a) Coordinate with the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service on MPP development.</i>	A new policy is added requiring the County to develop a Manatee Protection Plan (MPP) in coordination with and approved by the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service.
39	Ordinance Citation — Objective 4.1.6	Deletion	<i>(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.1.6 section is deleted.
40	Goal 4.2 Title	Modification	<i>Compatibility of Land Development in The Coastal Planning Area With Natural Resource Protection.</i>	<i>Compatibility of Land Development in The Coastal Planning Area with Natural Resource Protection.</i>	"With" is changed to lowercase "with" — a minor capitalization correction in the goal title.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
41	Policy 4.2.1.2 — Criteria (6)	Addition	—	<i>(6) Shall obtain a Florida Clean Marina designation from the Florida DEP.</i>	A new criterion is added to Policy 4.2.1.2 requiring marina-type uses to obtain Florida Clean Marina designation from the Florida DEP.
42	Policy 4.2.1.5	Modification	<i>Manatee River Soil and Water Conservation District, Coastal and Heartland NEP, and Sarasota and the Tampa Bay EPs to encourage all agricultural activities ... implement or continue a program of Best Management Practices to reduce nitrogen and phosphorous runoff and</i>	<i>Manatee River Soil and Water Conservation District (SWCD), Coastal and Heartland NEP, and Sarasota and the Tampa Bay EPs to encourage all agricultural activities ... to implement or continue a program of Best Management Practices to reduce nutrient pollutants.</i>	The acronym "(SWCD)" is added after "Soil and Water Conservation District"; "to" is added before "implement"; and "nitrogen and phosphorous runoff and" is replaced with the broader term "nutrient pollutants."
43	Ordinance Citation — Objective 4.2.1	Deletion	<i>(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.2.1 section is deleted.
44	Policy 4.3.1.1	Addition	—	<i>and Coastal High Hazard Area (CHHA)</i>	The Coastal High Hazard Area (CHHA) is added alongside the Coastal Evacuation Area (CEA) as an area from which population concentrations should be directed away.
45	Policy 4.3.1.2	Modification	<i>FEMA FIRM Velocity-Zone (Zones V)</i>	<i>FEMA FIRM Velocity-Zone (Zone V)</i>	"Zones" is corrected to "Zone" (singular) — a grammatical correction. The same correction appears twice within this policy.
46	Policy 4.3.1.3	Modification	<i>within the Zone V be limited</i>	<i>within Zone V be limited</i>	"the" is deleted before "Zone V"

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					— a minor grammatical correction.
47	Policy 4.3.1.4	Modification	<i>prohibit any generation, storage, or disposal in excess of 45.4 pounds of hazardous, or 0.45 pounds of acutely hazardous, waste or substances per month for any use in the CHHA. Industrial development within and in close proximity to Port Manatee shall be exempt from this policy so long as industry storing above the threshold quantities of hazardous, acutely hazardous, waste or substances take steps to minimize the potential for release of this material in a storm event.</i>	<i>of hazardous waste within the CHHA unless the following criteria is met: (a) Amount is less than 45.4 pounds of hazardous waste or substances within any month for any use. (b) Such hazardous materials or hazardous waste are limited to properties within the Port Manatee Improvement District and are stored within tanks or vessels, the lowest extremity of which is located above the applicable base flood elevation in accordance with Floodplain Management. (c) All tanks or structures containing hazardous materials or hazardous waste comply with all NFIP and FEMA anchoring and flood proofing requirements.</i>	Policy 4.3.1.4 is substantially restructured. The former blanket prohibition with a broad Port Manatee exemption is replaced with a prohibition that allows exceptions only when three specific criteria are met, including a hazardous waste threshold, geographic restriction to the Port Manatee Improvement District, and NFIP/FEMA compliance requirements.
48	Policy 4.3.1.4 — Implementation Mechanism (b)	Addition	—	<i>(b) The Land Development Code shall be updated to reflect this policy.</i>	A new implementation mechanism is added directing the Land Development Code to be updated to reflect Policy 4.3.1.4.
49	Ordinance Citation — Objective 4.3.1	Deletion	<i>(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.3.1 section is deleted.
50	Policy 4.3.2.1	Addition	—	,	A comma is added after "approved development" in Policy 4.3.2.1 — a minor punctuation correction.
51	Policy 4.3.2.5	Deletion	<i>and</i>	—	"and" is deleted from the end of the bullet point

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					"Replace or construct wastewater facilities..." to accommodate the insertion of a new bullet point that follows.
52	Policy 4.3.2.5	Addition	—	<i>Assist in resiliency projects; and</i>	A new bullet is added to Policy 4.3.2.5 identifying assistance with resiliency projects as a priority exception for public infrastructure funding within the CHHA.
53	Ordinance Citation — Objective 4.3.2	Deletion	<i>(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.3.2 section is deleted.
54	Goal 4.4 Title	Addition	—	,	A comma is added after "Warning" in the Goal 4.4 title — a minor punctuation correction.
55	Ordinance Citation — Goal 4.4	Deletion	<i>(Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line following the Goal 4.4 title is deleted.
56	Policy 4.4.1.3	Addition	—	,	A comma is added after "exercises" in Policy 4.4.1.3 — a minor punctuation correction.
57	Policy 4.4.1.3 — Implementation Mechanism (a)	Modification	<i>Disaster Preparedness Planning Committee</i>	<i>Manatee Emergency Operations Workgroup</i>	The coordinating body referenced in the implementation mechanism is updated from "Disaster Preparedness Planning

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					Committee" to "Manatee Emergency Operations Workgroup," reflecting a name change in the relevant County body.
58	Policy 4.4.2.3 — Implementation Mechanism (c)	Modification	<i>Development of possible</i>	<i>Continue</i>	The phrase "Development of possible" is replaced with "Continue," shifting the mechanism from a prospective planning directive to an ongoing commitment regarding acquisition strategies for environmentally sensitive properties.
59	Policy 4.4.2.3 — Implementation Mechanism (d)	Addition	—	<i>(d) Continue beach renourishment program within Manatee County as a mitigation measure to reduce loss of life and property damage.</i>	A new implementation mechanism is added directing the continuation of the beach renourishment program as a hazard mitigation measure.
60	Policy 4.4.2.5	Addition	—	<i>and adjacent developments</i>	"and adjacent developments" is added to the scope of Policy 4.4.2.5, extending protection of natural shoreline resources to also address effects from adjacent developments, not only storm events.
61	Policy 4.4.2.5 —	Addition	—	<i>, as well as restoration and enhancement of coastal vegetation, where feasible</i>	The scope of shoreline integrity

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
	Implementation Mechanism (b)				protection under Implementation Mechanism (b) is expanded to include restoration and enhancement of coastal vegetation, where feasible.
62	Policy 4.4.2.6 — Implementation Mechanism (a)	Addition	—	<i>with 62-330.051, Florida Administrative Code and Nationwide Permit 54 and with the LDC waterfront structure regulations (see LDC Section 511.17)</i>	Specific regulatory citations are added to Policy 4.4.2.6's implementation mechanism, referencing Florida Administrative Code Rule 62-330.051, Nationwide Permit 54, and LDC Section 511.17.
63	Policy 4.4.2.6 — Implementation Mechanisms (b), (c)	Addition	—	<i>(b) Explore opportunities to educate waterfront homeowners about the benefits of living shorelines and facilitate the use of private living shoreline projects as opposed to hardened shorelines, including additional incentives where appropriate. (c) Continue to implement non-structural shoreline enhancement projects along low energy shorelines within County-owned projects and support projects in neighboring municipalities.</i>	Two new implementation mechanisms are added to Policy 4.4.2.6, directing homeowner education on living shorelines and continuation of non-structural shoreline enhancement projects within County-owned properties and neighboring municipalities.
64	Ordinance Citation — Objective 4.4.2	Deletion	<i>(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.4.2 section is deleted.
65	Ordinance Citation — Objective 4.4.3	Deletion	<i>(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.4.3 section is deleted.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
66	Policy 4.4.4.1	Modification	<i>and capture any additional CRS benefits. [comma after FIRM]</i>	<i>and capture any additional CRS benefits. [comma after FIRM deleted]</i>	A comma following "FIRM" is deleted — a minor punctuation correction.
67	Ordinance Citation — Objective 4.4.4	Deletion	<i>(Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.4.4 section is deleted.

SECTION 2: SIGNIFICANT AMENDMENTS

15 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

1. Amendment #1 — Objective 4.1.1 (Seagrass Protection) — Estuary Program Names

Why It Is Significant: The objective replaces abbreviated, potentially outdated references to coastal estuary partnerships with the current full official names and acronyms of three distinct programs: the Coastal and Heartland National Estuary Program (CHNEP), the Sarasota Bay Estuary Program (SBEP), and the Tampa Bay Estuary Program (TBEP). This change meaningfully clarifies which organizations Manatee County is coordinating with for seagrass protection, and accurately reflects the organizational structure and nomenclature of existing programs.

Change Summary: Removed: abbreviated references including "Charlotte Harbor NEP," "Sarasota Bay and Tampa Bay EPs." Added: full official names with acronyms — CHNEP (formerly Charlotte Harbor National Estuary Program), SBEP, and TBEP.

3. Amendment #3 — Policy 4.1.1.1 — Seagrass Depiction Requirement

Why It Is Significant: This policy changes both the regulatory mechanism and the scope of triggering development documents. Previously, the requirement was a direct mandate applicable to "preliminary site plans, preliminary plats, or equivalent site plans." The revision reframes the requirement as one that will be carried out through Land Development Code regulations and applies only to "site plans," eliminating preliminary plats and equivalent plans from the triggering document list. This may reduce the universe of development applications subject to seagrass depiction requirements.

Change Summary: Removed: "Require" as a direct mandate; "preliminary site plans, preliminary plats, or equivalent site plans." Added: reference to LDC regulations as the implementing vehicle; simplified trigger of "site plans" only.

9. Amendment #9 — Policy 4.1.1.5 (former) — Deletion of Seagrass Restoration Policy

Why It Is Significant: Former Policy 4.1.1.5, which directed the County to maximize opportunities for reestablishing and protecting seagrass habitat throughout Sarasota and Tampa Bays, is deleted in its entirety along with its two implementation mechanisms. While portions of this content are redistributed into Policy 4.1.1.4's implementation mechanisms, the standalone policy commitment is eliminated. This restructuring changes the organizational emphasis on seagrass restoration as an explicit, standalone policy directive.

Change Summary: Removed: the entire text of former Policy 4.1.1.5 and its two implementation mechanisms. The substance of mechanisms (a) and (b) is partially incorporated into new mechanisms added to Policy 4.1.1.4.

12. Amendment #12 — Policy 4.1.1.7 (former) — Deletion of Water Transparency Policy

Why It Is Significant: Former Policy 4.1.1.7, which directed the County to encourage seagrass growth through strategies to improve water transparency in Sarasota and Tampa Bays and Charlotte Harbor, is deleted entirely. This eliminates a standalone policy commitment to water transparency as a seagrass protection strategy.

Change Summary: Removed: entire text of former Policy 4.1.1.7 encouraging seagrass growth through water transparency strategies. No direct replacement policy was added.

14. Amendment #14 — Policy 4.1.2.3 — New Living Shorelines Policy

Why It Is Significant: A previously reserved policy slot is activated with a substantive new policy committing the County to expanding the use of living shorelines as an alternative to seawalls and hardened structures. This introduces a new concept not previously articulated in the element — nature-based shoreline protection — and establishes two implementation mechanisms: homeowner education and implementation on County-owned properties. This is a meaningful policy direction shift toward resilience-based coastal management.

Change Summary: *Removed: "[Reserved]" placeholder. Added: full new policy directing expansion of living shorelines, with two implementing mechanisms addressing education and County-owned property demonstration projects.*

22. Amendment #22 — Objective 4.1.4 — CCMPs as Coordination Vehicle

Why It Is Significant: *The objective is rewritten to specifically identify "Estuary Program Comprehensive Conservation and Management Plans (CCMPs)" as the mechanism for coordinated estuary management, replacing the generic term "strategies." This elevates the CCMP documents to the operative framework for coordination, with implications for how County responsibilities are defined in relation to the three estuary programs. The introduction of the "CCMPs" acronym also cascades through several related policies (4.1.4.2, 4.1.4.3, 4.1.4.4).*

Change Summary: *Removed: "strategies" as the coordination framework. Added: "Estuary Program Comprehensive Conservation and Management Plans (CCMPs)" as the operative coordination vehicle.*

31. Amendment #31 — Policy 4.1.4.4 — CCMP Status Change

Why It Is Significant: *Policy 4.1.4.4 is fundamentally rewritten from a prospective directive to "develop a workable" CCMP into a declaratory statement that the CCMP "was created" for the Peace River Watershed Protection Overlay District. The revised text specifically names the four components of the CCMP: Action Plans for Water Quality Improvement; Hydrologic Restoration; Fish, Wildlife, and Habitat Protection; and Public Engagement. This reflects the completion of the CCMP and changes the County's posture from planning to implementation.*

Change Summary: *Removed: directive to "Coordinate with the Coastal and Heartland NEP to develop a workable" CCMP. Added: declaratory statement acknowledging the CCMP has been created and identifying its four action plan components and geographic scope (Peace River Watershed Protection Overlay District).*

38. Amendment #38 — Policy 4.1.6.3 (new) — Manatee Protection Plan

Why It Is Significant: *A new policy is added requiring the County to develop a Manatee Protection Plan (MPP) in coordination with and subject to approval by the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service. This introduces a new regulatory planning obligation and establishes a formal relationship with two federal/state wildlife agencies not previously referenced in Objective 4.1.6, meaningfully strengthening manatee protection commitments.*

Change Summary: *Removed: nothing (entirely new policy). Added: Policy 4.1.6.3 directing development of a Manatee Protection Plan (MPP) coordinated with and approved by FFWCC and U.S. Fish and Wildlife Service.*

41. Amendment #41 — Policy 4.2.1.2 — Florida Clean Marina Requirement

Why It Is Significant: *A new mandatory criterion is added to Policy 4.2.1.2 requiring all marina-type uses to obtain Florida Clean Marina designation from the Florida DEP. This introduces a specific, named state certification program as a condition for marina development — a new eligibility standard not previously included in this policy — and ties County permitting to DEP program participation.*

Change Summary: *Removed: nothing (new criterion added). Added: Criterion (6) requiring marina-type uses to obtain Florida Clean Marina designation from the Florida DEP.*

44. Amendment #44 — Policy 4.3.1.1 — CHHA Added to Population Direction

Why It Is Significant: *The Coastal High Hazard Area (CHHA) is added alongside the Coastal Evacuation Area (CEA) as a designated area from which population concentrations should be directed away. This expands the geographic applicability of the population-direction policy to include both CEA and CHHA, potentially affecting development decisions and density policies in areas that fall within the CHHA but outside the CEA.*

Change Summary: *Removed: nothing added to. Added: "and Coastal High Hazard Area (CHHA)" following "Coastal Evacuation Area (CEA)," extending the population-direction policy to both hazard area designations.*

47. Amendment #47 — Policy 4.3.1.4 — Hazardous Waste Criteria in CHHA

Why It Is Significant: *The hazardous waste provisions for industrial development in the CHHA are substantially restructured. The former policy established a broad prohibition with a blanket exemption for Port Manatee-area industry that stored above threshold quantities but took minimization steps. The revised policy replaces this with a prohibition subject to three specific, cumulative criteria: a quantity threshold (45.4 lbs/month), geographic restriction to the Port Manatee Improvement District with above-BFE storage, and NFIP/FEMA anchoring and flood proofing compliance. This tightens and codifies the conditions under which hazardous waste storage is permitted in the CHHA.*

Change Summary: *Removed: blanket Port Manatee exemption for industry storing above threshold quantities that took minimization steps; reference to "acutely hazardous" substances (0.45 lbs/month threshold). Added: three specific criteria (quantity limit, geographic restriction to Port Manatee Improvement District with above-BFE storage, NFIP/FEMA flood proofing compliance).*

52. Amendment #52 — Policy 4.3.2.5 — Resiliency Projects as CHHA Funding Priority

Why It Is Significant: *A new bullet point is added to the exceptions list for public infrastructure funding within the CHHA, identifying "assistance in resiliency projects" as a permissible basis for prioritized funding. This introduces "resilience" as an explicit infrastructure investment criterion within the CHHA, reflecting a notable policy direction shift toward climate and hazard resilience planning.*

Change Summary: *Removed: "and" from end of preceding bullet. Added: new bullet — "Assist in resiliency projects; and" — as a CHHA infrastructure funding exception.*

57. Amendment #57 — Policy 4.4.1.3 — Emergency Coordinating Body Renamed

Why It Is Significant: *The coordinating body for all-hazard preparedness activities is updated from "Disaster Preparedness Planning Committee" to "Manatee Emergency Operations Workgroup." This reflects a name change in the relevant County body, ensuring the policy accurately identifies the current organizational structure for emergency coordination.*

Change Summary: *Removed: "Disaster Preparedness Planning Committee." Added: "Manatee Emergency Operations Workgroup."*

60. Amendment #60 — Policy 4.4.2.5 — Adjacent Developments Added to Scope

Why It Is Significant: *Policy 4.4.2.5 previously focused on minimizing disturbance of natural shoreline resources to protect landward areas from storm effects. The addition of "and adjacent developments" expands the policy's protective purpose to include effects from neighboring development activity, not just storm events. This broadens the applicability and intent of the policy.*

Change Summary: *Removed: nothing. Added: "and adjacent developments" as an additional source of harm that natural shoreline resources protect against.*

62. Amendment #62 — Policy 4.4.2.6 — Regulatory Citations for Seawall Review

Why It Is Significant: *Specific regulatory citations are added to the implementation mechanism for the seawall construction prohibition, including Florida Administrative Code Rule 62-330.051, Nationwide Permit 54, and LDC Section 511.17. This meaningfully strengthens the policy by anchoring it to specific state, federal, and local regulatory standards, providing reviewers with concrete compliance benchmarks.*

Change Summary: *Removed: general reference to "applicable federal and state regulations" in the mechanism. Added: specific citations — 62-330.051 F.A.C., Nationwide Permit 54, and LDC Section 511.17.*

— END OF SUMMARY OF AMENDMENTS —

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 5 – Transportation

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element 5 TRANSPORTATION STAFF REWRITE ES V3 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 128

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Goal 5.0	Modification	~~is Safe, Convenient, Efficient, is Coordinated with the Future Land Use Map, Provides for an Affordable Balance of Alternative Transportation Modes, and Encourages Intermodal Transportation Linkages.~~	<u>Provide A Multimodal Transportation System that Serves to Increase Mobility, Safety, Convenience, Efficiency and Meets Present Needs, Protects Roadway Capacity, and is Coordinated with and Integrated into the Regional Transportation Network.</u>	Goal 5.0 heading was substantially rewritten. The original language describing a system that is 'Safe, Convenient, Efficient' and coordinated with the FLUM with affordable alternative modes was replaced with new language emphasizing a multimodal system that increases mobility, safety, convenience, efficiency, meets present needs, protects roadway capacity, and is integrated into the regional transportation network.
2	Objective 5.0.1	Modification	~~Development of a multimodal transportation system thoroughfare system consistent with the adopted Future Thoroughfare Plan and Maps Right-of-Way Needs Map and the Future Transportation Facilities describing proposed~~	<u>Develop a multimodal transportation system consistent with the adopted Future Traffic Circulation Plan and Map Series, and based upon a</u>	Objective 5.0.1 was modified. References to 'Future Thoroughfare Plan and Maps Right-of-Way Needs Map' and 'Future Transportation

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>population densities, residential and employment patterns, and other land uses.</i>	<i>Future Land Use Plan.</i>	Facilities describing proposed population densities' were replaced with 'Future Traffic Circulation Plan and Map Series' and 'Future Land Use Plan.'
3	Policy 5.0.1.1	Deletion	<i>(See also Policies 2.4.1.1, 2.4.1.2, 2.4.1.3, 5.1.2.1, 5.1.2.2, 5.1.2.3, 5.1.2.4, 5.2.2.8, 5.2.3.1, 5.2.3.2, 5.6.1.1, 5.6.1.5, and 5.6.2.1).</i>	—	Cross-reference list at the end of Policy 5.0.1.1 was deleted.
4	Policy 5.0.1.2	Modification	<i>promote</i>	<i>ensure</i>	The word 'promote' was replaced with 'ensure' regarding transportation plan goals and objectives. Also, the cross-references to other policies at the end were deleted.
5	Policy 5.0.1.2	Deletion	<i>(see also Policies 2.9.1.3, 2.9.1.9, 5.2.1.2, 5.2.2.7, 5.2.2.9, 5.4.1.1, and 5.4.2.2)</i>	—	Cross-reference list at end of Policy 5.0.1.2 was deleted.
6	Policy 5.0.1.3	Deletion	<i>(see also Policies 5.2.1.1, 5.2.2.2, 5.2.2.3, 5.2.2.4, and 5.2.2.5).</i>	—	Cross-reference list at the end of Policy 5.0.1.3 was deleted.
7	Policy 5.0.1.4	Modification	<i>residential</i>	—	The word 'residential' before 'neighborhood environments' was deleted, broadening the scope to all neighborhood environments (not only residential ones). Also, the cross-references to other policies at the end were deleted.
8	Policy 5.0.1.4	Deletion	<i>(see also Policies 2.6.2.8, 2.6.1.1, 2.9.1.1, 2.9.1.2, 5.2.2.11, 5.3.1.3, 5.3.1.4, 5.3.3.1, 5.4.1.1, 5.4.2.2, 5.4.2.3, 5.6.1.4, 5.6.5.1, 5.6.5.4, and 5.6.5.5).</i>	—	Cross-reference list at end of Policy 5.0.1.4 was deleted.
9	Policy 5.0.1.5	Deletion	<i>(see also Policies 2.1.3.1, 2.1.3.2, 2.1.3.3, 2.10.3.1, 2.10.3.2, 2.10.3.3, 2.11.1.3, 5.2.2.10, 5.3.1.1, and 5.3.1.4).</i>	—	Cross-reference list at end of Policy 5.0.1.5 was deleted.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
10	Policy 5.0.1.6	Modification	<i>roadway and transit</i>	<i>transportation system</i>	The phrase 'roadway and transit' was replaced with 'transportation system' when describing the scope of rights-of-ways required to ensure minimum adverse environmental impacts. Cross-references to other policies were also deleted.
11	Policy 5.0.1.6	Deletion	<i>(see also Policies 3.3.1.1, 3.3.2.3, 5.2.1.5, 5.2.1.6, 5.2.1.7, 5.3.2.1, 5.3.2.2, 5.3.2.3, 5.3.2.4, 5.8.1.2, 5.8.2.1, 5.8.2.5, and 5.11.4.1).</i>	—	Cross-reference list at end of Policy 5.0.1.6 was deleted.
12	Policy 5.0.1.7	Modification	<i>Manatee County shall c</i>	C	The opening phrase 'Manatee County shall c' was changed to simply 'C' (i.e., 'Continue'), removing the explicit reference to Manatee County as subject. A typographical correction to 'designated' was also made (removal of duplicate 'n').
13	Policy 5.0.1.7	Deletion	<i>(Ord. No. 22-07 , § 3(Exh. A), 1-6-22)</i>	—	Ordinance citation at end of Policy 5.0.1.7 section was deleted.
14	Policy 5.0.1.8	Addition	—	<i>Provide for the protection and potential acquisition of existing and future rights-of-way to accommodate traffic, transit, bicycle, and pedestrians on thoroughfares within the future transportation plan.</i>	New Policy 5.0.1.8 was added, requiring provision for protection and potential acquisition of existing and future rights-of-way to accommodate traffic, transit, bicycle, and pedestrian facilities on thoroughfares within the future transportation plan.
15	Objective 5.0.2	Modification	<i>A safe, convenient, and energy efficient multi-modal transportation system shall be provided.</i>	<i>Provide a safe, convenient, and energy efficient multi-modal</i>	Objective 5.0.2 was rewritten from passive voice ('shall be provided') to active voice

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>transportation system for all users.</i>	('Provide'), and 'for all users' was added, making the user-inclusive intent explicit.
16	Policy 5.0.2.1	Modification	<i>with future needs</i>	<i>to meet the future needs</i>	Minor wording change from 'with future needs' to 'to meet the future needs' of Port Manatee and SRQ Airport. Cross-references to other policies were also deleted.
17	Policy 5.0.2.1	Deletion	<i>(see also Policies 5.3.1.2, 5.6.5.3, 5.7.4.1, 5.7.4.2, and 5.12.1.3).</i>	—	Cross-reference list at end of Policy 5.0.2.1 was deleted.
18	Policy 5.0.2.2	Addition	—	<i>and create more livable development patterns, including a viable mix of residential and residential-serving retail, services, and employment in a pattern that does not rely on vehicular travel.</i>	New language was added to Policy 5.0.2.2 requiring that transportation improvements for bicycle and pedestrian movement create more livable development patterns, including a viable mix of uses not reliant on vehicular travel. Cross-references were also deleted.
19	Policy 5.0.2.2	Deletion	<i>(see also Policies 5.4.1.1, 5.4.1.2, 5.4.1.3, 5.4.1.4, 5.4.2.1, 5.4.2.2, 5.6.1.4, 5.6.1.5, 5.6.5.4, and 5.6.5.5).</i>	—	Cross-reference list at end of Policy 5.0.2.2 was deleted.
20	Policy 5.0.2.3	Modification	<i>on major thoroughfares utilizing elements as context sensitive solution for the future transportation actions. of the County's mobility planning efforts within the future transportation plan.</i>	<i>on thoroughfares within the Future Traffic Circulation Plan.</i>	Policy 5.0.2.3 was revised: 'major' was removed from 'major thoroughfares' and the lengthy phrase about context sensitive solutions and mobility planning was replaced with a direct reference to the 'Future Traffic Circulation Plan.'
21	Objective 5.0.3	Modification	<i>traffic, transit, port, airport, bicycle, and rail plans and programs shall be coordinated with the plans and programs of other local</i>	<i>Coordinate all traffic, transit, port, airport, bicycle, and rail plans and programs with the</i>	Objective 5.0.3 was rephrased from passive voice to active voice ('Coordinate all') and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>jurisdictions, the Metropolitan Planning Organization (MPO), and regional, state, and federal agencies.</i>	<i>Metropolitan Planning Organization (MPO), other local jurisdictions, and regional, state, and federal agencies.</i>	reordered to mention the MPO before other local jurisdictions.
22	Policy 5.0.3.1	Modification	<i>Coordination of implementation of this Transportation Element shall consider the transportation elements of municipalities within Manatee County, adjacent counties and municipalities, FDOT, and other regional planning agencies and their 5-year plans.: the Cities of Bradenton, Palmetto, Anna Maria, Holmes Beach, Bradenton Beach, Sarasota, and Town of Longboat Key, the Counties of Sarasota, DeSoto, Hardee, and Hillsborough; the long range plans of the Sarasota-Manatee MPO; the Strategic Regional Policy Plans of the Tampa Bay and Southwest Florida Regional Councils; the plans of the Florida Department of Transportation, and the State of Florida Comprehensive Plan, as appropriate (see also Policies 4.4.1.2, 5.1.1.5, 5.2.1.4, 5.2.3.2, 5.3.1.6, 5.3.2.1, 5.5.1.1, 5.5.1.4, 5.6.3.5, and 5.12.2.2).</i>	<i>Evaluate the transportation impacts of the transportation plans of municipalities within Manatee County, adjacent counties and municipalities, FDOT, and other regional planning agencies and their 5-year plans when implementing the policies of the Transportation Element of this Comprehensive Plan.</i>	Policy 5.0.3.1 was substantially revised. The long enumerated list of specific jurisdictions (Cities of Bradenton, Palmetto, Anna Maria, etc.) and regional agencies was removed and replaced with a general directive to evaluate transportation impacts when implementing the Transportation Element.
23	Policy 5.0.3.2 (former)	Deletion	<i>Implementation of the future transportation system shall, to the greatest extent possible, consider the transportation programs of: Jurisdictions within Manatee County; adjacent cities, towns, and counties; and the FDOT five-year work program (see also Policies 5.3.1.7, 5.5.1.2, 5.5.1.4, and 5.12.1.1).</i>	—	Former Policy 5.0.3.2, which required consideration of transportation programs of adjacent jurisdictions and the FDOT five-year work program, was entirely deleted.
24	Policy 5.0.3.2 (renumbered from 5.0.3.3)	Modification	<i>Policy 5.0.3.3</i>	<i>Policy 5.0.3.2</i>	The policy formerly numbered 5.0.3.3, which coordinates with the MPO on long range transportation needs plans and with

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					FDOT on the annual Transportation Improvements Program, was renumbered to 5.0.3.2. The ordinance citation at the end and a cross-reference were also deleted.
25	Policy 5.0.3.2 (renumbered)	Deletion	<i>(see also Policies 5.5.1.1, 5.5.1.2, 5.5.1.3, and 5.6.3.3).</i>	—	Cross-reference list at end of (renumbered) Policy 5.0.3.2 was deleted.
26	Policy 5.0.3.4	Deletion	<i>Coordinate with FDOT when reviewing development/redevelopment of sites along designated urban corridors to assess the potential traffic impacts of the proposed development on State and Strategic Intermodal Systems (SIS) transportation facilities.</i>	—	Former Policy 5.0.3.4, requiring coordination with FDOT for development along urban corridors to assess SIS impacts, was entirely deleted.
27	Objective 5.0.3 area	Deletion	<i>(Ord. No. 16-07, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 9(Exh. G), 8-23-18)</i>	—	Ordinance citation at end of Objective 5.0.3 section was deleted.
28	Objective 5.0.4	Modification	<i>Objective 5.0.4. - Reserved. [Editor's note: Ord. No. 24-44, 3(Exh. B), adopted Aug. 8, 2024, repealed Obj. 5.0.4, which pertained to Expand Transportation Concurrency Exception Areas (TCEA)]</i>	<i>Objective 5.0.4. Safety Approach. Seek to reduce traffic crashes and eliminate traffic-related fatalities and serious injuries over time consistent with the Sarasota Manatee Metropolitan Planning Organization (MPO) "Destination Zero" initiative and the State of Florida's adoption of Zero Traffic Fatalities and Serious Injuries as a statewide goal.</i>	Objective 5.0.4 was previously reserved/repealed (it related to Transportation Concurrency Exception Areas). It has been replaced entirely with a new Safety Approach objective, requiring Manatee County to reduce traffic crashes and eliminate traffic-related fatalities and serious injuries consistent with the MPO's 'Destination Zero' initiative and Florida's statewide zero fatalities goal.
29	Policy 5.0.4.1	Addition	—	<i>County will evaluate, as appropriate, crash frequency and severity, pedestrian and bicyclist incidents, physical</i>	New Policy 5.0.4.1 was added under the new Objective 5.0.4 Safety Approach, requiring the County to

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>separation of bicycle and pedestrian facilities from motorized vehicles, and intersection density.</i>	evaluate crash frequency and severity, pedestrian/bicyclist incidents, physical separation of facilities, and intersection density.
30	Goal 5.1	Modification	<i>A Traffic Circulation System that Provides for the Needs of the Community in a Sensitive Manner, Which is Safe, Efficient, Economical and Environmentally Sound.</i>	<i>Provide an Adequate Traffic Circulation System that Provides for the Needs of All Users of the Community, Which is Safe, Efficient, Economical and Environmentally Sound.</i>	Goal 5.1 heading was modified: 'Provide an Adequate' was added at the beginning, 'in a Sensitive Manner' was removed, and 'All Users of the' was added before 'Community.'
31	Objective 5.1.1	Modification	<i>of major roadways to address the Vehicular Travel Demand in Manatee County.</i>	<i>transportation network to address the 2050 forecasted travel demand in Manatee County.</i>	Objective 5.1.1 was modified: 'of major roadways' replaced with 'transportation network,' 'Vehicular' deleted, and the planning horizon was changed from an unspecified date to '2050.'
32	Policy 5.1.1.1	Addition	—	<i>(5-1 Map Series)</i>	The designation '(5-1 Map Series)' was added to Policy 5.1.1.1 when referring to the Major Thoroughfare Map Series, clarifying the official map series name.
33	Policy 5.1.1.1	Addition	—	<i>Optionally, includes Context Classification (Map 5-G); Optionally, includes Future Context Classification (Map 5-H); Optionally, includes a trail map based on the Public Works Trails Master Plan and any other planned trails in the County such as the statewide Share-Use Non-motorized (SUN) Trail program (Map 5-I)</i>	Three new optional map layers were added to Policy 5.1.1.1: Context Classification (Map 5-G), Future Context Classification (Map 5-H), and a trails map based on the Public Works Trails Master Plan/SUN Trail program (Map 5-I).

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
34	Policy 5.1.1.4	Modification	<i>Existing Roadway Functional Classification Map</i>	<i>5-1 Map Series</i>	Policy 5.1.1.4 was modified to allow administrative updates to the '5-1 Map Series' instead of the 'Existing Roadway Functional Classification Map.' Additional changes include replacing 'Major Thoroughfare Map' with 'maps,' adding 'or context classification' to functional classification criteria, and adding a new provision for changes based on Future Context Classification aligned with the Future Land Use Map.
35	Policy 5.1.1.4	Modification	<i>Major Thoroughfare Map</i>	<i>maps</i>	Reference changed from 'Major Thoroughfare Map' to 'maps' within Policy 5.1.1.4.
36	Policy 5.1.1.4	Addition	—	<i>or context classification</i>	The phrase 'or context classification' was added to subsection (c) of Policy 5.1.1.4, allowing a change in context classification (not only functional classification) as grounds for administrative updates.
37	Policy 5.1.1.4	Addition	—	<i>(d) Changes based on the Future Context Classification will be based on Future Land Use Map.</i>	New subsection (d) was added to Policy 5.1.1.4, establishing that future context classification changes will be based on the Future Land Use Map.
38	Policy 5.1.1.5	Modification	<i>Reserved.</i>	<i>Provide available data to the Sarasota-Manatee Metropolitan Planning Organization (MPO) as a tool for the development of and modifications to the</i>	Policy 5.1.1.5 changed from 'Reserved' to an active policy requiring Manatee County to provide data to the Sarasota-Manatee MPO to support

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>future roadway projections and network, and ensure general consistency of the maps and projections from the MPO's long-range planning efforts.</i>	development of future roadway projections and network consistency with MPO long-range planning efforts.
39	Policy 5.1.1.6	Modification	<i>Sarasota-Manatee 2045 Long Range Transportation Plan</i>	<i>Sarasota-Manatee 2050 Long Range Transportation Plan</i>	References in Policy 5.1.1.6 to the '2045' Long Range Transportation Plan were updated to '2050,' reflecting the updated planning horizon. Also, the ordinance citation at the end was deleted.
40	Policy 5.1.1.6 Implementation Mechanism	Modification	<i>Sarasota-Manatee 2045 Long Range Transportation Plan / 2045 network and projected lane arrangements / 2045 network</i>	<i>Sarasota-Manatee 2050 Long Range Transportation Plan / 2050 network and projected lane arrangements / 2050 network</i>	All three occurrences of '2045' in the Implementation Mechanism of Policy 5.1.1.6 were updated to '2050.'
41	Policy 5.1.1.7	Modification	<i>Future Traffic Circulation: Functional Classification Map (Map 5-B) / 2045 traffic forecasts</i>	<i>5-1 Map Series Functional Classification Map (Map 5-B) / 2050 traffic forecasts</i>	Policy 5.1.1.7 updated the map reference from 'Future Traffic Circulation:' to '5-1 Map Series' and changed the planning horizon from '2045' to '2050.'
42	Policy 5.1.1.8	Modification	<i>Future Traffic Circulation Map Series, Maps 5-B, 5-C, 5-D, 5-E, 5-F</i>	<i>5-1 Map Series</i>	Policy 5.1.1.8 replaced the enumerated list of specific map references (Maps 5-B through 5-F) with the consolidated reference to the '5-1 Map Series.'
43	Policy 5.1.1.9	Modification	<i>Future Traffic Circulation:</i>	<i>5-1 Map Series:</i>	Policy 5.1.1.9 updated the prefix from 'Future Traffic Circulation:' to '5-1 Map Series:' for the Right-of-Way Needs Map. The ordinance citation at the end was also deleted.
44	Policy 5.1.1.9 area	Deletion	<i>(Ord. No. 17-12, § 3, 5-23-17; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22)</i>	—	Ordinance citation at end of Objective 5.1.1 section was deleted.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
45	Objective 5.1.2	Modification	<i>Implement adopted roadway Level of Service (infrastructure) Standards as guidelines for review of proposed development orders, for use in capital improvements programming, and for quantifying the long-range goals for operation of major roadways.</i>	<i>Implement adopted roadway Level of Service Standards for review of Future Land Use Plan amendments and zoning amendments, for use in capital improvements programming, and for quantifying the long-range goals for the operation of major roadways.</i>	Objective 5.1.2 was revised: the word 'as guidelines' was removed (making standards mandatory rather than advisory) and 'proposed development orders' was replaced with 'Future Land Use Plan amendments and zoning amendments,' narrowing the review context.
46	Policy 5.1.2.1	Modification	<i>2045 level of service (infrastructure) standard / 2045 network / (2045) planning time frame / no long-range (2045) level of service standard</i>	<i>2050 level of service (infrastructure) standard / 2050 network / (2050) planning time frame / no long-range (2050) level of service standard</i>	All references to '2045' in Policy 5.1.2.1 were updated to '2050,' reflecting the updated planning horizon for level of service standards, the network, and the planning time frame. Also, 'annually revised five-year' before 'level of service standards (objectives) will be targeted' was deleted.
47	Policy 5.1.2.1	Deletion	<i>annually revised five-year</i>	—	The phrase 'annually revised five-year' was deleted from Policy 5.1.2.1, removing the requirement that five-year level of service standards be revised annually.
48	Policy 5.1.2.2	Deletion	<i>These five-year level of service standards shall reflect the extent and projected impact of programmed roadway improvements on level of service of each roadway. The five-year level of service standards shall be revised annually to reflect change in the programmed improvements contained in the Capital Improvements Element. The five-year level of service standard shall also be used, in part, as a prioritization criterion for the</i>	—	Three paragraphs of Policy 5.1.2.2 regarding the annual revision of five-year LOS standards, their relationship to the 2045 LOS standard, and their prohibition from declining over time were entirely deleted.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>scheduling of roadway improvements with the five-year capital improvements program. As the number of years remaining to implement a roadway improvement necessary to achieve the five-year level of service standard on a particular roadway decreases, priority for that improvement shall generally increase. In the process of the annual revision of five-year level of service standards, where the five-year standard recognizes a worse level of service than the 2045 level of service standard for the same roadway, the five-year level of service standard shall not be permitted to decline over time. These five-year level of service standards are contained in Table 5-1, under a separate tab at the end of this Sub Element (See also Policy 5.1.2.6).</i>		
49	Policy 5.1.2.3	Modification	<i>current year level of service (infrastructure) standard / functionally-classified / and shall generally not be established at a level which is better than the adopted five-year level of service standard for that roadway. / 2045</i>	<i>current year to 2050 adopted level of service (infrastructure) standard / thoroughfare / [phrase removed] / 2050</i>	Policy 5.1.2.3 was modified: the LOS standard description changed from 'current year' to 'current year to 2050 adopted,' 'functionally-classified' was changed to 'thoroughfare,' the clause prohibiting the current year standard from being better than the five-year standard was deleted, and '2045' was updated to '2050.'
50	Policy 5.1.2.4	Modification	<i>At least once a year, the Board of County Commissioners of Manatee County shall reevaluate</i>	<i>The Board of County Commissioners of Manatee County may reevaluate</i>	Policy 5.1.2.4 was modified: the requirement to reevaluate peak hour LOS standards 'at least once a year' was deleted, and the mandatory 'shall' was changed to discretionary 'may.'

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
51	Policy 5.1.2.5	Modification	<i>current year</i>	<i>current year to 2050 adopted</i>	Policy 5.1.2.5 updated the LOS standard description from 'current year' to 'current year to 2050 adopted.'
52	Policy 5.1.2.6	Modification	<i>current year, five-year, or 2045</i>	<i>adopted</i>	Policy 5.1.2.6 was modified to prohibit any 'adopted' LOS standard below LOS 'C' on I-275 and I-75, replacing the prior enumerated list of 'current year, five-year, or 2045' standards. Ordinance citation was also deleted.
53	Policy 5.1.2.6 area	Deletion	<i>(Ord. No. 17-12, § 3, 5-23-17; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22; Ord. No. 24-44, 3(Exh. B), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.1.2 section was deleted.
54	Goal 5.2	Addition	—	<i>(5-1)</i>	The designation '(5-1)' was added to Goal 5.2 heading: 'Traffic Circulation (5-1) Map Series.'
55	Objective 5.2.1	Addition	—	<i>(5-1)</i>	The designation '(5-1)' was added to Objective 5.2.1 when referring to the Traffic Circulation Map series.
56	Policy 5.2.1.2	Addition	—	<i>(5-1)</i>	The designation '(5-1)' was added to Policy 5.2.1.2 in the Implementation Mechanism when referring to the Traffic Circulation Map Series.
57	Policy 5.2.1.3	Modification	<i>2045</i>	<i>2050</i>	The planning horizon in Policy 5.2.1.3 was updated from '2045' to '2050.'
58	Policy 5.2.1.4	Modification	<i>2045 (three occurrences)</i>	<i>2050 (three occurrences)</i>	All references to '2045' in Policy 5.2.1.4 (planning horizon, LOS standard designation, and MPO plan reference) were updated to '2050.'

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					The designation '(5-1)' was also added to the Future Traffic Circulation Map Series reference.
59	Policy 5.2.1.4	Addition	—	(5-1)	The designation '(5-1)' was added to the Future Traffic Circulation Map Series reference in Policy 5.2.1.4.
60	Objective 5.2.1 area	Deletion	<i>(Ord. No. 16-23, § 8(Exh. F), 9-19-16; Ord. No. 17-12, § 3, 5-23-17; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22)</i>	—	Ordinance citation at end of Objective 5.2.1 section was deleted.
61	Objective 5.2.2 area	Deletion	<i>(Ord. No. 16-23, § 8(Exh. F), 9-19-16; Ord. No. 17-12, § 3, 5-23-17; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22)</i>	—	Ordinance citation at end of Objective 5.2.2 section was deleted.
62	Policy 5.2.2.3	Deletion	<i>(2) State Route 70 between I-75 and Verna Bethany Road. (3) State Route 64 between I-75 and Verna Bethany Road. (4) U.S. 301 Between I-75 and North Manatee County line. (5) U.S. 41 between 49th Street East (Experimental Farm Road) and north Manatee County Line.</i>	—	Items (2) through (5) of the Controlled Access Facilities list in Policy 5.2.2.3 were deleted: SR 70, SR 64, US 301, and US 41 were removed from the designated Controlled Access Facilities.
63	Policy 5.2.2.3	Addition	—	<i>(2) Moccasin Wallow Road between US 41 and US 301; (3) Upper Manatee River Road / Fort Hamer Road between SR 64 and Hillsborough County Line; (4) Piney Point Road between US 41 and I-75.</i>	Three new Controlled Access Facilities were added to Policy 5.2.2.3: Moccasin Wallow Road (US 41 to US 301), Upper Manatee River Road / Fort Hamer Road (SR 64 to Hillsborough County Line), and Piney Point Road (US 41 to I-75).
64	Policy 5.2.2.3	Deletion	<i>U.S. 301 and SR70 (punctuation in University Parkway description)</i>	<i>US 301 and SR70</i>	Minor punctuation correction in University Parkway description.
65	Policy 5.2.3.1	Addition	—	<i>assessed and</i>	The phrase 'assessed and' was added before 'mitigated' in Policy

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					5.2.3.1, requiring that development impacts to the transportation system be both assessed and mitigated.
66	Policy 5.2.3.3	Modification	<i>a project approved as a Development of Regional Impact (DRI), FQD, or General Development Plan meeting large project standards of the Land Development Code</i>	<i>an approved project</i>	Policy 5.2.3.3 was modified: the specific reference to DRI, FQD, or General Development Plan was replaced with the broader term 'an approved project.' References to 'FQD' were also deleted in the subsequent paragraph.
67	Policy 5.2.3.3	Deletion	<i>FQD (two occurrences within the policy)</i>	—	Two references to 'FQD' (Florida Quality Development) were deleted from Policy 5.2.3.3.
68	Objective 5.2.3 area	Deletion	<i>(Ord. No. 17-12, § 3, 5-23-17; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22; Ord. No. 24-44, 3(Exh. B), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.2.3 section was deleted.
69	Goal 5.3	Modification	<i>A Traffic Circulation System Coordinated with Future Land Uses, Other Public Facilities, and Natural Resource Constraints.</i>	<i>Provide a Traffic Circulation System Coordinated with Future Land Uses, Future Context Classification, Other Public Facilities, and Natural Resource Constraints.</i>	Goal 5.3 heading was modified: 'Provide a' was added, and 'Future Context Classification' was added as a new coordination category alongside Future Land Uses.
70	Objective 5.3.1	Modification	<i>Coordination integration Future Land Uses with Traffic Circulation Systems.</i>	<i>Coordinate integration of Future Land Uses with Traffic Circulation Systems.</i>	Minor grammatical/verb correction: 'Coordination integration' was changed to 'Coordinate integration of.'
71	Policy 5.3.1.2	Deletion	<i>major</i>	—	The word 'major' before 'roadways' was deleted from Policy 5.3.1.2, broadening the roadway criteria for

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					locating industrial land uses.
72	Policy 5.3.1.5	Modification	<i>2045 and 5-year level</i>	<i>2050 of service standards</i>	Policy 5.3.1.5 updated the planning horizon from '2045' to '2050' and deleted the reference to '5-year level of service standards,' limiting the consistency requirement to the 2050 standards only.
73	Policy 5.3.2.1	Deletion	<i>during implementation of the FDOT Short Range Strategic Transportation Plan, or subsequent update of part or all thereof</i>	—	The qualifying phrase referencing the FDOT Short Range Strategic Transportation Plan was deleted from Policy 5.3.2.1.
74	Policy 5.3.2.1	Deletion	<i>, if alignment within the watersheds is being pursued over Manatee County's objections.</i>	—	The clause 'if alignment within the watersheds is being pursued over Manatee County's objections' was deleted, as well as minor punctuation changes (comma removal).
75	Policy 5.3.2.2	Modification	<i>include an additional level of stormwater treatment equal to fifty (50) percent of the treatment criteria specified in Rule 62-25.035(1)(b), F.A.C.</i>	<i>meet Florida Department of Environmental Protection Stormwater System Design Standards for discharge into Outstanding Florida Waters, (OFW) as provided by Chapter 403, Florida Statutes and other applicable chapters of the Florida Administrative Code</i>	Policy 5.3.2.2 replaced a specific stormwater treatment standard (50% of Rule 62-25.035(1)(b) F.A.C.) with a reference to FDEP Stormwater System Design Standards for Outstanding Florida Waters under Chapter 403 F.S. This changes the applicable standard by reference rather than specifying a percentage.
76	Objective 5.3.2 area	Deletion	<i>(Ord. No. 18-04 , § 9(Exh. G), 8-23-18)</i>	—	Ordinance citation at end of Objective 5.3.2 section was deleted.
77	Objective 5.3.3	Modification	<i>Implement complete streets Design roadways to accommodate all users, including, but not limited to</i>	<i>Achieve complete streets by implementing the principles in the</i>	Objective 5.3.3 was substantially expanded: the scope was

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>motorists, cyclists, pedestrians, transit and school bus drivers, delivery and service personnel, freight haulers, and emergency responders. (See also Objectives and 5.4.2 and associated policies.)</i>	<i>planning, programming, and construction of all new County roadways, redesigns, and resurfacing of existing roadways to address the needs of all users, including, but not limited to motorists, cyclists, pedestrians, transit and school bus drivers, delivery and service personnel, freight haulers, and emergency responders of all ages and abilities, in a manner that complements and is consistent with the characteristics of the context classification of the roadway.</i>	broadened to include planning, programming, and construction of all new roadways, redesigns, and resurfacing; 'of all ages and abilities' was added to describe users; and a new requirement was added that complete streets be consistent with the context classification of the roadway.
78	Policy 5.3.3.1	Modification	<i>Improve public health and safety</i>	<i>Utilize the County's Public Works Highway and Traffic Standards Manual to improve public health and safety</i>	Policy 5.3.3.1 was modified to specify that the County's Public Works Highway and Traffic Standards Manual shall be utilized to improve public health and safety through complete streets design.
79	Policy 5.3.3.4	Modification	<i>provides for local economic opportunities, where applicable.</i>	<i>landscaping, shading, protected lanes, and pedestrian scale lighting.</i>	Policy 5.3.3.4 was modified: the phrase 'provides for local economic opportunities, where applicable' was replaced with a list of specific infrastructure features: landscaping, shading, protected lanes, and pedestrian scale lighting.
80	Policy 5.3.3.6	Addition	—	<i>Design multimodal transportation improvements in a context sensitive manner and incorporate</i>	New Policy 5.3.3.6 was added, requiring that multimodal transportation improvements be

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>appropriate complete street principles based upon the location of the improvement within the neighborhood. Specific complete streets elements to be included on a particular street segment shall be subject to evaluation and approval on a segment by segment basis.</i>	designed in a context sensitive manner and incorporate complete street principles based on the neighborhood context, with specific elements subject to segment-by-segment evaluation.
81	Policy 5.3.3.7	Addition	—	<i>Ensure that new development and redevelopment analyze their future mobility impacts on the transportation system through the Land Development Code and review process. Considerations shall include: A. Minimize or mitigate impacts of proposed developments on roadway operations for all users. B. Promote accessibility between and within development areas, such as activity centers/multimodal hubs and neighborhoods. C. Accommodate pedestrians, bicyclists, transit riders, and motorists through complete streets design principles and context classification standards. D. Address safety issues for all modes of travel. G. Encourage a mix of uses that create a livable environment that promotes non-vehicular travel.</i>	New Policy 5.3.3.7 was added, requiring new development and redevelopment to analyze mobility impacts through the LDC review process, with specific considerations including minimizing roadway impacts, promoting accessibility, accommodating all users via complete streets, addressing safety, and encouraging mixed uses that reduce vehicular travel.
82	Policy 5.3.3.8	Addition	—	<i>Utilize developer agreements,</i>	New Policy 5.3.3.8 was added,

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>consistent with the Public Facilities Element, to ensure new development, infill, and redevelopment projects provide safe and adequate access to the development. Agreements shall be utilized to acquire and expand existing and new transportation facilities including:</i> <i>A. Street lighting; B. Right-of-way needs; C. Roadways and bridges; D. Intersection or roadway improvements; E. Traffic signal improvements; F. Contribution to roadway needs; G. Bus shelters; H. Alternative transportation modes (trolley, water taxi, etc.)</i>	requiring the use of developer agreements to ensure safe and adequate development access, and specifying that agreements shall be used to acquire and expand a wide range of transportation facilities including street lighting, rights-of-way, roadways, bridges, intersections, traffic signals, bus shelters, and alternative transportation modes.
83	Objective 5.3.3 area	Deletion	<i>(Ord. No. 16-23, § 8(Exh. F), 9-19-16; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22)</i>	—	Ordinance citation at end of Objective 5.3.3 section was deleted.
84	Table 5-1	Addition	—	<i>New Table 5-1: Manatee County Peak Hour Level of Service Standards / 2050 Roadway Requirements/Right-of-Way Needs / Roadways Context Classification (with columns for Facility, Limits, Jurisdiction, Current Year Adopted LOS, 2050 Functional Classification, 2050 Lanes/Right-of-Way, Current Year Context Classification, and 2050 Context Classification — for all roadway segments</i>	A new Table 5-1 was added, titled 'Manatee County Peak Hour Level of Service Standards – 2050 Roadway Requirements/Right-Of-Way Needs – Roadways Context Classification.' This table introduces context classification columns (Current Year and 2050) and a 2050 planning horizon for all listed roadway segments throughout the county, replacing or substantially updating the prior table.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>throughout Manatee County).</i>	
85	Table 5-2	Addition	—	<i>New Table 5-2: Manatee County Recommended Minimum Transit Service Level Standards with FDOT Context Class Density Guidelines (columns: Context Classification, Dwelling Units/Acre, Household Density [Persons/Acre], Employment Density [Jobs/Acre], Transit Service Level Guideline — covering C1 Nature through C6 Urban Core).</i>	A new Table 5-2 was added establishing recommended minimum transit service level standards by FDOT Context Classification (C1 through C6), including density thresholds for dwelling units, households, and employment, and corresponding transit service level guidelines (e.g., On-Demand Service, Local bus 1 bus/h, etc.).
86	Goal 5.4	Modification	<i>Manatee County A Safe and Convenient Bikeway and Pedestrian Circulation System.</i>	<i>Support a Safe and Convenient Bikeway and Pedestrian Circulation System.</i>	Goal 5.4 heading was revised: 'Manatee County' was deleted and replaced with 'Support,' and capitalization of 'a' was updated accordingly.
87	Objective 5.4.1	Modification	<i>Provision of a safe and convenient bikeways system and adequate bicycle facilities. (See also Objective 5.3.3 and associated policies)</i>	<i>Provide a safe and convenient bikeways system and adequate bicycle facilities.</i>	Objective 5.4.1 was changed from passive ('Provision of') to active ('Provide') voice, and the cross-reference to Objective 5.3.3 was deleted.
88	Policy 5.4.1.1	Modification	<i>Encourage the use of bicycles as an alternative mode of transportation by incorporating bikeways and other bicycle facilities design in all new large scale multi use, mixed use, and planned developments</i>	<i>Ensure the use of bicycles as an alternative mode of transportation by incorporating bikeways and other bicycle facilities design in all new and redeveloped large scale multi use, mixed use, and planned developments, along redevelopment corridors,</i>	Policy 5.4.1.1 was strengthened: 'Encourage' was changed to 'Ensure,' and 'and redeveloped' and 'along redevelopment corridors' were added, broadening the requirement to include redevelopment. The ordinance citation at the end was also deleted.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
89	Objective 5.4.1 area	Deletion	<i>(Ord. No. 18-04 , § 9(Exh. G), 8-23-18; Ord. No. 22-07 , § 3(Exh. A), 1-6-22)</i>	—	Ordinance citation at end of Objective 5.4.1 section was deleted.
90	Policy 5.4.2.1	Modification	<i>Policy 5.2.2.1 above</i>	<i>this Plan</i>	Policy 5.4.2.1 changed the reference for pedestrian ways from 'Policy 5.2.2.1 above' to the broader 'this Plan.'
91	Policy 5.4.2.2	Modification	<i>Encourage the use of pedestrianways, preferably separated from, and independent of, vehicular roadways</i>	<i>Ensure the use of transportation systems for pedestrians, preferably with physical separation from, and independent of, vehicular roadways</i>	Policy 5.4.2.2 was strengthened: 'Encourage' was changed to 'Ensure,' 'pedestrianways' was changed to 'transportation systems for pedestrians,' and 'with physical' was added before 'separation.'
92	Objective 5.4.2 area	Deletion	<i>(Ord. No. 18-04 , § 9(Exh. G), 8-23-18; Ord. No. 22-07 , § 3(Exh. A), 1-6-22)</i>	—	Ordinance citation at end of Objective 5.4.2 section was deleted.
93	Goal 5.5	Modification	<i>A Coordinated Intergovernmental and Interagency Transportation Planning Process.</i>	<i>Provide for a Coordinated Intergovernmental and Interagency Transportation Planning Process.</i>	Goal 5.5 heading was modified: 'Provide for a' was added at the beginning.
94	Objective 5.5.1 area	Deletion	<i>(Ord. No. 18-04 , § 9(Exh. G), 8-23-18)</i>	—	Ordinance citation at end of Objective 5.5.1 section was deleted.
95	Policy 5.6.3.3	Modification	<i>MPO 2045 Long-Range Transportation Plan, the FDOT 2045 Florida Transportation Plan</i>	<i>MPO 2050 Long-Range Transportation Plan, the FDOT 2050 Florida Transportation Plan</i>	Policy 5.6.3.3 updated planning horizon references from '2045' to '2050' for the MPO Long-Range Transportation Plan and the FDOT Florida Transportation Plan. Ordinance citation at end was also deleted.
96	Objective 5.6.3 area	Deletion	<i>(Ord. No. 22-07 , § 3(Exh. A), 1-6-22)</i>	—	Ordinance citation at end of Objective 5.6.3 section was deleted.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
97	Objective 5.6.5 area	Deletion	<i>(Ord. No. 22-07 , § 3(Exh. A), 1-6-22)</i>	—	Ordinance citation at end of Objective 5.6.5 section was deleted.
98	Goal 5.7	Modification	<i>Port Activities: Consistent with Goals, Objectives and Policies of this Comprehensive Plan, Develop and Maintain Port Manatee as a Competitive and Viable Deepwater Port to Serve Local, State, National, and International Shipping Needs, while Providing For the Economic Development and Environmental Quality of Manatee County and the Surrounding Area.</i>	<i>Manatee County is Home to Port Manatee, a Key Regional Economic Driver and Supports Port Activities Which Develop and Maintain Port Manatee as a Competitive and Viable Deepwater Port to Serve Local, State, National, and International Shipping Needs, while Providing For the Economic Development and Environmental Quality of Manatee County and the Surrounding Area.</i>	Goal 5.7 heading was modified: the preamble was changed from 'Port Activities: Consistent with Goals, Objectives and Policies of this Comprehensive Plan' to 'Manatee County is Home to Port Manatee, a Key Regional Economic Driver and Supports Port Activities Which,' introducing an economic identity statement for Port Manatee.
99	Objective 5.7.2	Deletion	<i>land development</i>	—	The words 'land development' before 'regulations' were deleted from Objective 5.7.2, broadening the type of regulations referenced.
100	Objective 5.7.3	Addition	—	<i>Consistent with the Port Manatee Master Plan (dated 2022 as may be amended from time to time and incorporated by reference to this Element)</i>	New qualifying language was added to Objective 5.7.3, incorporating the Port Manatee Master Plan (dated 2022) by reference as a guiding document for port expansion and improvement.
101	Policy 5.7.3.1	Modification	<i>Port Manatee Master Plan, 2016 (two occurrences)</i>	<i>Port Manatee Master Plan, 2022 (two occurrences)</i>	Policy 5.7.3.1 updated the Port Manatee Master Plan year from '2016' to '2022' in both occurrences.
102	Policy 5.7.3.3	Modification	<i>Require the Port to have a current General Development Plan approved by the Board following any amendments to the Port Master Plan that generate</i>	<i>Utilize the Port's current General Development Plan and the Planned Development -- Port Manatee zoning</i>	Policy 5.7.3.3 was substantially rewritten: the requirement to have a General Development Plan

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>change to the approved General Development Plan.</i>	<i>overlay as the guiding plan and land use to best implement the Port's Vision.</i>	'approved by the Board following amendments to the Port Master Plan' was replaced with direction to 'utilize' the current General Development Plan and the Planned Development—Port Manatee zoning overlay as the guiding plan to implement the Port's Vision.
103	Policy 5.7.3.3 area	Deletion	<i>(Ord. No. 17-04 , § 4, 10-5-17)</i>	—	Ordinance citation after Policy 5.7.3.3 was deleted.
104	Objective 5.7.4 area	Deletion	<i>(Ord. No. 24-15, § 3(Exh. A), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.7.4 section was deleted.
105	Objective 5.7.6 area	Deletion	<i>(Ord. No. 22-29 , § 3(Exh. E), 4-21-22)</i>	—	Ordinance citation at end of Objective 5.7.6 section was deleted.
106	Objective 5.8.1 area	Deletion	<i>(Ord. No. 17-04 , § 4, 10-5-17; Ord. No. 24-15, § 3(Exh. A), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.8.1 section was deleted.
107	Objective 5.8.2 area	Deletion	<i>(Ord. No. 24-15, § 3(Exh. A), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.8.2 section was deleted.
108	Objective 5.9.1 area	Deletion	<i>(Ord. No. 24-15, § 3(Exh. A), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.9.1 section was deleted.
109	Objective 5.10.1 area	Deletion	<i>(Ord. No. 24-15, § 3(Exh. A), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.10.1 section was deleted.
110	Objective 5.10.2 area	Deletion	<i>(Ord. No. 24-15, § 3(Exh. A), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.10.2 section was deleted.
111	Objective 5.10.4 area	Deletion	<i>(Ord. No. 24-15, § 3(Exh. A), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.10.4 section was deleted.
112	Objective 5.11.1 area	Deletion	<i>(Ord. No. 24-15, § 3(Exh. A), 8-8-24)</i>	—	Ordinance citation at end of Objective

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					5.11.1 section was deleted.
113	Objective 5.12.1 area	Deletion	<i>(Ord. No. 17-03 , § 6(Exh. D), 10-5-17)</i>	—	Ordinance citation at end of Objective 5.12.1 section was deleted.
114	Policy 5.13.1.1	Addition	—	<i>including consistency with Florida Statutes Chapter 333</i>	Policy 5.13.1.1 was modified to explicitly require that the noise abatement strategy be consistent with Florida Statutes Chapter 333.
115	Policy 5.13.1.4	Addition	—	<i>except where otherwise permitted by the regulatory agencies including the FAA and FDOT</i>	Policy 5.13.1.4 was modified to add an exception clause: airport expansion that would expand noise contours is prohibited, except where otherwise permitted by regulatory agencies including the FAA and FDOT.
116	Objective 5.13.1 area	Deletion	<i>(Ord. No. 17-03 , § 6(Exh. D), 3-2-17)</i>	—	Ordinance citation at end of Objective 5.13.1 section was deleted.
117	Objective 5.13.2 area	Deletion	<i>(Ord. No. 17-03 , § 6(Exh. D), 3-2-17)</i>	—	Ordinance citation at end of Objective 5.13.2 section was deleted.
118	Objective 5.13.1	Deletion	<i>(see also Policy 2.2.2.7.)</i>	—	Cross-reference to Policy 2.2.2.7 was deleted from Objective 5.13.1.
119	Objective 5.13.3 area	Deletion	<i>(Ord. No. 17-03 , § 6(Exh. D), 3-2-17)</i>	—	Ordinance citation at end of Objective 5.13.3 section was deleted.
120	Objective 5.13.4 area	Deletion	<i>(Ord. No. 17-03 , § 6(Exh. D), 3-2-17)</i>	—	Ordinance citation at end of Objective 5.13.4 section was deleted.
121	Objective 5.14.1	Modification	<i>Improvements to Sarasota-Bradenton International Airport coordinated with improvements to roads and other public facilities impacted by the airport.</i>	<i>The County recognizes the importance of coordination of Improvements to the Sarasota-Bradenton International Airport with improvements</i>	Objective 5.14.1 was modified: a new introductory phrase 'The County recognizes the importance of coordination of' was added, and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>to roads and other public facilities impacted by the airport.</i>	'coordinated with' was replaced with 'with,' changing the objective from a directive to a recognition statement.
122	Policy 5.14.1.1	Modification	<i>MPO's 2040 Long Range Transportation Plan; FDOT's 2030 Florida Transportation Plan</i>	<i>MPO's 2050 Long Range Transportation Plan; FDOT's 2055 Florida Transportation Plan</i>	Policy 5.14.1.1 updated planning horizon references: the MPO Long Range Transportation Plan year changed from '2040' to '2050' and the FDOT Florida Transportation Plan year changed from '2030' to '2055.'
123	Policy 5.14.1.1 Implementation Mechanism	Modification	<i>any master plan adopted by the Sarasota-Manatee Airport Authority</i>	<i>the 2021 Sarasota Bradenton International Airport Master Plan</i>	The Implementation Mechanism of Policy 5.14.1.1 updated the reference from 'any master plan' to the specific '2021 Sarasota Bradenton International Airport Master Plan.'
124	Policy 5.14.1.2	Addition	—	<i>(CFASPP)</i>	The acronym '(CFASPP)' was added after 'Continuing Florida Aviation System Planning Process' in Policy 5.14.1.2.
125	Policy 5.14.1.3	Deletion	<i>Policy 5.14.1.3 Reserved.</i>	—	Policy 5.14.1.3, previously marked 'Reserved,' was deleted.
126	Objective 5.14.1 area	Deletion	<i>(Ord. No. 17-03, § 6(Exh. D), 3-2-17; Ord. No. 24-44, 3(Exh. B), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.14.1 section was deleted.
127	Objective 5.14.2 area	Deletion	<i>(Ord. No. 17-03, § 6(Exh. D), 3-2-17)</i>	—	Ordinance citation at end of Objective 5.14.2 section was deleted.
128	Objective 5.14.3 area	Deletion	<i>(Ord. No. 17-03, § 6(Exh. D), 3-2-17)</i>	—	Ordinance citation at end of Objective 5.14.3 section was deleted.

SECTION 2: SIGNIFICANT AMENDMENTS

13 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

1. Amendment #1 — Goal 5.0 — Transportation Goal

Why It Is Significant: The overarching goal of the Transportation Element was substantially rewritten. The revised goal introduces a new multimodal framing emphasizing mobility, safety, convenience, efficiency, roadway capacity protection, and integration into the regional transportation network. Key concepts from the original — an 'affordable balance of alternative transportation modes' and encouragement of 'intermodal transportation linkages' — were removed and replaced with a focus on regional network integration.

Change Summary: Original language describing a system that is 'Safe, Convenient, Efficient' and 'Coordinated with the Future Land Use Map, Provides for an Affordable Balance of Alternative Transportation Modes, and Encourages Intermodal Transportation Linkages' was replaced with language emphasizing a multimodal system that 'Serves to Increase Mobility, Safety, Convenience, Efficiency,' 'Meets Present Needs,' 'Protects Roadway Capacity,' and 'is Coordinated with and Integrated into the Regional Transportation Network.'

2. Amendment #2 — Objective 5.0.4 — New Safety Approach Objective

Why It Is Significant: Objective 5.0.4 was previously reserved/repealed (formerly related to Transportation Concurrence Exception Areas). It has been replaced with an entirely new Safety Approach objective. This introduces a traffic safety performance standard tied to the MPO's 'Destination Zero' initiative and Florida's statewide zero traffic fatalities and serious injuries goal — a significant new policy direction not previously present in Element 5.

Change Summary: Former Objective 5.0.4 (Reserved/TCEA) was deleted and replaced with a new objective requiring the County to seek to reduce traffic crashes and eliminate traffic-related fatalities and serious injuries consistent with the Sarasota Manatee MPO 'Destination Zero' initiative and Florida's adoption of Zero Traffic Fatalities as a statewide goal. A new Policy 5.0.4.1 was added requiring evaluation of crash frequency and severity, pedestrian and bicyclist incidents, physical separation of facilities, and intersection density.

3. Amendment #3 — Objective 5.1.2 — Level of Service Standards

Why It Is Significant: The scope and binding character of the Level of Service Standards objective was meaningfully altered. The prior language included 'as guidelines,' making the standards advisory for development order review. The revised language removes 'as guidelines' and narrows the review context from 'proposed development orders' to 'Future Land Use Plan amendments and zoning amendments,' changing when and how LOS standards apply.

Change Summary: Original: 'Implement adopted roadway Level of Service (infrastructure) Standards as guidelines for review of proposed development orders, for use in capital improvements programming...' Revised: 'Implement adopted roadway Level of Service Standards for review of Future Land Use Plan amendments and zoning amendments, for use in capital improvements programming...' The word 'as guidelines' was removed and 'proposed development orders' was replaced with 'Future Land Use Plan amendments and zoning amendments.'

4. Amendment #4 — Policy 5.1.2.1/5.1.2.2/5.1.2.3/5.1.2.4/5.1.2.5/5.1.2.6 — Planning Horizon Updated to 2050

Why It Is Significant: All references to the '2045' planning horizon and LOS standards throughout the Level of Service Standards policies have been updated to '2050.' In Policy 5.1.2.1, the requirement for 'annually revised five-year' LOS standards was also deleted. In Policy 5.1.2.2, three paragraphs governing the annual revision and prohibition on declining five-year LOS standards were entirely removed. In Policy 5.1.2.4, the annual reevaluation requirement was changed from mandatory ('shall') to discretionary ('may'). These changes collectively eliminate the five-year LOS framework and streamline the LOS structure to a single 2050 long-range standard.

Change Summary: All occurrences of '2045' in Policies 5.1.2.1 through 5.1.2.6 were updated to '2050.' Multiple provisions governing five-year LOS standards — including annual revision requirements and the prohibition on declining five-year standards — were deleted. In Policy 5.1.2.4, 'At least once a year, the Board of County Commissioners...shall reevaluate' was changed to 'The Board of County Commissioners...may reevaluate.' In Policy 5.1.2.6, 'current year, five-year, or 2045' was consolidated to 'adopted.'

5. Amendment #5 — Policy 5.2.2.3 — Controlled Access Facilities List Revised

Why It Is Significant: *The designated list of Manatee County Controlled Access Facilities was substantively changed. Four roadways previously designated as controlled access (State Route 70, State Route 64, US 301, and US 41) were removed from the list. Three new roadways were added: Moccasin Wallow Road, Upper Manatee River Road/Fort Hamer Road, and Piney Point Road. These changes alter which roadways are subject to access management restrictions and related LDC requirements.*

Change Summary: *Deleted: (2) State Route 70 between I-75 and Verna Bethany Road; (3) State Route 64 between I-75 and Verna Bethany Road; (4) U.S. 301 Between I-75 and North Manatee County line; (5) U.S. 41 between 49th Street East (Experimental Farm Road) and north Manatee County Line. Added: (2) Moccasin Wallow Road between US 41 and US 301; (3) Upper Manatee River Road / Fort Hamer Road between SR 64 and Hillsborough County Line; (4) Piney Point Road between US 41 and I-75.*

6. Amendment #6 — Objective 5.3.3 and Policies 5.3.3.1–5.3.3.8 — Complete Streets Expansion

Why It Is Significant: *The Complete Streets objective was substantially expanded and three new policies (5.3.3.6, 5.3.3.7, and 5.3.3.8) were added. The objective now requires complete streets principles to be applied in planning, programming, and construction of all new roadways, redesigns, and resurfacing, and explicitly ties complete streets to the context classification system. New Policy 5.3.3.7 requires new development and redevelopment to analyze mobility impacts through the LDC. New Policy 5.3.3.8 requires developer agreements to acquire and expand transportation facilities. These represent a meaningful expansion of complete streets requirements and developer obligations.*

Change Summary: *Objective 5.3.3 was rewritten to apply complete streets to all new roadways, redesigns, and resurfacing and to require consistency with context classification. Policy 5.3.3.1 now requires use of the Public Works Highway and Traffic Standards Manual. Policy 5.3.3.4 replaced 'local economic opportunities' with specific infrastructure elements (landscaping, shading, protected lanes, pedestrian scale lighting). New Policy 5.3.3.6 requires context-sensitive segment-by-segment evaluation of complete streets elements. New Policy 5.3.3.7 requires development/redevelopment LDC mobility impact analysis. New Policy 5.3.3.8 requires developer agreements for transportation facility acquisition.*

7. Amendment #7 — Table 5-1 and Table 5-2 — New Tables Added

Why It Is Significant: *A new Table 5-1 was introduced establishing the 2050 Peak Hour Level of Service Standards and Right-of-Way Needs with a new 'Context Classification' system applied to all roadway segments in Manatee County. This table introduces context classification columns (current year and 2050) alongside existing functional classification and LOS data, representing a significant new framework for how roadway standards are applied. A new Table 5-2 was also added establishing minimum transit service level standards by FDOT Context Classification (C1 through C6), including density thresholds and transit service level guidelines per classification.*

Change Summary: *Table 5-1 is entirely new (or substantially replaced), adding columns for Current Year Context Classification and 2050 Context Classification for all listed roadway segments throughout the county, along with a 2050 planning horizon designation. Table 5-2 is entirely new, establishing recommended minimum transit service level standards by FDOT context class density guidelines.*

8. Amendment #8 — Policy 5.4.1.1 — Bicycle Facilities: Encourage Changed to Ensure

Why It Is Significant: *The change from 'Encourage' to 'Ensure' in Policy 5.4.1.1 elevates the bicycle facility requirement from a non-binding recommendation to a mandate. The addition of 'and redeveloped' and 'along redevelopment corridors' also expands the requirement from new development only to redevelopment, broadening the scope of properties subject to bicycle facility requirements.*

Change Summary: *Original: 'Encourage the use of bicycles as an alternative mode...by incorporating bikeways...in all new large scale multi use, mixed use, and planned developments.' Revised: 'Ensure the use of bicycles as an alternative mode...by incorporating bikeways...in all new and redeveloped large scale multi use, mixed use, and planned developments, along redevelopment corridors.'*

9. Amendment #9 — Policy 5.3.2.2 — Stormwater Treatment Standard Changed

Why It Is Significant: Policy 5.3.2.2 replaced a specific quantitative stormwater treatment requirement (50% of the treatment criteria in Rule 62-25.035(1)(b), F.A.C.) with a reference to FDEP Stormwater System Design Standards for discharge into Outstanding Florida Waters under Chapter 403, F.S. This changes the legal standard governing stormwater design for transportation improvements in the Watershed Overlay District from a specific percentage formula to a regulatory reference that may be amended over time.

Change Summary: Original: '...include an additional level of stormwater treatment equal to fifty (50) percent of the treatment criteria specified in Rule 62-25.035(1)(b), F.A.C.' Revised: '...meet Florida Department of Environmental Protection Stormwater System Design Standards for discharge into Outstanding Florida Waters, (OFW) as provided by Chapter 403, Florida Statutes and other applicable chapters of the Florida Administrative Code.'

10. Amendment #10 — Policy 5.7.3.3 — Port General Development Plan Requirement Revised

Why It Is Significant: The prior requirement obligating the Port to have a General Development Plan 'approved by the Board following any amendments to the Port Master Plan that generate change to the approved General Development Plan' was replaced with a direction to 'utilize' the existing General Development Plan and the Planned Development—Port Manatee zoning overlay as the guiding plan. This removes a mandatory Board approval trigger and substitutes a framework that relies on existing approved planning documents.

Change Summary: Original: 'Require the Port to have a current General Development Plan approved by the Board following any amendments to the Port Master Plan that generate change to the approved General Development Plan.' Revised: 'Utilize the Port's current General Development Plan and the Planned Development -- Port Manatee zoning overlay as the guiding plan and land use to best implement the Port's Vision.'

11. Amendment #11 — Policy 5.14.1.1 — Airport Master Plan and Transportation Plan Year References Updated

Why It Is Significant: Policy 5.14.1.1 updated both the MPO Long Range Transportation Plan year (2040 to 2050) and the FDOT Florida Transportation Plan year (2030 to 2055), aligning the policy with current planning documents. The Implementation Mechanism also changed from a general reference to 'any master plan adopted by the Sarasota-Manatee Airport Authority' to the specific '2021 Sarasota Bradenton International Airport Master Plan,' making the policy reference a specific adopted document.

Change Summary: Planning horizon updated from MPO '2040' to '2050' LRTP and FDOT '2030' to '2055' Florida Transportation Plan. Implementation Mechanism updated from 'any master plan adopted by the Sarasota-Manatee Airport Authority' to 'the 2021 Sarasota Bradenton International Airport Master Plan.'

12. Amendment #12 — Objective 5.7.3 and Policy 5.7.3.1 — Port Manatee Master Plan Year Updated (2016 to 2022)

Why It Is Significant: The Port Manatee Master Plan year referenced in Objective 5.7.3 and Policy 5.7.3.1 was updated from 2016 to 2022, incorporating the most recent adopted Master Plan by reference. This changes which version of the Port Manatee Master Plan governs future port expansion and land acquisition.

Change Summary: Objective 5.7.3 added: 'Consistent with the Port Manatee Master Plan (dated 2022 as may be amended from time to time and incorporated by reference to this Element).' Policy 5.7.3.1: both references to 'Port Manatee Master Plan, 2016' changed to 'Port Manatee Master Plan, 2022.'

13. Amendment #13 — Policy 5.0.3.1 — Detailed Jurisdiction List Removed

Why It Is Significant: The prior policy contained an extensive enumerated list of specific jurisdictions and agencies whose transportation plans must be considered (including the Cities of Bradenton, Palmetto, Anna Maria, Holmes Beach, Bradenton Beach, Sarasota, Town of Longboat Key, the Counties of Sarasota, DeSoto, Hardee, and Hillsborough, the Tampa Bay and Southwest Florida Regional Councils, and FDOT). This specific list was replaced with a general directive to 'evaluate the transportation impacts' of relevant plans when implementing the Transportation Element. The deletion of the specific enumerated list reduces the explicit coordination requirements.

Change Summary: Original: lengthy enumerated list of specific cities, counties, regional councils, MPO plans, and FDOT to be considered, with a see-also reference to multiple policies. Revised: 'Evaluate the transportation impacts of the transportation plans of municipalities within Manatee County, adjacent counties and municipalities, FDOT, and other regional planning agencies and their 5-year plans when implementing the policies of the Transportation Element of this Comprehensive Plan.'

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 6 – Housing

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element_6__HOUSING STAFF REWRITE_ES V2 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 83

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Goal 6.1 — Goal Statement	Modification	~~A County with a Variety of Housing Opportunities for All Manatee County Residents, Recognizing that Affordable Living Requires Affordable Housing, Near Employment, Shopping, Services and Alternative Transportation, with an Emphasis on the Needs of the Financially Disadvantaged, and the Special Needs Populations.~~	Manatee County Acknowledges That Affordable Living Hinges on Diversity and Accessibility of Housing Options, and Proximity to Employment, Services, Shopping, and Multi-Modal Transportation. The County Places Particular Emphasis on Meeting the Needs of Financially Disadvantaged Individuals and Special Needs Populations.	The goal statement was rewritten. The revised language replaces "Alternative Transportation" with "Multi-Modal Transportation," removes the phrase "Near Employment" from mid-sentence, reframes "Variety of Housing Opportunities" as "Diversity and Accessibility of Housing Options," and shifts from describing the county passively to stating that the County "Acknowledges."
2	Objective 6.1.1 — Title	Modification	~~Private Sector Delivery.~~	Housing Delivery.	The objective title was changed from "Private Sector Delivery" to "Housing Delivery," removing the exclusive reference to the private sector.
3	Objective 6.1.1 — Objective Body	Modification	~~Maintain a flexible regulatory process that assists the private sector in the delivery of a variety of housing products~~	The County will promote and maintain a flexible regulatory process that supports the private and nonprofit sectors in providing a diverse range of	The objective body was substantially rewritten. The revised language adds the nonprofit sector alongside the private sector, expands the description of

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				housing options, including various types, ownership models, and pricing structures. The County may utilize the Community Land Trust or similar programs.	housing options to include types, ownership models, and pricing structures, and introduces a new provision explicitly allowing the County to utilize the Community Land Trust or similar programs.
4	Policy 6.1.1.1	Modification	a variety of appropriate dwelling unit types and sizes in all residential future land use categories, subject to compliance with other goals, objectives, and policies of this Plan.	a range of dwelling unit types and sizes within all relevant residential future land use categories, contingent upon adherence to the goals, objectives, and policies outlined in this Plan (refer to Element 2 Objective 2.2.1).	Minor restatement of the policy; "variety of appropriate" replaced by "range of," "subject to compliance" replaced by "contingent upon adherence," and an explicit cross-reference to Element 2 Objective 2.2.1 was added.
5	Policy 6.1.1.2	Modification	Permit consideration of mobile homes in all future land use categories allowing residential development on a variety of lot sizes, compatible with surrounding development unless otherwise prohibited by this Plan. [See Element 4 - Coastal Management]	Consider permitting mobile/manufactured homes in all future land use categories that allow residential development, regardless of lot size, provided they are compatible with surrounding development, unless specifically prohibited by this Plan. [Refer to Element 4 - Coastal Management]	"Mobile homes" expanded to "mobile/manufactured homes." "On a variety of lot sizes" was replaced with "regardless of lot size," which is a broader and more permissive standard. Cross-reference updated from "See" to "Refer to."
6	Policy 6.1.1.3	Modification	Allow innovative and flexible land development regulations which permit a variety of lot configurations and sizes, promoting sensitive site development, subject to compliance with other goals, objectives, and policies of this Comprehensive Plan.	Enable innovative and flexible land development regulations and programs that accommodate a diverse array of housing options. This approach ensures that residents and prospective residents can choose housing that aligns with their preferences, economic situation, seasonal needs, and special housing requirements,	Policy was substantially rewritten. The original focus on lot configurations, sizes, and sensitive site development was replaced with a broader mandate covering housing options by preference, economic situation, seasonal needs, special requirements, and age-friendly housing. The compliance clause was removed.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				including age-friendly housing.	
7	Policy 6.1.1.4 — Renumbering Note	Modification	Policy 6.1.1.4 (number "4" in original)	Policy 6.1.1.4 (number retained)	Minor editorial: the numeral "4" in the policy number was restated (no substantive content change to the number itself).
8	Policy 6.1.1.4 — Policy Body	Modification	Provide for the development of vacant property and redevelopment of existing properties within the urban core area.	Facilitate and encourage the development and redevelopment of vacant, undeveloped, and underdeveloped properties, as well as the redevelopment of existing properties within the County's urban core and urban corridors area, in alignment with (FLU Objective 2.1.3).	The scope of the policy was expanded to include "undeveloped and underdeveloped properties" and extended the geographic area to include "urban corridors" in addition to the urban core. A cross-reference to FLU Objective 2.1.3 was added.
9	Policy 6.1.1.4 — Implementation Mechanism (a)	Modification	Incorporation of urban development criteria in the LDC.	Review, evaluate, and revise urban development criteria within the Land Development Code (LDC).	The implementation mechanism was rewritten to specify active review, evaluation, and revision of urban development criteria, rather than the original passive "incorporation."
10	Policy 6.1.1.5 — New Policy	Addition	—	The County will utilize its review processes to promote housing diversity. New developments and redevelopment projects will be required to evaluate the following issues: Preservation of the identity and character of the area and surrounding properties. Consideration of housing styles and ownership models. Incorporation of various housing types, including multi-family and single-family	An entirely new Policy 6.1.1.5 was added requiring new developments and redevelopment projects to evaluate housing diversity criteria, including character preservation, housing styles and ownership models, housing types, population demographics, and housing affordability pricing.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				residences. Assessment of the community's population demographics, including income levels and age distributions. Examination of housing pricing to ensure affordability across different segments of the population.	
11	Policy 6.1.1.5 (former) — Deletion	Deletion	Permit the use of innovative programs, design, planning, and construction methods which lower development costs while maintaining or increasing present standards.	—	The former Policy 6.1.1.5 regarding innovative programs to lower development costs was deleted entirely.
12	Policy 6.1.1.6 — Deletion	Deletion	Maintain effective and efficient development regulations and administrative procedures for the development review process to minimize delays in development order review.	—	Policy 6.1.1.6 requiring maintenance of efficient development regulations to minimize review delays was deleted entirely.
13	Ordinance Citation (Obj. 6.1.1)	Deletion	(Ord. No. 18-04, § 10(Exh. H), 8-23-18; Ord. No. 22-29, § 3(Exh. F), 4-21-22)	—	Ordinance citation at the end of Objective 6.1.1 was deleted.
14	Objective 6.1.2 — Objective Body	Modification	Increase housing opportunities for Group Homes, Transitional Living Facilities, and Foster Care Facilities to address the Special Needs Populations which include; elderly, rural farmworkers, homeless, and the physically, and intellectually disabled.	The County will actively pursue expanded housing opportunities, including but not limited to Group Homes, Transitional Living Facilities, and Foster Care Facilities to meet the needs of Special Populations, including the elderly, rural farmworkers, homeless individuals, and those with physical and/or intellectual disabilities.	The objective was rewritten to make it an active County commitment ("will actively pursue") rather than a general goal to "increase." The phrase "including but not limited to" broadens the list of facility types. "Special Needs Populations" was changed to "Special Populations."
15	Policy 6.1.2.1 — Policy Body	Modification	Continue data collection to properly	Continue annual data collection and	"Annual" data collection was

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			understand the housing market and obstacles to housing for special needs populations.	review to comprehensively assess the housing market and identify barriers that affect housing accessibility for special needs populations.	specified (adding a frequency requirement), "properly understand" was replaced by "comprehensively assess," and "obstacles" was replaced by "barriers that affect housing accessibility."
16	Policy 6.1.2.1 — Implementation Mechanism (a)	Modification	Coordination among County departments regarding data collection and sharing.	Facilitate coordination among County departments to enhance data collection and sharing practices.	Minor restatement; language changed from a noun phrase to an active directive using "Facilitate" and adding "to enhance."
17	Policy 6.1.2.1 — Implementation Mechanism (b)	Modification	Review and use of data from the University of Florida's Shimberg Center regarding special needs housing populations.	Review and utilize data from the University of Florida's Shimberg Center pertaining to all housing populations with a focus on special needs housing populations.	"Use of data" replaced by "utilize data," and the scope was broadened from "special needs housing populations" to "all housing populations with a focus on special needs housing populations."
18	Policy 6.1.2.2 — Policy Body	Modification	Promote public/private partnerships to address housing needs.	Promote public-private partnerships involving County entities, other local governments, non-profit organizations, as well as state and federal agencies/programs to address the County's special needs housing. This includes initiatives for assisted living, foster care, displaced persons, homelessness support, mental health care, housing for the physically disabled, seniors, and group homes.	The policy was substantially expanded. The revised language specifies partners (County entities, local governments, non-profits, state and federal agencies), limits the scope to "special needs housing," and adds a detailed list of housing initiative categories not present in the original.
19	Policy 6.1.2.2 — Implementation Mechanism (a)	Modification	Coordination with local municipalities, non-profits, private developers, financial institutions, and others to promote the construction of more diverse housing choices.	Coordinate with local municipalities, non-profit organizations, private developers, financial institutions, and other stakeholders to encourage the construction of a	Minor restatement; "non-profits" expanded to "non-profit organizations," "and others" replaced by "and other stakeholders," and "promote" replaced by "encourage."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				broader range of housing options.	
20	Policy 6.1.2.3 — Policy Body	Modification	Regulate the development of residences (group homes, transitional living facilities, and foster care facilities) for special needs populations to promote compatibility and avoid concentration of these facilities within individual neighborhoods.	Regulate the development of residences for special needs populations, including group homes, transitional living facilities, and foster care facilities, to ensure compatibility and prevent their concentration within individual neighborhoods.	Minor restatement; "promote compatibility" changed to "ensure compatibility" and "avoid concentration" changed to "prevent their concentration." The facility types were moved from parenthetical to inline text.
21	Policy 6.1.2.3 — Impl. Mechanism (a)(1)	Modification	Utilize equivalent residential unit to ensure compliance with the base density limitations of the future land use category;	Utilize equivalent residential units to ensure compliance with the base density limitations specified in the future land use category;	Minor grammatical correction: "unit" changed to "units" and "of" changed to "specified in."
22	Policy 6.1.2.3 — Impl. Mechanism (a)(3)	Modification	Utilize criteria to direct location of facilities in regards to regarding size. Such criteria may include, but not be limited to direction on preferred locations for more intensive facilities within areas which allow neighborhood commercial development;	Employ criteria to guide the location of facilities based on size. These criteria may include preferences for more intensive facilities within areas designated for neighborhood commercial development.	Restatement that removes the redundant phrase "in regards to regarding size," replaces "Utilize" with "Employ," "direct" with "guide," and "areas which allow" with "areas designated for." "May include, but not be limited to" shortened to "may include."
23	Policy 6.1.2.3 — Impl. Mechanism (a)(4)	Modification	Utilize various mitigation techniques (including buffers, screening, limited signage) to ensure compatibility.	Utilize various mitigation techniques, such as buffers, screening, and restrictions on signage, to ensure compatibility.	Minor restatement; "limited signage" was revised to "restrictions on signage."
24	Policy 6.1.2.4 — Policy Body	Modification	Provide safeguards to ensure that rural farmworker housing needs are addressed.	Consistent with the Future Land Use Element, implement safeguards to address the housing needs of rural farmworkers (Refer to Element 2 Policy 2.2.1.8.4).	The policy now includes an explicit cross-reference to Element 2 Policy 2.2.1.8.4 and a directive to be consistent with the Future Land Use Element. The verb changed from "Provide" to "implement."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
25	Policy 6.1.2.4 — Impl. Mechanism (a) — Lead-in	Modification	Maintain Land Development Regulationsr which:	Maintain regulations that:	Corrected erroneous "Regulationsr" and changed "which" to "that."
26	Policy 6.1.2.4 — Impl. Mechanism (a)(1)	Modification	Define farmworker housing;	Define farmworker housing clearly;	Minor addition of the word "clearly."
27	Policy 6.1.2.4 — Impl. Mechanism (a)(2)	Modification	Establish farmworker housing as a permitted use in certain zoning districts;	Designate farmworker housing as a permitted use in specified zoning districts;	Minor restatement; "Establish" replaced by "Designate" and "certain" replaced by "specified."
28	Policy 6.1.2.4 — Impl. Mechanism (a)(3)	Modification	Establishes minimum yards and buffers;	Set minimum yard setbacks and buffer requirements;	Minor restatement; "Establishes" changed to "Set," "yards" to "yard setbacks," and "buffers" to "buffer requirements."
29	Policy 6.1.2.4 — Impl. Mechanism (a)(4) [former]	Deletion	Establishes maximum density requirements in excess of the maximum density shown on the Future Land Use Map; and	—	The former sub-item (4) establishing maximum density requirements in excess of the FLUM was deleted entirely.
30	Policy 6.1.2.4 — Impl. Mechanism (a)(4) [new]	Modification	Establishes provisions to ensure that adequate sewage disposal and water supply systems are provided in compliance with applicable federal, state and local regulations	Implement provisions to ensure compliance with federal, state, and local regulations concerning sewage disposal and water supply systems.	Renumbered from (5) to (4) following deletion of former (4). Restatement with minor wording changes; "Establishes" changed to "Implement."
31	Policy 6.1.2.4 — Impl. Mechanism (b)	Modification	Coordination with the Florida Department of Health.	Coordinate with the Florida Department of Health to ensure adherence to health-related regulations and standards	Expanded from a bare noun phrase to an active directive with explicit purpose: ensuring adherence to health-related regulations and standards.
32	Policy 6.1.2.5 — Policy Body	Modification	Provide opportunity for the development of permanent supportive housing.	Provide opportunities for the development of permanent supportive housing, which integrates long-term housing assistance with supportive services tailored to assist special needs populations.	The policy was expanded to define what "permanent supportive housing" means: integration of long-term housing assistance with supportive services tailored to special needs populations.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
33	Policy 6.1.2.6 — Policy Body	Modification	Continue to address the needs of the chronically homeless in Manatee County.	Continue addressing the housing needs of the chronically homeless in Manatee County through collaboration among various County agencies, including but not limited to Community & Veterans Services Department, and third-party organizations.	The policy was expanded to specify "housing needs," name the mechanism ("collaboration"), list responsible County agencies including the Community & Veterans Services Department, and add "third-party organizations" as collaborators.
34	Policy 6.1.2.6 — "Mechanism(s)" label	Modification	Implementation Mechanism:	Implementation Mechanism(s):	Minor grammatical correction adding "(s)" to reflect plural mechanisms.
35	Policy 6.1.2.6 — Impl. Mechanism (a)	Modification	(a) Coordinate with non-profits, jurisdictions, and other public and private agencies to address this issue.	Coordinate with non-profit organizations, neighboring jurisdictions, and other public and private agencies to address this issue.	Minor restatement; "non-profits" expanded to "non-profit organizations" and "jurisdictions" clarified as "neighboring jurisdictions."
36	Policy 6.1.2.6 — Impl. Mechanism (b)	Addition	—	Offer a diverse array of housing support options and regularly assess their effectiveness.	A new implementation mechanism (b) was added under Policy 6.1.2.6 requiring the County to offer diverse housing support options and assess their effectiveness.
37	Policy 6.1.2.7 — "Mechanism(s)" label	Addition	—	Implementation Mechanism(s):	The "Implementation Mechanism(s):" label was added under Policy 6.1.2.7, which previously lacked this heading.
38	Policy 6.1.2.7 — Impl. Mechanism (a)	Addition	—	Continue to sustain and promote the Manatee County State Housing Initiatives Partnership (SHIP) program.	A new implementation mechanism (a) was added under Policy 6.1.2.7 explicitly naming and requiring continuation of the Manatee County SHIP program.
39	Ordinance Citation (Obj. 6.1.2)	Deletion	(Ord. No. 18-04, § 10(Exh. H), 8-23-18)	—	Ordinance citation at the end of Objective 6.1.2 was deleted.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
40	Objective 6.1.3 — Objective Body	Modification	Continue to develop and implement programs to meet affordable housing needs.	Continue developing and implementing programs aimed at meeting the affordable housing need aligned with the County's Area Median Income (AMI).	The objective was revised to tie affordable housing programs explicitly to the County's Area Median Income (AMI), adding a specific benchmark not present in the original language.
41	Policy 6.1.3.1 — Policy Body	Modification	Continue data collection to properly understand the housing needs of the County's population	Continue data collection to accurately assess the housing needs of both permanent and seasonal populations within the County.	"Properly understand" replaced by "accurately assess," and the population scope was expanded to explicitly include both "permanent and seasonal populations."
42	Policy 6.1.3.1 — Implementation Mechanisms (a) and (b)	Modification	(a) Coordination among departments regarding data collection and sharing. (b) Review and use of data from the University of Florida's Shimberg Center regarding affordable housing populations in need of affordable housing.	(a) Coordinate among departments to enhance data collection and sharing practices. (b) Review and utilize data from the University of Florida's Shimberg Center regarding populations in need of affordable housing.	Minor restatements converting noun phrases to active directives; (b) corrects a duplicate phrase ("populations populations") present in the original.
43	Policy 6.1.3.2 — Policy Body	Modification	Continue the development of programs which expand opportunities for the private (for profit and non-profit) sector to develop affordable housing	Continue developing, implementing, and evaluating programs that expand opportunities for both for-profit and non-profit sectors to develop affordable housing.	Added "implementing, and evaluating" as additional required program activities beyond development alone. "Private (for profit and non-profit) sector" reframed as "both for-profit and non-profit sectors."
44	Policy 6.1.3.2 — Impl. Mechanism (a)	Modification	(a) Consider the allowance of affordable accessory dwelling units within single family Future Land Use categories consistent with § 163.31771, F.S.	(a) Consider permitting affordable accessory dwelling units (ADUs) within single-family Future Land Use categories, in accordance with § 163.31771, Florida Statutes with incentives for those homeowners interested in providing affordable housing.	The mechanism now uses the acronym "ADUs," updates "consistent with" to "in accordance with," expands "F.S." to "Florida Statutes," and adds new language providing incentives for homeowners who offer affordable ADUs.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
45	Policy 6.1.3.2 — Impl. Mechanism (b)	Modification	Encourage the development of non-profits that focus on the provision of fair, affordable housing	Encourage the growth of non-profit organizations dedicated to providing fair and affordable housing options.	Minor restatement; "development of non-profits" changed to "growth of non-profit organizations" and slight reordering of language.
46	Policy 6.1.3.2 — Impl. Mechanism (c)	Modification	Consider target housing goals to increase the development of housing options for special needs populations	Evaluate and uphold targeted housing goals aimed at expanding housing options tailored to special needs populations.	"Consider" replaced by "Evaluate and uphold," and "increase the development" replaced by "expanding." This shifts the mechanism from optional consideration to evaluation and maintenance of existing goals.
47	Policy 6.1.3.3 — Policy Body	Modification	Provide government incentives, contributions, and technical assistance to the private sector and community based non-profit organizations to aid in the development of affordable housing.	Offer government incentives, financial contributions, and technical assistance to support the private sector and community-based non-profit organizations in developing affordable housing initiatives.	Minor restatement; "Provide" changed to "Offer," "contributions" clarified as "financial contributions," and "aid in the development" changed to "support ... in developing."
48	Policy 6.1.3.3 — Impl. Mechanisms (a)–(e)	Modification	(a) Use or transfer of government owned property to encourage affordable housing development. (b) Establishment of a fee waiver/reimbursement program. (c) Transfer of development rights. (d) Coordination with developers, financial institutions, non-profits, and others to ensure the provision of housing that is affordable to workers and other residents in the County. (e) Fast-tracking through necessary permitting procedures.	(a) Utilize or transfer of available development credits to incentivize affordable housing development. (b) Establish a fee waiver or reimbursement program to facilitate affordable housing initiatives. (c) Consider Transfer of Development Rights (TDR) mechanisms to support affordable housing goals. (d) Coordinate with developers, financial institutions, non-profits, and other stakeholders to ensure the availability of affordable housing for workers and residents in the County. (e) Expedite	All five mechanisms were rewritten. Notably, (a) changed from "government owned property" to "available development credits." (c) adds "Consider" making TDR optional. (b), (d), and (e) are minor restatements converting noun phrases to active directives.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				necessary permitting procedures to fast-track affordable housing projects.	
49	Policy 6.1.3.4 — Policy Body	Modification	Encourage the development of a variety of dwelling units of varying cost or rent within a single development.	Promote the development of diverse dwelling units within a single development, including varying sizes, ownership models, types, and costs or rents, wherever feasible.	"Encourage" replaced by "Promote." The revised language specifies additional dimensions of diversity: sizes, ownership models, and types — not just cost or rent. "Wherever feasible" was added as a qualifier.
50	Policy 6.1.3.4 — Impl. Mechanism (a)	Modification	Use of incentives and available funding sources to encourage mixed income developments.	Utilize incentives and available funding sources to promote the development of mixed-income projects that benefit low-income households.	Minor restatement; "encourage mixed income developments" changed to "promote the development of mixed-income projects that benefit low-income households," adding an explicit equity outcome.
51	Policy 6.1.3.4 — Impl. Mechanism (b)	Modification	Enact land use restriction agreements to ensure policy compliance	Implement land use restriction agreements (LURAs) to enforce compliance with established policies and regulations.	"Enact" changed to "Implement," the acronym "LURAs" was introduced, and "ensure policy compliance" was expanded to "enforce compliance with established policies and regulations."
52	Policy 6.1.3.5 — Policy Body	Modification	Maintain a density bonus system which allows density bonuses for affordable housing	Maintain a density bonus system that grants bonuses for affordable housing developments.	Minor restatement; "which allows" changed to "that grants" and "affordable housing" to "affordable housing developments."
53	Policy 6.1.3.5 — Impl. Mechanism (a) [first]	Modification	(a) The Future Land Use Element shall establish the maximum densities and the Land Development Code shall maintain review mechanisms to implement this policy.	(a) The Future Land Use Element shall set forth maximum densities, and the Land Development Code shall include review mechanisms to enforce this policy (See FLU Objective 2.2.1 and Land Development Code Section 545.2).	"Establish" replaced by "set forth," "maintain" replaced by "include," "implement" replaced by "enforce," and new cross-references to FLU Objective 2.2.1 and LDC Section 545.2 were added.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
54	Policy 6.1.3.5 — Impl. Mechanism (a) [second/new]	Addition	—	Encourage affordable housing units benefiting from density bonuses, as specified in the Future Land Use Categories and Land Development Code, that units be distributed throughout the entire residential development. Rather than being confined to a single phase, section, or building, affordable units are encouraged to be evenly dispersed proportionate to each phase, section, or building of the development.	A new implementation mechanism was added encouraging (though not requiring) that affordable units receiving density bonuses be distributed evenly throughout a development rather than concentrated in one phase, section, or building.
55	Policy 6.1.3.6 — Policy Lead-in	Modification	Adopt performance standards for affordable housing which include consideration of the following standards:	The County will develop performance standards for affordable housing, and will consider the following criteria:	"Adopt" changed to "develop" and "standards" changed to "criteria." The directive is slightly weakened from "adopt" (a definitive action) to "develop" (an ongoing process).
56	Policy 6.1.3.6 — Criterion (a)	Modification	Transit-oriented design principles applicable to affordable living, where appropriate.	Transit-oriented development design principles applicable to affordable living, where appropriate, including those provided as part of the Livable Manatee program.	"Transit-oriented design" expanded to "Transit-oriented development design" and a new reference to the "Livable Manatee program" was added.
57	Policy 6.1.3.6 — Criterion (b)	Modification	Highest allowable density [no qualifier]	Highest allowable density where residential development is permitted throughout the County.	Geographic qualifier was added: "where residential development is permitted throughout the County."
58	Policy 6.1.3.6 — Criterion (c)	Modification	Location within 1/4 mile of a MCAT bus route.	Location within a mile of an MCAT bus route.	Proximity requirement changed from 1/4 mile to 1 mile — a fourfold increase in the acceptable distance to an MCAT bus route.
59	Policy 6.1.3.6 — Criterion (d)	Modification	Location of nearby employment centers,	Proximity to nearby employment centers,	"Location of" replaced by "Proximity to" and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			shopping, and services centers.	shopping, and service centers.	"services centers" corrected to "service centers."
60	Policy 6.1.3.6 — Criterion (e)	Modification	Utilization of reduced vehicle parking spaces and ratios.	Utilization of reduced vehicle parking spaces and ratios for affordable housing development in close proximity to transit facilities (See LDC Sec. 1005.3.)	Qualifier added limiting the reduced parking standard to developments in "close proximity to transit facilities" and a cross-reference to LDC Sec. 1005.3 was added.
61	Policy 6.1.3.6 — Criterion (f)	Modification	Quality public open space.	Provision of quality public open space.	Minor addition of the word "Provision of."
62	Policy 6.1.3.6 — Criterion (g)	Modification	Utilization of Crime Prevention Through Environmental Design (CPTED) site design techniques	Incorporation of Crime Prevention Through Environmental Design (CPTED) site design techniques.	"Utilization of" replaced by "Incorporation of."
63	Policy 6.1.3.6 — Criterion (h)	Addition	—	Seek grant funding through local, state, and federal level governmental agencies to fund the planning and implementation phases of the transit connectivity plan.	A new criterion (h) was added directing the County to seek grant funding for a transit connectivity plan. This introduces a new policy obligation not present in the original.
64	Policy 6.1.3.6 — Impl. Mechanism (a)	Modification	Revisions to the Land Development Regulations to implement performance standards for affordable housing.	Revisions to the Manatee County Land Development Code (LDC) to incorporate performance standards aimed at facilitating affordable housing.	"Land Development Regulations" changed to "Manatee County Land Development Code (LDC)," "implement" changed to "incorporate," and "for" changed to "aimed at facilitating."
65	Policy 6.1.3.6 — Impl. Mechanism (b)	Modification	Consider the development of an architectural pattern book to guide quality, affordable housing design.	Consider developing an architectural pattern book to provide guidance on designing quality, affordable housing.	Minor restatement with no substantive change in meaning.
66	Policy 6.1.3.7 — Policy Body	Modification	Maintain the Affordable Housing Trust Fund for receipt of non-ad valorem revenues to encourage the continuation of affordable housing programs.	Maintain the Affordable Housing Trust Fund to receive non-ad valorem revenues, promoting the continuity of affordable housing programs for development.	Minor restatement; "for receipt of" changed to "to receive," "encourage the continuation" changed to "promoting the continuity," and "for development" was added.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
67	Policy 6.1.3.7 — "Mechanism" label	Addition	—	Implementation Mechanism:	An "Implementation Mechanism:" label was added under Policy 6.1.3.7, which previously lacked this heading.
68	Policy 6.1.3.7 — Impl. Mechanism (a)	Modification	(a) Seek, where feasible, new revenue sources.	(a) Seek new revenue sources, such as surplus revenues from county land sale, annual allocation from the general fund, or other feasible funding options.	The mechanism was expanded to enumerate specific revenue source examples: surplus revenues from county land sale and annual general fund allocation. These specifics were not present in the original.
69	Policy 6.1.3.8 — Policy Body	Modification	Require public and private development which eliminates affordable housing stock to replace such units with equivalent units or provide support to local affordable housing initiatives. [See also the Land Development Code]	Require that public and private developments which eliminate affordable housing stock replace such units with equivalent units, pay a fee, or provide support to local affordable housing initiatives (Refer to LDC Section 545.4.).	A new option was added: developers may now "pay a fee" as an alternative to replacing units. A specific cross-reference to LDC Section 545.4 was added. "[See also the Land Development Code]" bracket removed.
70	Policy 6.1.3.8 — Impl. Mechanism (a)	Modification	Execution of land use development agreements by the BOCC or their designee.	Execution of land use development agreements by the Board of County Commissioners (BOCC) or their designee.	Minor change; "BOCC" expanded to its full name "Board of County Commissioners (BOCC)."
71	Policy 6.1.3.8 — Impl. Mechanism (b)	Addition	—	Allow for fees to be charged at the time of demolition permit application to contribute to the replacement of affordable housing in other areas of the County.	A new implementation mechanism (b) was added specifying the fee mechanism: fees charged at demolition permit application to fund affordable housing replacement elsewhere in the County.
72	Policy 6.1.3.9 — Policy Body	Modification	Continue to promote appropriate redevelopment activities in the Urban Infill and Redevelopment Area (UIRA) and other appropriate areas of the County (also see Objective 2.9.1).	Continue promoting appropriate redevelopment activities in the Urban Infill and Redevelopment Area (UIRA) and other suitable areas of the County (refer to Element 2 Goals	"Appropriate areas" changed to "suitable areas." Cross-reference expanded from "Objective 2.9.1" to "Element 2 Goals 2.1 and 2.2, as well as Objective 2.9.1."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				2.1 and 2.2, as well as Objective 2.9.1).	
73	Policy 6.1.3.9 — Impl. Mechanism (a)	Modification	Implementation of UIRA plans and other appropriate area, neighborhood, and corridor plans.	Implement plans for the Urban Infill and Redevelopment Area (UIRA) as well as other relevant area, neighborhood, and corridor plans.	Minor restatement converting a noun phrase to an active directive.
74	Policy 6.1.3.10 — Policy Body	Modification	Continue to develop educational programs designed to increase public awareness and understanding of affordable and workforce housing.	Continue developing educational programs aimed at increasing public awareness and understanding of affordable and workforce housing.	Minor restatement with no substantive change in meaning.
75	Policy 6.1.3.11 — Policy Body	Modification	Encourage a vertical mix of uses by providing incentives for developments that include affordable housing along designated urban corridors, subject to compliance with other goals, objectives, and policies of this Comprehensive Plan. Ord. No. 18-04, § 10(Exh. H), 8-23-18)	Encourage a vertical mix of uses by offering incentives for developments that incorporate affordable housing along designated urban corridors, while ensuring compliance with other goals, objectives, and policies outlined in this Comprehensive Plan.	"Providing" changed to "offering," "include" changed to "incorporate," "subject to compliance" changed to "while ensuring compliance." The Ordinance citation was removed from the policy body.
76	Objective 6.1.4 — Objective Body	Modification	Continue to reduce the number of sub-standard housing units. [See Element 4 - Coastal Management]	The County will continue to work towards reducing the number of substandard housing units.	Language made an active County commitment ("The County will continue to work towards"). The cross-reference "[See Element 4 - Coastal Management]" was deleted.
77	Policy 6.1.4.1 — Policy Body	Modification	Develop specific improvement plans for targeted neighborhoods within the urban core which include neighborhood-specific measurable goals	Develop, assess, and update improvement plans for targeted neighborhoods within the urban core, integrating neighborhood-specific measurable goals.	"Assess, and update" were added as required activities alongside development of improvement plans.
78	Policy 6.1.4.2 — Policy Body	Modification	Identify and encourage the rehabilitation of substandard housing.	Identify and promote the rehabilitation of substandard housing through partnerships between the public	"Encourage" changed to "promote." The mechanism was specified: partnerships between

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				and private sectors, County initiatives, and support from third-party agencies.	public and private sectors, County initiatives, and third-party agencies — none of which appeared in the original.
79	Policy 6.1.4.2 — Impl. Mechanism (a)	Modification	Expend available funds in areas with concentrations of sub-standard housing units	Allocate available funds to areas with concentrations of substandard housing units.	"Expend" changed to "Allocate" and "sub-standard" changed to "substandard."
80	Policy 6.1.4.2 — Impl. Mechanism (b)	Addition	—	Create a local government program specifically aimed at addressing substandard housing for low-income families, distinct from the State Housing Initiative Partnership program (SHIP).	A new implementation mechanism (b) was added directing the County to create a local substandard housing program for low-income families that is separate from SHIP.
81	Policy 6.1.4.3 — Policy Body	Modification	Seek funds to eliminate sub-standard housing.	Seek funds from various sources, including but not limited to Community Development Block Grants, State Initiative Programs, and others to eliminate substandard housing.	The policy was expanded to specify funding sources: Community Development Block Grants and State Initiative Programs. "Sub-standard" changed to "substandard."
82	Ordinance Citation (Obj. 6.1.4)	Deletion	(Ord. No. 18-04, § 10(Exh. H), 8-23-18; Ord. No. 22-29, § 3(Exh. F), 4-21-22)	—	Ordinance citation at the end of Objective 6.1.4 was deleted.
83	Policy 6.1.5.2 — Policy Body	Modification	Assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.	Ensure that adequately located, standard housing at affordable costs is available to individuals displaced through public actions before they are displaced.	"Assure" changed to "Ensure," "reasonably located" changed to "adequately located," "persons" changed to "individuals," "public action" to "public actions," and "prior to their displacement" changed to "before they are displaced."

SECTION 2: SIGNIFICANT AMENDMENTS

23 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

1. Amendment #1 — Goal 6.1 — Goal Statement

Why It Is Significant: The rewrite changes the framing of the countywide housing goal from a passive description of desired conditions to an active statement of County acknowledgment. The shift from "Alternative Transportation" to "Multi-Modal Transportation" narrows or reframes the transportation criterion. The phrase "Diversity and Accessibility of Housing Options" replaces "Variety of Housing Opportunities for All Manatee County Residents," removing the explicit "for All" equity framing.

Change Summary: Original goal statement deleted and replaced with a reworded goal that changes terminology, reframes the County's role, and omits the "for All" equity language.

2. Amendment #3 — Objective 6.1.1 — Objective Body

Why It Is Significant: The revised objective adds the nonprofit sector alongside the private sector as a recognized housing delivery partner — a substantive expansion of the County's regulatory posture. It also introduces an entirely new provision allowing use of the Community Land Trust or similar programs, which is a new policy tool not previously referenced in this objective.

Change Summary: Original objective replaced; nonprofit sector added as delivery partner, and Community Land Trust authorization added as a new concept.

3. Amendment #6 — Policy 6.1.1.3

Why It Is Significant: The original policy focused on lot configurations and sensitive site development. The revised policy eliminates that focus entirely and replaces it with a mandate to accommodate housing based on resident preferences, economic situation, seasonal needs, and age-friendly requirements. This is a significant shift in the policy's purpose from land regulation to housing choice.

Change Summary: Original policy regarding lot configurations and sensitive development deleted; replaced with a new mandate focused on housing choice across economic, seasonal, and age-related needs, including age-friendly housing.

4. Amendment #8 — Policy 6.1.1.4 — Policy Body

Why It Is Significant: The scope of the policy was meaningfully expanded. "Urban core" was broadened to include "urban corridors," and "vacant property" was expanded to include "undeveloped and underdeveloped properties." The addition of a cross-reference to FLU Objective 2.1.3 ties this policy to additional plan requirements.

Change Summary: Geographic scope expanded from urban core to urban core and urban corridors; property types expanded to include undeveloped and underdeveloped; FLU cross-reference added.

5. Amendment #10 — Policy 6.1.1.5 — New Policy

Why It Is Significant: This is an entirely new policy with no counterpart in the original. It creates a new procedural requirement: new developments and redevelopments must evaluate five specific housing diversity criteria during review. This introduces new substantive standards for development approval that did not previously exist in this element.

Change Summary: Entirely new policy added requiring new and redevelopment projects to evaluate housing diversity criteria including character preservation, housing types, ownership models, demographics, and affordability.

6. Amendment #11 — Policy 6.1.1.5 (former) — Deletion

Why It Is Significant: The deleted policy directed the County to permit innovative programs, design, and construction methods to lower development costs. Its removal eliminates a policy commitment to cost-reduction innovation. No replacement policy contains equivalent language.

Change Summary: Policy requiring the County to permit innovative cost-lowering design and construction methods deleted entirely.

7. Amendment #12 — Policy 6.1.1.6 — Deletion

Why It Is Significant: The deleted policy required maintenance of effective and efficient development regulations to minimize review delays. Its removal eliminates a plan-level commitment to administrative efficiency in the development review process.

Change Summary: Policy requiring maintenance of efficient regulations to minimize development review delays deleted entirely.

8. Amendment #18 — Policy 6.1.2.2 — Policy Body

Why It Is Significant: The original policy was a broad, one-sentence commitment to public/private partnerships. The revised policy substantially expands the scope by specifying partner types (County entities, other local governments, non-profits, state and federal agencies) and enumerating eight specific housing initiative categories including assisted living, foster care, homelessness support, and mental health care. This meaningfully broadens the County's stated obligations.

Change Summary: One-sentence original policy replaced with a multi-part provision specifying partner types and eight specific housing initiative categories.

9. Amendment #29 — Policy 6.1.2.4 — Impl. Mechanism (a)(4) [former]

Why It Is Significant: The deleted sub-item established maximum density requirements in excess of the FLUM maximum for farmworker housing. Its deletion removes a density-related provision that allowed farmworker housing to exceed standard density limits — a potentially significant land use standard.

Change Summary: Sub-item allowing farmworker housing density requirements in excess of the FLUM maximum deleted with no replacement.

10. Amendment #36 — Policy 6.1.2.6 — Impl. Mechanism (b)

Why It Is Significant: A new mechanism requiring the County to offer a "diverse array of housing support options" and regularly assess their effectiveness introduces a new monitoring and evaluation obligation not present in the original policy.

Change Summary: New implementation mechanism added requiring offer of diverse housing support options and regular effectiveness assessment.

11. Amendment #38 — Policy 6.1.2.7 — Impl. Mechanism (a)

Why It Is Significant: The addition of an explicit implementation mechanism naming the Manatee County SHIP program is a substantive addition. It ties the policy to a specific named program and creates a plan-level commitment to its continuation that did not previously exist in this policy.

Change Summary: New implementation mechanism added explicitly naming and requiring continuation of the Manatee County SHIP program.

12. Amendment #40 — Objective 6.1.3 — Objective Body

Why It Is Significant: Tying affordable housing programs to the Area Median Income (AMI) introduces a specific benchmark into the objective that was not present before. This could affect how the County measures compliance with the objective and how affordable housing programs are structured and evaluated.

Change Summary: Objective revised to tie affordable housing program goals explicitly to the County's Area Median Income (AMI) benchmark.

13. Amendment #44 — Policy 6.1.3.2 — Impl. Mechanism (a)

Why It Is Significant: The addition of "incentives for those homeowners interested in providing affordable housing" is a substantive expansion of this mechanism. It introduces a new incentive program not present in the original, which could affect how ADUs are regulated and incentivized in single-family areas.

Change Summary: Mechanism expanded to add homeowner incentives for providing affordable ADUs, a new program concept not in the original.

14. Amendment #48 — Policy 6.1.3.3 — Impl. Mechanisms (a)–(e)

Why It Is Significant: Mechanism (a) changed from "government owned property" to "available development credits" — a fundamentally different tool. This removes a property-transfer mechanism and substitutes a credit-based mechanism. The addition of "Consider" in mechanism (c) softens TDR from an established tool to an optional consideration.

Change Summary: Five implementation mechanisms rewritten; most notably, (a) changed from transferring government-owned property to utilizing development credits, and (c) adds "Consider," making TDR optional.

15. Amendment #54 — Policy 6.1.3.5 — Impl. Mechanism (a) [second/new]

Why It Is Significant: A new mechanism was added encouraging (though not requiring) dispersal of affordable density-bonus units throughout a development. This introduces a new distribution principle intended to prevent concentration of affordable units, which could influence how developments are designed and reviewed.

Change Summary: New mechanism added encouraging even distribution of affordable density-bonus units throughout a development rather than concentration in one phase or building.

16. Amendment #58 — Policy 6.1.3.6 — Criterion (c)

Why It Is Significant: The proximity requirement for an MCAT bus route was changed from 1/4 mile to 1 mile — a fourfold increase. This substantially relaxes the transit-access standard for affordable housing, potentially making many more sites eligible for affordable housing incentives or programs tied to this criterion.

Change Summary: Transit proximity standard for affordable housing relaxed from 1/4 mile to 1 mile from an MCAT bus route.

17. Amendment #63 — Policy 6.1.3.6 — Criterion (h)

Why It Is Significant: An entirely new criterion directing the County to seek grant funding for a "transit connectivity plan" was added. This introduces a new policy obligation not present in the original and references a plan ("transit connectivity plan") not otherwise defined in this element.

Change Summary: New criterion added directing County to seek local, state, and federal grant funding for the planning and implementation of a transit connectivity plan.

18. Amendment #68 — Policy 6.1.3.7 — Impl. Mechanism (a)

Why It Is Significant: The revised mechanism enumerates specific new revenue sources for the Affordable Housing Trust Fund: surplus revenues from county land sales and annual general fund allocations. These specific funding mechanisms were not mentioned in the original, adding plan-level direction on how the Trust Fund should be resourced.

Change Summary: Mechanism expanded to name specific revenue sources: surplus county land sale proceeds and annual general fund allocations.

19. Amendment #69 — Policy 6.1.3.8 — Policy Body

Why It Is Significant: The addition of a fee option as an alternative to unit replacement is a substantive change in the replacement requirement. Developers can now satisfy the policy by paying a fee rather than replacing units in-kind. This could meaningfully affect the County's ability to maintain affordable housing stock. The cross-reference to LDC Section 545.4 adds a regulatory cite not previously in the policy text.

Change Summary: A fee-payment option was added as an alternative to unit replacement when affordable housing stock is eliminated; LDC Section 545.4 cross-reference added.

20. Amendment #71 — Policy 6.1.3.8 — Impl. Mechanism (b)

Why It Is Significant: A new mechanism specifying that fees are collected at demolition permit application is a substantive procedural addition. It establishes the timing and mechanism for fee collection to fund affordable housing replacement elsewhere in the County.

Change Summary: New mechanism added establishing fee collection at demolition permit to fund affordable housing replacement in other County areas.

21. Amendment #77 — Policy 6.1.4.1 — Policy Body

Why It Is Significant: Adding "assess, and update" to the required activities for neighborhood improvement plans creates ongoing evaluation obligations alongside the original development requirement. This could increase administrative requirements for neighborhoods in the urban core.

Change Summary: Policy expanded to require assessment and updating of neighborhood improvement plans, in addition to their development.

22. Amendment #80 — Policy 6.1.4.2 — Impl. Mechanism (b)

Why It Is Significant: A new implementation mechanism directs the County to create a local government substandard housing program specifically for low-income families, explicitly distinct from SHIP. This introduces a new programmatic obligation not present in the original policy.

Change Summary: New mechanism added requiring creation of a local substandard housing program for low-income families, separate from SHIP.

23. Amendment #81 — Policy 6.1.4.3 — Policy Body

Why It Is Significant: Naming specific funding sources — Community Development Block Grants and State Initiative Programs — is a substantive clarification that adds plan-level direction on where the County should seek funds for substandard housing elimination.

Change Summary: Policy expanded to name specific funding sources: Community Development Block Grants and State Initiative Programs.

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 7 – Historic, Cultural, and Library

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element 7 __HISTORIC_AND_CULTURAL STAFF REWRITE_ES V1 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 50

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Document Title	Modification	~~HISTORIC AND CULTURAL~~	<u>HISTORIC, CULTURAL, AND LIBRARY</u>	The document title was amended to add ", AND LIBRARY" and insert a comma after "HISTORIC," expanding the element's scope to explicitly include library services in the title.
2	Goal 7.1	Modification	~~Protect Historical Resources to Preserve the Cultural, Architectural, and Archaeological History of Manatee County, Florida, and the Nation, to Provide Opportunities for Education, for Aesthetic Value, and for Passive Enjoyment of These Resources~~	<u>Preserve Manatee County's Historical, Architectural and Archeological Resources Through Identification and Protection of These Resources to Safeguard Cultural Heritage, Support Education, Enhance Aesthetic Value, and Promote the Passive Enjoyment and Public Appreciation of These Resources.</u>	The overarching goal statement for historic resources was rewritten. The revised language shifts emphasis from "protecting" resources to "preserving" them through "identification and protection," adds "Public Appreciation" as a new objective, and removes the reference to preserving history "of the Nation." The scope is narrowed to Manatee County specifically.
3	Objective 7.1.1 / Cross-Reference	Deletion	~~[See Element 4 - Coastal Management].~~	—	The cross-reference to Element 4 – Coastal Management at the end of Objective 7.1.1 was deleted entirely with no replacement text.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
4	Policy 7.1.1.1	Modification	<i>Identify and preserve all historically significant neighborhoods not already protected by State and Federal programs.</i>	<i>The County shall identify and preserve historically significant neighborhoods not already protected by State and Federal programs.</i>	The word "all" was deleted and the phrase "The County shall" was added at the beginning of the policy, making the responsible party explicit. The deletion of "all" may narrow the scope of which neighborhoods must be identified and preserved.
5	Policy 7.1.1.1 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
6	Policy 7.1.1.2 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services Department</i>	The responsible department was updated from "Planning Department" to "Development Services Department" to reflect a departmental name change.
7	Policy 7.1.1.2 / Implementation Mechanism (a)	Addition	—	<i>(DHR)</i>	The acronym "(DHR)" was added after "Division of Historical Resources" to introduce an abbreviation for the agency.
8	Policy 7.1.1.2 / Implementation Mechanism (a)	Modification	<i>County Clerk's Office,</i>	<i>Sports and Leisure Services Department</i>	The reference to the "County Clerk's Office" as the entity housing the Historical Resources Division was replaced with the "Sports and Leisure Services Department," reflecting a change in which department houses the Historical Resources Division.
9	Policy 7.1.1.3 / Implementation Mechanism (a)	Modification	<i>Planning and Building Departments</i>	<i>Departmental</i>	The specific reference to "Planning and Building Departments" was replaced with the generic term "Departmental," removing the identification of specific responsible departments for reviewing development applications in historic neighborhoods.
10	Policy 7.1.1.4 / Implementation Mechanism (a)	Modification	<i>Manatee County Historic Preservation Board support of local applications</i>	<i>Manatee County Historic Preservation Board's support of local applications</i>	A possessive apostrophe-s ("s") was added to "Historic Preservation Board" for grammatical correction.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>technical and economic assistance</i>	<i>technical and economic assistance</i>	
11	Policy 7.1.1.5 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
12	Policy 7.1.1.6 / Implementation Mechanism (a)	Modification	<i>Planning and Building Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning and Building Department" to "Development Services" to reflect a departmental name change.
13	Policy 7.1.2.1	Modification	<i>Prepare and update a county historical landmarks survey and map for the Coastal Planning Area by 2012, and survey areas outside of the Coastal Planning Area as part of the ongoing survey effort.</i>	<i>Continue to update the County's historical landmarks survey and map for the Coastal Planning Area, and survey areas outside of the Coastal Planning Area as part of the ongoing survey effort.</i>	The directive to "Prepare and" create the survey was replaced with "Continue to," indicating the survey now exists. The date deadline of "by 2012" was deleted, and "a county" was replaced with "the County's," reflecting that the survey is established and ongoing rather than a future task.
14	Policy 7.1.2.1 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
15	Policy 7.1.2.2 / Implementation Mechanism (a)	Modification	<i>Planning Department revision of the Historic Preservation regulations to include a voluntary program for landmarks designation.</i>	<i>Development Services continued encouragement of residents to participate in the voluntary program for landmarks designation.</i>	The mechanism was changed from directing the Planning Department to revise Historic Preservation regulations to create a voluntary landmarks designation program, to directing Development Services to encourage residents to participate in the existing voluntary program. This reflects that the program now exists and shifts the action from regulatory revision to community outreach.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
16	Policy 7.1.2.2 / Implementation Mechanism (b)	Modification	<i>Planning and Building Departments</i>	<i>Development Services</i>	The responsible departments were updated from "Planning and Building Departments" to "Development Services" to reflect a departmental name change.
17	Policy 7.1.2.2 / Implementation Mechanism (c)	Modification	<i>Planning and Building Departments</i>	<i>Development Services</i>	The responsible departments were updated from "Planning and Building Departments" to "Development Services" to reflect a departmental name change.
18	Policy 7.1.2.3 / Implementation Mechanism (a)	Modification	<i>Planning and Building Departments</i>	<i>Development Services</i>	The responsible departments were updated from "Planning and Building Departments" to "Development Services" to reflect a departmental name change.
19	Policy 7.1.2.3 / Implementation Mechanism (b)	Modification	<i>Planning and Building Departments</i>	<i>Development Services</i>	The responsible departments were updated from "Planning and Building Departments" to "Development Services" to reflect a departmental name change.
20	Policy 7.1.2.4 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
21	Policy 7.1.2.5 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
22	Policy 7.1.2.6	Modification	<i>By 2011, a historic preservation tax abatement program consistent with state law to encourage preservation of historic resources.</i>	<i>Adopt and update the historic preservation tax abatement program consistent with state law to encourage preservation of historic resources.</i>	The date deadline "By 2011" was deleted and the directive was changed from establishing the program (implying it did not yet exist) to "Adopt and update the" program, reflecting that the program now exists and should be maintained and updated.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
23	Policy 7.1.2.6 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
24	Policy 7.1.2.7	Modification	<i>Seek designation as a Certified Local Government (CLG) by the Florida Department of State, Division of Historic Resources.</i>	<i>Continue as a Certified Local Government (CLG) by the Florida Department of State, Division of Historic Resources.</i>	The word "Seek designation" was replaced with "Continue," indicating that Manatee County has already achieved CLG designation and the policy now directs maintenance of that status rather than pursuit of it.
25	Policy 7.1.2.7 / Implementation Mechanism (a)	Modification	<i>Planning Department, in coordination with the Historic Preservation Board, develop recommendation to the Board of County Commissioners</i>	<i>Development Services, in coordination with the Historic Preservation Board, ensure the requirements of the CLG program are met each year</i>	The responsible department was changed from "Planning Department" to "Development Services" and the action was changed from developing a recommendation to the BCC to ensuring CLG program requirements are met annually, reflecting active compliance maintenance rather than a one-time recommendation.
26	Policy 7.1.3.1 / Implementation Mechanism (b)	Modification	<i>Planning Department determination of whether a land development application is within a known area of historical or archaeological sensitivity as indicated by the 1990 Archaeological Site Probability Map</i>	<i>Development Services determination of whether a land development application is within a known area of historical or archaeological sensitivity as indicated by the Archaeological Site Probability Map</i>	The responsible department was changed from "Planning Department" to "Development Services" and the year "1990" was removed from the reference to the Archaeological Site Probability Map, updating the reference to reflect the current (no longer dated) version of the map.
27	Policy 7.1.3.1 / Implementation Mechanism (c)	Modification	<i>By 2010, Planning Department Update of the 1990 Archaeological Site Probability Map.</i>	<i>Update the Archaeological Site Probability Map on an ongoing basis as historic and cultural assets are identified.</i>	The one-time, dated directive to update the 1990 map "By 2010" was replaced with an ongoing obligation to update the map as new assets are identified. The year deadline and year reference were removed, and "Planning Department"

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					was removed as the named party.
28	Policy 7.1.3.2 / Implementation Mechanism (b)	Deletion	<i>significant</i>	—	The word "significant" was deleted from the description of the Historic Preservation Board's review of project impacts upon historical and archaeological sites and artifacts, broadening the trigger for Board review to all impacts rather than only "significant" ones.
29	Policy 7.1.3.3 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
30	Policy 7.1.3.3 / Implementation Mechanism (b)	Modification	<i>the Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "the Planning Department" to "Development Services" to reflect a departmental name change.
31	Policy 7.1.3.4 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
32	Policy 7.1.4.1	Modification	<i>Preserve and protect significant historical and archaeological resources which have aesthetic, educational, cultural, and historical value</i>	<i>Preserve and protect significant historical and archaeological resources which have aesthetic, architectural, educational, cultural, and historical value</i>	The word "architectural" was added to the list of values for which historic and archaeological resources should be preserved, explicitly adding architectural value as a basis for protection.
33	Policy 7.1.4.1 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
34	Policy 7.1.4.2 / Implementation Mechanism (a)	Modification	<i>the Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "the Planning Department" to

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					"Development Services" to reflect a departmental name change.
35	Policy 7.1.4.3	Modification	<i>Promote the educational, cultural, and recreational value of locally designated historic resources by dissemination of public information on these passive recreational resources, where appropriate.</i>	<i>The Historic Preservation Board shall promote the educational, cultural, and recreational value of locally designated historic resources by dissemination of public information on these passive recreational resources, where appropriate.</i>	The phrase "The Historic Preservation Board shall" was added to the beginning of the policy, explicitly assigning responsibility for this action to the Historic Preservation Board, where previously no responsible party was named.
36	Policy 7.1.4.3 / Implementation Mechanism (c)	Modification	<i>County Clerk's Office</i>	<i>Sports and Leisure Services Department,</i>	The reference to the "County Clerk's Office" as the entity housing the Historical Resources Division was replaced with "Sports and Leisure Services Department," reflecting a departmental reorganization.
37	Goal 7.2	Modification	<i>Continue to Offer the Citizens of Manatee County a Responsive, Innovative, Proactive Program of Library Service That is Capable of Upgrading the Educational, Recreational, Business, Civic and Cultural Quality of Life in the Community.</i>	<i>Provide the Citizens of Manatee County With a Responsive and Innovative Library System That Enhances Education, Recreation, Business, Community Engagement, and Cultural Life in the Community.</i>	The Goal 7.2 statement for library services was rewritten. "Continue to Offer" was changed to "Provide," removing the continuity-based framing. "Proactive" was removed from the description, "Civic" was replaced with "Community Engagement," and the phrase "Quality of Life" was removed. The revised language is more direct and slightly narrower in scope.
38	Objective 7.2.1 (body text)	Modification	<i>as promulgated by the American Library Association or other recognized authority</i>	<i>following industry standards</i>	The specific reference to the American Library Association (ALA) as the promulgating authority for national standards was removed and replaced with the generic phrase "following industry standards," reducing specificity about which standards govern library collections.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
39	Policy 7.2.1.1	Modification	<i>Maintain or exceed the current state library standard for basic library service of two (2) volumes per capita</i>	<i>Maintain or exceed the state library minimum standard for basic library service of two (2) volumes per capita</i>	The word "current" was removed and the word "minimum" was added, changing the standard reference from the "current state library standard" to the "state library minimum standard." This change clarifies that the two-volumes-per-capita figure represents a floor, not a target.
40	Policy 7.2.1.3	Modification	<i>Continue to Investigate additional sources of revenue for achieving the policies under Goal 7.2.</i>	<i>Investigate additional sources of revenue for achieving the policies under Goal 7.2.</i>	The phrase "Continue to" was removed, changing the directive from an ongoing continuation to a direct directive, with no change to the substantive obligation.
41	Policy 7.2.2.1	Modification	<i>Continue to demonstrate progress towards providing 0.6 square feet of library space per capita of resident population in Manatee County, where financially feasible and in compliance with the Library Facilities Long Range Development Plan.</i>	<i>Demonstrate progress towards providing 0.6 square feet of library space per capita of resident population in Manatee County, where financially feasible and in compliance with FL DOS, Library Services Division recommendations.</i>	"Continue to" was removed from the opening of the policy. The compliance reference was changed from "the Library Facilities Long Range Development Plan" to "FL DOS, Library Services Division recommendations," replacing a specific county planning document with the Florida Department of State Library Services Division as the governing authority for library facilities standards.
42	Policy 7.2.2.2	Modification	<i>Improve library services and availability by developing new, and refurbishing existing, library facilities and by continuing to explore the possibility of providing bookmobile service.</i>	<i>Improve citizen access to library services by developing new, and refurbishing existing, Library facilities and by growing bookmobile service.</i>	The phrase "and availability" was deleted and replaced with "citizen access to," focusing the policy objective on public access. "library" was capitalized to "Library." The phrase "continuing to explore the possibility of providing" bookmobile service was shortened to "growing," changing the directive from exploratory to active expansion of bookmobile service.
43	Objective 7.2.3 (formerly)	Deletion	<i>Objective 7.2.3. Broader Service. Make progress toward improved service to</i>	—	Objective 7.2.3 "Broader Service" and its introductory text were deleted entirely. The policies formerly under this

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>provide for the needs of all citizens of Manatee County.</i>		objective (7.2.3.1 through 7.2.3.4) were renumbered and moved under Objective 7.2.2.
44	Policy 7.2.3.1 (renumbered to 7.2.2.3)	Modification	<i>Policy 7.2.3.1. Continue to expand basic library service to the under-eighteen population in a cost-feasible manner.</i>	<i>Policy 7.2.2.3. Expand basic library service to the under-eighteen population in a cost-feasible manner.</i>	The policy was renumbered from 7.2.3.1 to 7.2.2.3 and the phrase "Continue to" was removed, consistent with the deletion of Objective 7.2.3 and reorganization under Objective 7.2.2.
45	Policy 7.2.3.2 (renumbered to 7.2.2.4)	Modification	<i>Policy 7.2.3.2. Continue to develop and expand the provision of specialized information services and resources in a cost-feasible manner to enhance the work of both County government and the business community.</i>	<i>Policy 7.2.2.4. Develop and expand the provision of specialized information services and resources in a cost-feasible manner to enhance the work of both County government and in support of economic development.</i>	The policy was renumbered from 7.2.3.2 to 7.2.2.4, "Continue to" was removed, and the phrase "the business community" was replaced with "in support of economic development," broadening the scope beyond the business community to encompass broader economic development goals.
46	Policy 7.2.3.3 (renumbered to 7.2.2.5)	Modification	<i>Policy 7.2.3.3. Continue to extend basic library services in a cost-feasible manner to a wider range of learning- and physically-disabled persons.</i>	<i>Policy 7.2.2.5. Extend basic library services in a cost-feasible manner for people of all abilities.</i>	The policy was renumbered from 7.2.3.3 to 7.2.2.5, "Continue to" was removed, and the phrase "to a wider range of learning- and physically-disabled persons" was replaced with "for people of all abilities," using inclusive language and removing the phrase "wider range" which implied the goal was incremental expansion rather than universal access.
47	Policy 7.2.3.4 (renumbered to 7.2.2.6)	Modification	<i>Policy 7.2.3.4. Continue to develop and improve coordination with the public and private schools, institutions of higher learning and other libraries.</i>	<i>Policy 7.2.2.6. Grow coordination with the public and private schools, institutions of higher learning and other libraries.</i>	The policy was renumbered from 7.2.3.4 to 7.2.2.6, "Continue to develop and improve" was replaced with "Grow," condensing the language. No substantive change to the parties involved or the goal of coordination.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
48	Policy 7.3.1.1	Modification	<i>Encourage, facilitate, or provide for the siting of new, well-integrated cultural complexes in the growing areas of Manatee County.</i>	<i>Encourage, facilitate, or provide for the siting of new, well-integrated cultural complexes and events in existing and growing areas of Manatee County.</i>	The phrase "and events" was added after "cultural complexes" and "existing and" was added before "growing areas," expanding the policy to include cultural events (not just physical facilities) and broadening the geographic scope to include existing areas in addition to growing areas.
49	Objective 7.3.2 (heading)	Modification	<i>Objective 7.3.2. Coordinate Cultural Activities.</i>	<i>Objective 7.3.2. Coordination and Promotion of Cultural Activities.</i>	The objective heading was changed from "Coordinate Cultural Activities" to "Coordination and Promotion of Cultural Activities," adding "Promotion" as an explicit objective of this section.
50	Policy 7.3.2.2	Modification	<i>Encourage coordination between local cultural organizations and the business and educational communities.</i>	<i>Encourage coordination between local cultural organizations and the business and educational communities to develop information resources concerning cultural issues.</i>	The phrase "to develop information resources concerning cultural issues" was added to the end of the policy, adding a specific purpose and deliverable to the coordination directive.

SECTION 2: SIGNIFICANT AMENDMENTS

23 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

1. Amendment #1 — Document Title

Why It Is Significant: The document title was expanded to include "AND LIBRARY," explicitly broadening the scope of Element 7 to formally encompass library services as a named component of the element. This change establishes library services as a coordinate subject alongside historic and cultural resources in the element's title and overall framing.

Change Summary: Removed: "HISTORIC AND CULTURAL." Added: "HISTORIC, CULTURAL, AND LIBRARY."

2. Amendment #2 — Goal 7.1

Why It Is Significant: The rewritten Goal 7.1 changes the fundamental policy objective from "protecting" resources to "preserving" them through "identification and protection," narrows geographic scope from national to county-level, and introduces "Public Appreciation" as a new goal component. The removal of the national heritage framing represents a meaningful shift in the scope and purpose of the historic preservation goal.

Change Summary: Removed full original goal statement. Replaced with new statement emphasizing identification, preservation, cultural heritage safeguarding, and public appreciation at the county level.

3. Amendment #3 — Objective 7.1.1 / Cross-Reference

Why It Is Significant: The cross-reference to Element 4 – Coastal Management was deleted without replacement. This removes a documented link between historic preservation in historically significant neighborhoods and coastal management considerations, potentially affecting how coastal historic neighborhoods are evaluated.

Change Summary: Removed: "[See Element 4 - Coastal Management]." No replacement text.

4. Amendment #4 — Policy 7.1.1.1

Why It Is Significant: The deletion of "all" from "identify and preserve all historically significant neighborhoods" may narrow the policy's scope, allowing discretion in which neighborhoods are preserved rather than requiring preservation of every qualifying neighborhood. Adding "The County shall" explicitly assigns responsibility to the County.

Change Summary: Removed "all" before "historically significant neighborhoods" and added "The County shall" to the beginning of the policy.

5. Amendment #8 — Policy 7.1.1.2 / Implementation Mechanism (a)

Why It Is Significant: The replacement of "County Clerk's Office" with "Sports and Leisure Services Department" as the entity housing the Historical Resources Division reflects a significant organizational change. The involvement of a different department in the coordination process for historic neighborhood protection changes the institutional structure and accountability for this policy.

Change Summary: Removed: "County Clerk's Office." Added: "Sports and Leisure Services Department."

6. Amendment #13 — Policy 7.1.2.1

Why It Is Significant: The deletion of the 2012 deadline removes a time-bound requirement, converting a past-due obligation into an ongoing directive. The shift from "Prepare and update" to "Continue to update" acknowledges the survey now exists and establishes it as a sustained program rather than a project to be initiated.

Change Summary: Removed: "Prepare and," "a county," and "by 2012." Added: "Continue to," "the County's." Deadline eliminated; survey reframed as ongoing.

7. Amendment #15 — Policy 7.1.2.2 / Implementation Mechanism (a)

Why It Is Significant: *This change fundamentally alters the nature of the implementation mechanism from a regulatory revision (requiring the department to amend Historic Preservation regulations to create a new voluntary program) to a community engagement activity (encouraging residents to participate in an already-existing voluntary program). The policy shift from regulatory change to outreach reflects a substantive change in approach.*

Change Summary: *Removed: directive to revise Historic Preservation regulations to include a voluntary landmarks program. Added: directive to encourage resident participation in the existing voluntary program.*

8. Amendment #22 — Policy 7.1.2.6

Why It Is Significant: *The deletion of the "By 2011" deadline removes what was a past-due obligation, and the change from creating to adopting and updating the program acknowledges the program now exists. The shift to directing ongoing updates rather than initial adoption reflects a meaningful change in the policy's posture.*

Change Summary: *Removed: "By 2011, a." Added: "Adopt and update the." Time-bound directive converted to ongoing maintenance obligation.*

9. Amendment #24 — Policy 7.1.2.7

Why It Is Significant: *Changing "Seek designation" to "Continue" as a Certified Local Government reflects that CLG status has been achieved. This is a meaningful shift from a goal-setting policy to a compliance and maintenance policy, and the implementation mechanism now requires annual compliance verification rather than a one-time recommendation to the BCC.*

Change Summary: *Removed: "Seek designation." Added: "Continue." Implementation mechanism changed from developing a BCC recommendation to ensuring CLG requirements are met each year.*

10. Amendment #26 — Policy 7.1.3.1 / Implementation Mechanism (c)

Why It Is Significant: *The removal of the 2010 deadline and replacement with an ongoing obligation to update the Archaeological Site Probability Map "as historic and cultural assets are identified" represents a meaningful shift from a one-time task to a continuous program. The removal of the 1990 date reference from the map's name also updates the document to current conditions.*

Change Summary: *Removed: "By 2010, Planning Department Update of the 1990." Added ongoing obligation: "Update the Archaeological Site Probability Map on an ongoing basis as historic and cultural assets are identified."*

11. Amendment #27 — Policy 7.1.3.2 / Implementation Mechanism (b)

Why It Is Significant: *Deletion of "significant" from the trigger for Historic Preservation Board review of project impacts on archaeological sites expands the scope of Board review to all impacts, not just those deemed significant. This potentially increases the number of projects subject to Board review and removes a qualitative threshold that previously limited review obligations.*

Change Summary: *Removed: "significant" as a qualifier for project impacts triggering Historic Preservation Board review. No replacement; all impacts now trigger review.*

12. Amendment #33 — Policy 7.1.4.1

Why It Is Significant: *The addition of "architectural" to the list of values (aesthetic, architectural, educational, cultural, and historical) for which historic resources should be preserved adds a new explicit category of significance. Architectural value can now independently support resource protection under this policy.*

Change Summary: *Added: "architectural" to the enumerated list of values justifying preservation of historical and archaeological resources.*

13. Amendment #35 — Policy 7.1.4.3

Why It Is Significant: *Adding "The Historic Preservation Board shall" to the beginning of this policy explicitly assigns responsibility for promoting the educational, cultural, and recreational value of locally designated historic resources to the Historic Preservation Board. Previously, no responsible party was identified, making the policy aspirational rather than directive.*

Change Summary: Added: "The Historic Preservation Board shall" at the beginning of the policy, assigning clear institutional responsibility for the promotional obligation.

14. Amendment #37 — Goal 7.2

Why It Is Significant: The rewritten Goal 7.2 removes "Proactive" from the description of library service, eliminates the phrase "Quality of Life," replaces "Civic" with "Community Engagement," and removes "Continue to Offer" in favor of "Provide." These changes shift the goal from a continuation and quality-of-life framing to a direct service delivery mandate focused on community engagement and economic participation.

Change Summary: Removed entire original Goal 7.2 statement. Replaced with revised statement removing "Proactive," "Quality of Life," and "Civic" references; added "Community Engagement."

15. Amendment #38 — Objective 7.2.1 (body text)

Why It Is Significant: Replacing the specific reference to the American Library Association with the generic "industry standards" removes a specific, named, nationally recognized standard-setting body as the governing authority for library collection benchmarks, reducing accountability and specificity in how "national standards" are defined.

Change Summary: Removed: "as promulgated by the American Library Association or other recognized authority." Added: "following industry standards."

16. Amendment #40 — Policy 7.2.2.1

Why It Is Significant: Replacing "the Library Facilities Long Range Development Plan" with "FL DOS, Library Services Division recommendations" changes the governing authority for library facilities compliance from a county-level plan to state-level agency recommendations. This represents a substantive change in the source of authority and standards applicable to library facilities planning.

Change Summary: Removed: compliance with "the Library Facilities Long Range Development Plan." Added: compliance with "FL DOS, Library Services Division recommendations."

17. Amendment #41 — Policy 7.2.2.2

Why It Is Significant: Changing "continuing to explore the possibility of providing" bookmobile service to "growing" bookmobile service converts an exploratory obligation into an active expansion directive. This is a meaningful shift in commitment: the County is no longer merely exploring bookmobile service but is directed to actively grow it.

Change Summary: Removed: "continuing to explore the possibility of providing" bookmobile service. Added: "growing" bookmobile service.

18. Amendment #42 — Objective 7.2.3 (formerly)

Why It Is Significant: The deletion of Objective 7.2.3 "Broader Service" eliminates a standalone objective focused on serving all citizens of Manatee County. The policies under it were renumbered and folded into Objective 7.2.2 (Facilities Performance Measures), which has a different focus. The consolidation removes a separate organizational structure that emphasized broad-access service as a distinct goal.

Change Summary: Removed: Objective 7.2.3 "Broader Service" and its introductory text entirely. Policies 7.2.3.1–7.2.3.4 renumbered as 7.2.2.3–7.2.2.6.

19. Amendment #47 — Policy 7.2.3.2 (renumbered to 7.2.2.4)

Why It Is Significant: Replacing "the business community" with "in support of economic development" broadens the intended beneficiary of specialized library information services beyond commercial businesses to encompass broader economic development activities. This potentially expands the range of stakeholders and purposes for which specialized library resources may be deployed.

Change Summary: Removed: "the business community." Added: "in support of economic development." Policy renumbered from 7.2.3.2 to 7.2.2.4.

20. Amendment #48 — Policy 7.2.3.3 (renumbered to 7.2.2.5)

Why It Is Significant: Replacing "a wider range of learning- and physically-disabled persons" with "people of all abilities" adopts inclusive language and removes the incremental framing ("wider range") in favor of a universal service standard. This represents a substantive change in the scope and framing of library service accessibility obligations.

Change Summary: Removed: "to a wider range of learning- and physically-disabled persons." Added: "for people of all abilities." Policy renumbered from 7.2.3.3 to 7.2.2.5.

21. Amendment #50 — Policy 7.3.1.1

Why It Is Significant: Adding "and events" to "cultural complexes" expands the policy's scope from physical facilities to include cultural programming and events. Adding "existing and" before "growing areas" broadens the geographic application of the policy from only growth areas to all areas of the County. These changes meaningfully expand the policy's reach.

Change Summary: Added: "and events" after "cultural complexes." Added: "existing and" before "growing areas of Manatee County."

22. Amendment #51 — Objective 7.3.2 (heading)

Why It Is Significant: Adding "Promotion" to the objective heading changes the scope of Objective 7.3.2 from coordination alone to coordination and active promotion of cultural activities. This adds a new function to the objective and broadens its directive.

Change Summary: Removed: "Coordinate Cultural Activities." Added: "Coordination and Promotion of Cultural Activities."

23. Amendment #52 — Policy 7.3.2.2

Why It Is Significant: Adding the phrase "to develop information resources concerning cultural issues" gives the coordination directive a specific deliverable. Previously, the policy required only coordination; now it specifies that the result of coordination should be the development of information resources, adding a measurable outcome.

Change Summary: Added: "to develop information resources concerning cultural issues" at the end of the policy.

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft [Date]

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 8 – Recreation and Open Space

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element 8 RECREATION AND OPEN SPACE STAFF REWRITE ES V5 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 66

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Goal 8.1	Modification	~~[no deleted text — "Provide" added to Goal title]~~	<i>Provide Sufficient Parks And Recreational Facilities to Satisfy the Recreational Needs Of Manatee County Residents For All Types Of Recreational Activities.</i>	The word "Provide" was added to the beginning of the Goal 8.1 heading, making the goal statement more action-oriented and directive.
2	Objective 8.1.1	Modification	~~park and recreation system consistent with the following Level of Service Standards and with the performance measures contained in Table 8-1 (located at the end of this element).~~	<i>parks and recreation system consistent with the Parks, Recreation and Open Space (PROS) Master Plan following Level of Service Standards (LOS) and with the supporting performance measures contained in Table 8-1 as may be amended based on the PROS Master Plan. Manatee County establishes a differential Level of Service Standard (LOS) reflecting urban, suburban and rural populations and the location of existing and proposed parks, recreation and open space facilities.</i>	Objective 8.1.1 was substantially revised: the Parks, Recreation and Open Space (PROS) Master Plan is now explicitly referenced as the guiding document; the acronym "(LOS)" was added; the phrase "located at the end of this element" was removed; "supporting" was added before "performance measures"; a new clause was added allowing Table 8-1 to be amended based on the PROS Master Plan; and an entirely new

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					sentence was added establishing a differential LOS reflecting urban, suburban, and rural populations.
3	Policy 8.1.1.1	Modification	<i>Provide for parks according to the following park facilities infrastructure standard:</i>	<i>Provide for parks according to the following park facilities infrastructure standard and as provided in Table 8-1:</i>	The phrase "and as provided in Table 8-1" was added, explicitly cross-referencing the performance measures table.
4	Policy 8.1.1.2(a)	Modification	<i>New local parks shall be located in deficient impact fee areas as identified on Map 8-A (located at the end of this element) and spaced three (3) miles, whenever possible, from existing parks.</i>	<i>New local parks shall be located in deficient impact fee areas as identified by County Staff and spaced three (3) miles, whenever possible, from existing parks.</i>	The reference to "Map 8-A (located at the end of this element)" was removed and replaced with "by County Staff," shifting the identification mechanism from a mapped reference to staff discretion.
5	Policy 8.1.1.2(b)	Modification	<i>[No original text — subparagraph (b) is entirely new]</i>	<i>Locate new parks within a 3-5 mile radii of urban and suburban population centers, respectively with specific amenities determined through the parks master plan process and based on geography, proximity to other parks, recreation and open space facilities.</i>	A new subparagraph (b) was added establishing location criteria for new parks, specifying a 3–5 mile radius from urban and suburban population centers and tying amenity decisions to the parks master plan process and geographic factors.
6	Policy 8.1.1.3(a)	Modification	<i>Parks and Recreation Department priority consideration of deficient public recreation facilities, and require renewal or replacement when upgrading existing parks or developing new parks, based on Table 8-1.</i>	<i>The County will consider the recommendations of the PROS Master Plan with respect to location, amenities and funding sources including the use of grants for new parks and or (renewal or replacement) when upgrading existing parks or developing new parks.</i>	The subject was changed from "Parks and Recreation Department" to "The County"; the action was changed from mandatory ("require") to discretionary ("will consider"); the PROS Master Plan is now the explicit guiding reference for location, amenities, and funding; and the

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					reference to Table 8-1 was removed.
7	Policy 8.1.1.3(b)	Modification	<i>Parks and Recreation Department application, where appropriate, for any grants or other revenues to assist in achieving or maintaining adopted performance measures.</i>	<i>County application, where appropriate, for any grants or other revenues to assist in achieving or maintaining adopted performance measures.</i>	"Parks and Recreation Department" was replaced with "County," broadening responsibility beyond a single department.
8	Objective 8.1.2	Modification	<i>Ensure funding and coordination with appropriate agencies for adequate parks provision to ensure that parks are provided which serve area users in the most economical way.</i>	<i>Establish funding and coordination with appropriate agencies for economically efficient and adequate parks provision to serve area users.</i>	"Ensure" was replaced with "Establish"; "economically efficient and" was added before "adequate"; the phrase "ensure that parks are provided which" was deleted; and "in the most economical way" was removed, streamlining the objective language.
9	Policy 8.1.2.1(a)	Modification	<i>Commit local government financial resources to provide additional revenues (i.e., those not provided by impact fees) necessary to fund the development and maintenance of recreational facilities needed to meet the parks Level of Service Standards contained within this objective.</i>	<i>Commit local government financial resources to supplement revenues (i.e., those not provided by impact fees) necessary to fund the development and maintenance of recreational facilities needed to meet the parks Level of Service Standards (LOS) contained within this objective.</i>	"provide additional" was replaced with "supplement" and the acronym "(LOS)" was added after "Level of Service Standards."
10	Policy 8.1.2.1(b)	Modification	<i>Parks and Recreation Department shall identify and utilize grants from state and federal sources to help fund parks and parks equipment to meet adopted Level of Service standards (LOS).</i>	<i>Manatee County shall identify and utilize grants from state and federal sources to help fund parks and parks equipment to meet adopted Level of Service standards (LOS).</i>	"Parks and Recreation Department" was replaced with "Manatee County," broadening the responsible entity.
11	Policy 8.1.2.1(c)	Modification	<i>Manatee County partner with</i>	<i>Manatee County partners with</i>	Minor grammatical correction: "partner"

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>municipalities as appropriate to provide, maintain, and upgrade County-maintained recreational facilities inside or serving municipalities.</i>	<i>municipalities as appropriate to provide, maintain, and upgrade County-maintained recreational facilities inside or serving municipalities.</i>	changed to "partners."
12	Policy 8.1.2.2	Modification	<i>Continue coordination with the Manatee County School Board regarding joint use of facilities, maintenance, and site acquisition/facilities planning for development and improvement of parks in Manatee County.</i>	<i>Manatee County will continue to coordinate with the Manatee County School Board regarding joint use of facilities, maintenance, and site acquisition/facilities planning for development and improvement of parks in Manatee County, as appropriate per the interlocal agreement(s).</i>	"Manatee County will continue to" was added as subject; "Continue coordination" restructured to "continue to coordinate"; and the qualifier "as appropriate per the interlocal agreement(s)" was added, tying coordination to existing interlocal agreement(s).
13	Policy 8.1.2.2(a)	Modification	<i>Continued coordination of facility planning activities between the Planning Department and the Manatee County School Board to utilize existing and future school sites for parks.</i>	<i>Continued coordination of facility planning activities between Development Services, Sports and Leisure Services, Natural Resources or other departments as identified by Manatee County Administration and the Manatee County School Board to utilize existing and future school sites for parks.</i>	"the Planning Department" was replaced with a list of specific departments (Development Services, Sports and Leisure Services, Natural Resources) with flexibility for "other departments as identified by Manatee County Administration."
14	Policy 8.1.2.2(b)	Deletion	<i>Coordination between the Planning Department and the Manatee County School Board to identify existing school sites which have the potential to be improved to local or district park status. The Parks and Recreation Department will work towards upgrading such sites to meet local neighborhood needs. (See also policies and objectives under Goal 2.13.)</i>	—	Former subparagraph (b) was entirely deleted. This subparagraph directed the Planning Department and School Board to identify school sites for potential park upgrades. The deletion removes this specific coordination directive and the cross-reference to Goal 2.13.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
15	Policy 8.1.2.2 — renumbering	Modification	<i>(c) Use of the adopted Park Conceptual Site Plans to guide land acquisition decisions and park development.</i>	<i>(b) Use of the adopted Park Conceptual Site Plans to guide land acquisition decisions and park development.</i>	Former subparagraph (c) was renumbered to (b) following the deletion of the prior subparagraph (b).
16	Policy 8.1.2.3	Modification	<i>Conduct a needs assessment study by 2008 to determine what facilities and programs are needed to meet the changing recreational needs of residents of County and to determine if the current Level of Service standards (LOS) and performance measures adequately reflect the recreational needs of County residents. Funding needs and methods shall be included as part of the study.</i>	<i>Manatee County will use the PROS Master Plan as the guiding reference in the review, assessment and identification of the County's public parks and recreation facilities and determine what facilities and programs are needed to meet the changing recreational needs of residents of Manatee County and to determine if the current Level of Service standards (LOS) and performance measures adequately reflect the recreational needs of County residents. Funding needs and methods shall be included as part of the review.</i>	The outdated reference to a 2008 needs assessment study was replaced with the PROS Master Plan as the guiding reference for ongoing review and assessment. "Manatee" was added before "County" in one reference and "study" was replaced with "review" at the end of the policy.
17	Policy 8.1.2.4	Modification	<i>Adopt, as feasible, any recommendations from the needs assessment study which may require amendments to the existing Level of Service standards (LOS), Performance Measures, or the Impact Fee Ordinance.</i>	<i>Adopt, as feasible, recommendations from the assessment which may require amendments to the existing Level of Service standards (LOS), Performance Measures, or the Impact Fee Ordinance.</i>	"any" was deleted before "recommendations"; "needs assessment study" was changed to "assessment," removing the reference to the now-replaced 2008 study.
18	Policy 8.1.3.1(a)	Modification	<i>All new residential development shall be reviewed against parks Level of Service Standards contained in Objective 8.1.1 to ensure that parks are available concurrent with the impacts of such residential development.</i>	<i>All new residential development shall be reviewed against parks Level of Service standards (LOS) contained in Objective 8.1.1 to ensure that parks are available concurrent with the impacts of such residential development.</i>	"Standards" was lowercased to "standards" and the acronym "(LOS)" was added.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
19	Policy 8.1.3.2(b)	Modification	<i>No local parks are scheduled for completion in the current year or the following fiscal year, and no district or regional parks are scheduled for completion within the Capital Projects List of the Capital Improvements Element.</i>	<i>Consideration of such agreements are also subject to the identification if parks are scheduled for completion within the Capital Projects List of the Capital Improvements Element.</i>	The specific noncompliance criterion referencing local, district, and regional park scheduling timelines was replaced with broader language tying the provision to the identification of parks in the Capital Projects List and "consideration of such agreements."
20	Policy 8.1.3.3	Modification	<i>Establish one (1) or more local funding sources to be used solely for the development of additional parks as they are needed as a result of new residential development.</i>	<i>Manatee County will continue to assess alternative funding sources along with the funding identified in Manatee County's Capital Projects List.</i>	The directive to establish dedicated local funding sources solely for new park development was replaced with a broader, ongoing assessment of alternative funding sources in conjunction with the Capital Projects List.
21	Policy 8.1.3.3(a)	Modification	<i>Adopt, as feasible, any recommendations from the needs assessment study which may require amendments to the existing County impact fee regulations.</i>	<i>Adopt, as feasible, recommendations from the assessment which may require amendments to the existing County impact fee regulations.</i>	"any" was deleted; "needs assessment study" was changed to "assessment."
22	Policy 8.1.3.3(b)	Modification	<i>Identify and implement other funding sources as necessary to supplement impact fees.</i>	<i>Identify and implement additional funding sources as necessary to supplement impact fees.</i>	"other" was replaced with "additional."
23	Policy 8.1.3.4	Modification	<i>Continue the impact fee credit system used by the Planning Department while exploring other incentives to encourage private sector provision of park lands, facilities, and improvements.</i>	<i>Assess concurrency with Manatee County's existing Impact Fees, Manatee County's Parks and Recreation Impact Fees, as may be amended, while exploring other incentives to encourage private sector provision of park</i>	"Continue the impact fee credit system used by the Planning Department" was replaced with a new directive to "Assess concurrency with Manatee County's existing Impact Fees, Manatee County's Parks and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>lands, facilities, and improvements.</i>	Recreation Impact Fees, as may be amended," shifting focus from maintaining a credit system to assessing concurrency with existing fee structures.
24	Policy 8.1.3.4(a)	Modification	<i>Private parks which exceed level of service park requirements are not eligible for impact fee credits or other incentives.</i>	<i>Private parks which exceed Level of Service park requirements are not eligible for impact fee credits or other incentives.</i>	"level of service" was capitalized to "Level of Service."
25	Goal 8.2	Modification	<i>Multi-modal and Other Appropriate Public Access to All Recreational Facilities, including Saltwater and Freshwater Beaches and Shores.</i>	<i>Manatee County Encourages and Supports Multi-Modal and Other Appropriate Public Access to All Recreational Facilities, Including Saltwater and Freshwater Beaches and Shores.</i>	The subject "Manatee County Encourages and Supports" was added to the beginning of the Goal 8.2 heading, and "including" was capitalized to "Including."
26	Policy 8.2.1.1(a)	Modification	<i>Coordination between the Manatee County Government and the State to:</i>	<i>Coordination between Manatee County Government and the State to:</i>	"the" was removed before "Manatee County Government."
27	Policy 8.2.1.1(a)(2)	Modification	<i>Encourage the provision of public access to any additional shoreline acquired by County, state, or by federal agencies, where such access is consistent with applicable local, state or federal objectives and requirements.</i>	<i>Encourage the provision of public access to any additional shoreline acquired by County, state, or federal agencies, where such access is consistent with applicable local, state or federal objectives and requirements.</i>	"by" was removed before "federal agencies" (duplicate word deletion).
28	Policy 8.2.1.1(b)	Modification	<i>Coordination between County Departments to consider public access facilities (e.g., boat ramps and hiking trails) during review of any development project located on a major water body (see Table 8-1).</i>	<i>Review and consideration by the appropriate County Department with respect to public access facilities (e.g., boat ramps and hiking trails) during review of any development project located on a major water body (see Table 8-1).</i>	"Coordination between County Departments to consider" was replaced with "Review and consideration by the appropriate County Department with respect to," restructuring the language and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					specifying "appropriate County Department" rather than "County Departments."
29	Policy 8.2.1.1(c)	Modification	<i>County Departments to work with private landowners to encourage the donation of suitable shoreline areas and/or agreements for public access.</i>	<i>Appropriate County Departments to work with private landowners to encourage the donation of suitable shoreline areas and/or agreements for public access.</i>	"Appropriate" was added before "County Departments."
30	Policy 8.2.1.2(a)	Modification	<i>Departments of Public Works, Parks and Recreation and Planning will coordinate activities with state and federal Departments of Transportation for inclusion of Public Access areas.</i>	<i>At a minimum, the departments of Public Works, Sports and Leisure Services, Natural Resources and Development Services will coordinate activities with state and federal Departments of Transportation for inclusion of Public Access areas.</i>	"At a minimum, the" was added; "Parks and Recreation" was replaced with "Sports and Leisure Services"; "and Planning" was replaced with "Natural Resources and Development Services."
31	Policy 8.2.1.3(a)	Modification	<i>Planning Department review of development orders and management plans for shoreline areas for consistency with this policy.</i>	<i>Development Services review of development orders and management plans for shoreline areas for consistency with this policy.</i>	"Planning Department" was replaced with "Development Services."
32	Policy 8.2.1.4	Modification	<i>Continue to design and develop all public parks in Manatee County such that they are accessible to the handicapped and elderly, consistent with natural resource protection.</i>	<i>Continue to design and develop all public parks in Manatee County such that they are accessible to all with special consideration for the needs of the handicapped and elderly, consistent with natural resource protection.</i>	"all with special consideration for the needs of" was added before "the handicapped and elderly," broadening the accessibility standard to all users while retaining emphasis on the handicapped and elderly.
33	Policy 8.2.1.4(a)	Modification	<i>Provide handicapped parking and barrier-free access to all park facilities.</i>	<i>Providing/implementing universal design components, where cost feasible supporting facilities that are accessible, inclusive and useable resulting in equitable use by the community.</i>	The specific directive to provide handicapped parking and barrier-free access was replaced with a broader universal design standard emphasizing accessibility, inclusiveness, and equitable use for

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					the community, subject to cost feasibility.
34	Policy 8.2.1.5(a)	Modification	<i>Parks and Recreation, Planning, and Natural Resources Departments coordination to develop a management plan for all public shoreline access areas. (Ord. No. 22-29, § 3(Exh. H), 4-21-22)</i>	<i>Sports and Leisure Services, Development Services, and Natural Resources Departments coordination to develop a management plan for all public shoreline access areas.</i>	"Parks and Recreation" was replaced with "Sports and Leisure Services"; "Planning" was replaced with "Development Services"; and the ordinance citation "(Ord. No. 22-29, § 3(Exh. H), 4-21-22)" was deleted.
35	Policy 8.2.2.1	Modification	<i>Increase opportunities for Manatee County residents and visitors to use alternate forms of transportation to access public recreational facilities, especially in the WO and CHHA Overlay Districts.</i>	<i>Increase opportunities for Manatee County residents and visitors to use alternate forms of transportation to access public recreational facilities, especially in the Watershed Overlay (WO) and Coastal High Hazard Area Overlay (CHHA).</i>	"Watershed Overlay (" and ") was added to spell out the WO acronym; "Coastal High Hazard Area Overlay (" and ") was added to spell out the CHHA acronym; "Overlay Districts" was removed at the end.
36	Policy 8.2.2.1(a)	Modification	<i>Consider separate bicycle and pedestrian accessways for local parks, where feasible, multi-use trail connections between district and regional parks, and bicycle racks at recreation sites as determined by the Natural Resources and the Parks and Recreation Department.</i>	<i>Consider separate bicycle and pedestrian accessways for local parks, where feasible, multi-use trail connections between district and regional parks, and bicycle racks at recreation sites as determined by the Natural Resources and the Sports and Leisure Services Department.</i>	"Parks and Recreation" was replaced with "Sports and Leisure Services."
37	Policy 8.2.2.1(b)	Modification	<i>Coordination between the Parks and Recreation and Planning Departments to consider the location of public recreational facilities along current or planned mass transit routes to increase the recreational opportunities of the</i>	<i>Coordination between the applicable County Departments, including but not limited to Development Services, Sports and Leisure Services, Publics Works, etc. to consider the location of public recreational facilities along current or planned mass transit routes to increase the recreational</i>	"the Parks and Recreation and Planning Departments" was replaced with "the applicable County Departments, including but not limited to Development Services, Sports and Leisure Services, Publics Works, etc.,"

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>transportation disadvantaged.</i>	<i>opportunities of the transportation disadvantaged.</i>	broadening the list of coordinating departments.
38	Goal 8.3	Modification	<i>Implementation of the Greenways and Trails Master Plan, as Amended, to Provide for the Alternative Transportation and Recreational Needs of the Community in a Sensitive Manner, Which is Safe, Efficient, Economical, and Environmentally Sound. [no explicit subject]</i>	<i>Manatee County Encourages the Identification, Acquisition, Creation, and Restoration of Natural Resource Areas to Meet the Need for Quiet Passive Enjoyment of Natural Resources, Hunting, Relaxation and Enjoyment of Tranquil, Open Green Spaces.</i>	The Goal 8.3 heading was substantially rewritten: "Manatee County Encourages" was added as the subject; "Identification, Acquisition, Creation, and Restoration" were added as action verbs; "Available" was deleted before "Natural Resource Areas"; the phrase linking this goal to the Greenways and Trails Master Plan was removed.
39	Objective 8.3.1	Modification	<i>Protect Conservation and open space lands from incompatible uses to maintain the function and value of open space lands as habitat for wildlife, promote unique communities, and for passive recreation.</i>	<i>Protect Conservation and Open Space lands from incompatible uses to maintain the function and value of Open Space lands as habitat for wildlife, promote unique communities, and passive recreation.</i>	"open space" was capitalized to "Open Space" (two instances); "for" was deleted before "passive recreation."
40	Policy 8.3.1.1	Modification	<i>Preserve of the following areas as common open space and encourage use of these areas for passive recreation, where such recreation is compatible and feasible:</i>	<i>Preserve the following areas as common open space and encourage use of these areas for passive recreation, where such recreation is compatible and feasible:</i>	The erroneous word "of" was deleted from "Preserve of the following areas."
41	Policy 8.3.1.1(c)	Modification	<i>Jurisdictional wetland areas and any associated setbacks; and</i>	<i>Jurisdictional wetland areas and any associated setbacks;</i>	"and" was deleted from the end of subparagraph (c) in anticipation of new subparagraphs (e) and (f) being added.
42	Policy 8.3.1.1(e) and (f)	Addition	—	<i>(e) Areas that preserve or enhance water quality, hydrology, or groundwater recharge; and (f) Areas that</i>	Two new subparagraphs were added to Policy 8.3.1.1: (e) areas that preserve

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>preserve or enhance scenic, historic, or other cultural features.</i>	or enhance water quality, hydrology, or groundwater recharge; and (f) areas that preserve or enhance scenic, historic, or other cultural features, expanding the categories of land to be preserved as common open space.
43	Policy 8.3.1.1(a) [Implementation Mechanism]	Modification	<i>Planning Department review of public and private development to identify common open space areas and encourage passive recreation.</i>	<i>Development Services review of public and private development to identify common open space areas and encourage passive recreation.</i>	"Planning Department" was replaced with "Development Services."
44	Policy 8.3.1.2(a)	Modification	<i>Areas adjacent to bays, rivers, lakes, the Gulf of Mexico, and</i>	<i>Areas adjacent to riverine, estuarine, and saltwater habitats, and</i>	The specific listing of "bays, rivers, lakes, the Gulf of Mexico" was replaced with the broader ecological classification "riverine, estuarine, and saltwater habitats."
45	Policy 8.3.1.2(b)	Modification	<i>Representative areas of upland or coastal habitat.</i>	<i>Representative areas of native upland or coastal habitat.</i>	"native" was added before "upland or coastal habitat."
46	Policy 8.3.1.3	Deletion	<i>(Ord. No. 22-29, § 3(Exh. H), 4-21-22)</i>	—	The ordinance citation "(Ord. No. 22-29, § 3(Exh. H), 4-21-22)" at the end of Policy 8.3.1.3 was deleted.
47	Objective 8.3.2	Modification	<i>Increase the utilization of public lands within the WO and CSVA districts and in other areas for compatible recreation, education, and open space activities to maintain pervious area and natural vegetative areas that aid in filtration of pollutants.</i>	<i>Increase the utilization of public lands within the WO and CPA districts and in other areas for compatible recreation, education, and open space activities to maintain pervious area and natural vegetative areas that aid in filtration of pollutants.</i>	The district acronym "CSVA" was replaced with "CPA."
48	Policy 8.3.2.1(b)	Modification	<i>Coordination between the Utilities Department, Department of</i>	<i>Coordination between the Utilities Department, Natural Resources, and the</i>	"Department of Agriculture and Resource Conservation" was

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>Agriculture and Resource Conservation, Natural Resources, and the Parks and Recreation Department, as appropriate, to provide for the recreational use of public lands, particularly within the WO and CHHA overlays.</i>	<i>Sports and Leisure Services, as appropriate, to provide for the recreational use of public lands, particularly within the WO and CHHA overlays.</i>	deleted; "Parks and Recreation Department" was replaced with "Sports and Leisure Services."
49	Policy 8.3.2.2	Modification	<i>Limit recreational uses on public lands located within the WO overlay district to passive and low-intensity recreational uses, and outdoor firing and archery ranges. (See also Objective 2.3.4.)</i>	<i>Limit recreational uses on public lands located within the WO overlay district to passive and low-intensity recreational uses, and other similar uses as deemed appropriate by Manatee County. (See also Objective 2.3.4.)</i>	"and outdoor firing and archery ranges" was deleted and replaced with "and other similar uses as deemed appropriate by Manatee County," removing the specific reference to firing and archery ranges and substituting discretionary County authority.
50	Policy 8.3.2.3	Modification	<i>Propagate and manage appropriate game and non-game species on suitable public lands for the purpose of managed recreational opportunities.</i>	<i>Manatee County will continue to propagate and manage appropriate game and non-game species on suitable public lands for the purpose of managed recreational opportunities.</i>	"Manatee County will continue to" was added as subject/prefix.
51	Policy 8.3.2.3(a)	Modification	<i>Natural Resources and Parks and Recreation Departments' development of management plans for public lands with input from the Environmental Lands Management and Acquisition Committee.</i>	<i>Natural Resources and other appropriate County departments development of management plans for public lands with input from the Environmental Lands Management and Acquisition Committee.</i>	"Parks and Recreation Departments" was replaced with "other appropriate County departments."
52	Policy 8.3.2.3(b)	Modification	<i>Coordination between the Manatee County Departments of Agriculture and Resource Conservation,</i>	<i>Coordination between the Manatee County Department of Natural Resources and Sports and Leisure, and the Florida Fish and Wildlife Conservation</i>	"Departments" (plural) changed to "Department" (singular); "Agriculture and Resource Conservation" and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>Natural Resources, and Parks and Recreation, and the Florida Fish and Wildlife Conservation Commission and the Florida State Division of Forestry to achieve policy compliance.</i>	<i>Commission and the Florida Department of Agriculture and Consumer Services to achieve policy compliance.</i>	"Parks and Recreation" were deleted; "Sports and Leisure" was added; "State Division of Forestry" was replaced with "Department of Agriculture and Consumer Services."
53	Policy 8.3.2.4(a)	Modification	<i>Natural Resources and Planning Departments shall continue to provide educational programs regarding natural resource protection.</i>	<i>Natural Resources shall continue to provide educational programs regarding natural resource protection.</i>	"and Planning Departments" was deleted, leaving only Natural Resources as the responsible department.
54	Policy 8.3.2.4(b)	Modification	<i>Planning Department review and comment on development proposals to ensure compatible recreational use in compliance with this policy.</i>	<i>Development Services review and comment on development proposals to ensure compatible recreational use in compliance with this policy.</i>	"Planning Department" was replaced with "Development Services."
55	Policy 8.3.2.4(e)	Modification	<i>County continued Paddle Manatee blueway efforts.</i>	<i>Manatee County continued Paddle Manatee blueway efforts.</i>	"Manatee" was added before "County."
56	Goal 8.4	Modification	<i>Implementation of the Greenways and Trails Master Plan, as Amended, to Provide for the Alternative Transportation and Recreational Needs of the Community in a Sensitive Manner, Which is Safe, Efficient, Economical, and Environmentally Sound.</i>	<i>Manatee County Recognizes the Importance of Greenways, Blueways and Trails within the County, and is Committed to Providing for the Alternative Transportation and Recreational Needs of the Community in a Sensitive Manner, Which is Safe, Efficient, Economical, and Environmentally Sound.</i>	"Manatee County Recognizes the Importance of Greenways, Blueways and Trails within the County, and is Committed to Providing" replaced "Implementation of the Greenways and Trails Master Plan, as Amended, to Provide," adding "Blueways" as a recognized resource and reframing the goal as an expression of County commitment rather than plan implementation.
57	Objective 8.4.1	Modification	<i>Maintain a Greenways Map in the Greenways and Trails Master Plan,</i>	<i>Maintain a Greenways Map in the Greenways and Trails Master Plan, as may be amended,</i>	"as amended" was changed to "as may be amended."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>as amended, as the guiding document for development of a multi-use trails network.</i>	<i>as the guiding document for development of a multi-use trails network.</i>	
58	Policy 8.4.1.1	Modification	<i>Develop a framework of multi-use trails that connect activity centers, major employment centers and residential areas throughout Manatee County.</i>	<i>Manatee County will continue to develop a framework of multi-use trails that connect regional trails networks, activity centers, major employment centers and population centers, where feasible, throughout Manatee County.</i>	"Manatee County will continue to" was added as a subject; "regional trails networks," was added; "residential areas" was replaced with "population centers, where feasible."
59	Policy 8.4.1.1(a)	Modification	<i>Update as needed, by the Natural Resources and the Planning Departments, of the Greenways Map consistent with this policy.</i>	<i>Update as needed, the Greenways Map consistent with this policy.</i>	"by the Natural Resources and the Planning Departments, of" was deleted, removing the specific departmental assignment.
60	Policy 8.4.1.2	Modification	<i>Develop a framework of multi-use trails that facilitate inter-neighborhood movement, connections to schools and reduce circuitous travel and congestion.</i>	<i>Develop a framework of multi-use trails that facilitate multi-modal movements, connections to schools and reduce circuitous and indirect travel.</i>	"inter-neighborhood" was replaced with "multi-modal"; "movement" changed to "movements"; "and indirect" was added after "circuitous"; "and congestion" was deleted.
61	Policy 8.4.1.2(a)	Modification	<i>Update as needed, by the Natural Resources and the Planning Departments of the Greenways Map consistent with this policy.</i>	<i>Update as needed, the Greenways Map consistent with this policy.</i>	"by the Natural Resources and the Planning Departments of" was deleted.
62	Policy 8.4.1.3(a)	Modification	<i>Update as needed, by the Natural Resources and the Planning Departments of the Greenways Map consistent with this policy.</i>	<i>Update as needed, the Greenways Map consistent with this policy.</i>	"by the Natural Resources and the Planning Departments of" was deleted.
63	Objective 8.4.2	Modification	<i>Utilize design standards in Greenways Master Plan or other</i>	<i>Manatee County will continue to utilize design standards as may be contained in</i>	"Manatee County will continue to" was added as subject; "as may be

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>recognized acceptable standard to ensue the proper functioning of the trail system.</i>	<i>the Greenways Master Plan or other recognized acceptable standard to ensue the proper functioning of the trail system.</i>	contained in the" was added before "Greenways Master Plan."
64	Policy 8.4.2.1	Modification	<i>Private residential and nonresidential development shall be encouraged to provide access to the trails system.</i>	<i>Private residential and nonresidential development shall be encouraged to provide access to the trails system, where connections are practicable.</i>	"where connections are practicable" was added, introducing a feasibility qualifier.
65	Policy 8.4.2.3(a)	Modification	<i>County Departments review of proposed multi-use trail projects for compliance with this policy, and coordination with state and federal jurisdictional agencies as necessary.</i>	<i>Manatee County Departments review of proposed multi-use trail projects for compliance with this policy, and coordination with state and federal jurisdictional agencies as necessary.</i>	"Manatee" was added before "County Departments."
66	Old Table 8-1 (Recreation Facilities Performance Measures)	Deletion	<i>Entire former Table 8-1 "Recreation Facilities Performance Measures" containing 15 facility types with adopted performance measures including: Bicycle Trail (1/10,000), Accessible Hiking Trail (1/10,000), Fitness Trail with Parcourse Stations (1/50,000), Fishing Piers (800'/10,000), Boat Ramps (1/7,500), Swimming Pools (1/50,000), Basketball Goals (1/5,000), Handball/Racquetball Courts (1/20,000), Shuffleboard Courts (1/10,000), Tennis Courts (1/3,000), Baseball/Softball Field (1/6,000), Football/Soccer Fields (1/15,000), Gun/Archery Range (1/6,000), Golf Course (9/25,000),</i>	—	The entire former Table 8-1 "Recreation Facilities Performance Measures" and its accompanying footnotes were deleted. This table was located at the end of the element and contained 15 adopted performance measures. It has been replaced by a new Table 8-1 "Recreation Facilities Adopted Performance Measures" placed earlier in the element under Policy 8.1.1.1.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>and Beaches (Subject to Natural Constraints), with footnotes.</i>		

SECTION 2: SIGNIFICANT AMENDMENTS

14 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

Amendment #2 — Objective 8.1.1 — Level of Service

Why It Is Significant: This amendment substantially rewrites the primary Level of Service objective. It explicitly makes the Parks, Recreation and Open Space (PROS) Master Plan the guiding document for LOS standards and allows Table 8-1 to be amended in alignment with the PROS Master Plan. Most significantly, it adds an entirely new sentence establishing a differential LOS reflecting urban, suburban, and rural populations and the location of existing and proposed facilities, which introduces a new, geographically tiered approach to measuring parks adequacy.

Change Summary: "Parks and Recreation system consistent with the following Level of Service Standards and with the performance measures contained in Table 8-1 (located at the end of this element)" was replaced with language explicitly referencing the PROS Master Plan, adding LOS acronym, allowing table amendments, and adding a new sentence on differential LOS for urban, suburban, and rural populations.

Amendment #5 — Policy 8.1.1.2(b) — New Park Location Criteria

Why It Is Significant: This is an entirely new subparagraph with no prior equivalent. It establishes specific location criteria for new parks — within 3–5 mile radii of urban and suburban population centers — and ties amenity decisions to the parks master plan process and geographic factors. This introduces measurable location standards for park placement that did not exist before.

Change Summary: New subparagraph (b) added in full: "Locate new parks within a 3-5 mile radii of urban and suburban population centers, respectively with specific amenities determined through the parks master plan process and based on geography, proximity to other parks, recreation and open space facilities." No prior language existed.

Amendment #14 — Policy 8.1.2.2(b) — Deletion of School Site Identification Directive

Why It Is Significant: This amendment deletes an entire subparagraph that directed the Planning Department and Manatee County School Board to specifically identify existing school sites with the potential to be improved to local or district park status, with the Parks and Recreation Department working to upgrade such sites. This removes a specific interagency coordination requirement and a cross-reference to Goal 2.13.

Change Summary: Entire subparagraph (b) deleted: "Coordination between the Planning Department and the Manatee County School Board to identify existing school sites which have the potential to be improved to local or district park status. The Parks and Recreation Department will work towards upgrading such sites to meet local neighborhood needs. (See also policies and objectives under Goal 2.13.)"

Amendment #16 — Policy 8.1.2.3 — Replacement of Needs Assessment Study Reference

Why It Is Significant: This amendment replaces the outdated 2008 needs assessment study directive with the PROS Master Plan as the permanent, ongoing guiding reference for reviewing, assessing, and identifying public parks and recreation facilities. This shifts the evaluation mechanism from a one-time study to a living planning document, which changes how and when the County evaluates parks adequacy going forward.

Change Summary: "Conduct a needs assessment study by 2008 to determine..." replaced with "Manatee County will use the PROS Master Plan as the guiding reference in the review, assessment and identification of the County's public parks and recreation facilities and determine..."

Amendment #19 — Policy 8.1.3.2(b) — Noncompliance Criteria

Why It Is Significant: This amendment significantly alters the specific noncompliance criteria for parks concurrency. The original language provided clear thresholds: no local parks scheduled for completion in the current year or following fiscal year, and no district or regional parks in the Capital Projects List. The revised language replaces these precise triggers with broader, less specific language about "consideration of such agreements" subject to "identification if" parks are in the Capital Projects List, which may affect how concurrency determinations are made in practice.

Change Summary: "No local parks are scheduled for completion in the current year or the following fiscal year, and no district or regional parks are scheduled for completion within the Capital Projects List of the Capital Improvements Element" replaced with "Consideration of such agreements are also subject to the identification if parks are scheduled for completion within the Capital Projects List of the Capital Improvements Element."

Amendment #20 — Policy 8.1.3.3 — Funding Source Directive

Why It Is Significant: The original policy directed the County to establish one or more dedicated local funding sources to be used solely for new park development resulting from residential growth. The revised language replaces this with a continuing assessment of alternative funding sources alongside the Capital Projects List. This removes the dedicated-source requirement and the direct tie to residential development impacts.

Change Summary: "Establish one (1) or more local funding sources to be used solely for the development of additional parks as they are needed as a result of new residential development" replaced with "Manatee County will continue to assess alternative funding sources along with the funding identified in Manatee County's Capital Projects List."

Amendment #23 — Policy 8.1.3.4 — Impact Fee Concurrency

Why It Is Significant: The original policy directed continuation of the existing impact fee credit system managed by the Planning Department. The revised language redirects this to assessing concurrency with existing Impact Fees and Parks and Recreation Impact Fees "as may be amended," which changes the focus from maintaining a credit system to an ongoing concurrency assessment tied to potentially evolving fee structures.

Change Summary: "Continue the impact fee credit system used by the Planning Department" replaced with "Assess concurrency with Manatee County's existing Impact Fees, Manatee County's Parks and Recreation Impact Fees, as may be amended."

Amendment #33 — Policy 8.2.1.4(a) — Universal Design Standard

Why It Is Significant: The original implementation mechanism specified concrete requirements: handicapped parking and barrier-free access at all park facilities. The revised language replaces these specific requirements with a broader universal design standard focused on accessibility, inclusiveness, and equitable community use, subject to cost feasibility. This shifts from mandatory specific requirements to a principles-based, cost-qualified approach.

Change Summary: "Provide handicapped parking and barrier-free access to all park facilities" replaced with "Providing/implementing universal design components, where cost feasible supporting facilities that are accessible, inclusive and useable resulting in equitable use by the community."

Amendment #42 — Policy 8.3.1.1(e) and (f) — New Open Space Categories

Why It Is Significant: Two entirely new categories of land are added to the list of areas to be preserved as common open space: (e) areas that preserve or enhance water quality, hydrology, or groundwater recharge; and (f) areas that preserve or enhance scenic, historic, or other cultural features. These additions expand the scope of the open space preservation policy to include environmental functions and cultural resources not previously enumerated.

Change Summary: New subparagraphs (e) and (f) added: "(e) Areas that preserve or enhance water quality, hydrology, or groundwater recharge; and (f) Areas that preserve or enhance scenic, historic, or other cultural features." No prior equivalent language existed.

Amendment #44 — Policy 8.3.1.2(a) — Acquisition Area Classification

Why It Is Significant: The specific enumeration of "bays, rivers, lakes, the Gulf of Mexico" was replaced with the broader ecological classification "riverine, estuarine, and saltwater habitats." This changes the criterion for identifying acquisition targets from named geographic features to habitat types, which could result in different lands being prioritized for acquisition.

Change Summary: "Areas adjacent to bays, rivers, lakes, the Gulf of Mexico" replaced with "Areas adjacent to riverine, estuarine, and saltwater habitats."

Amendment #47 — Objective 8.3.2 — District Acronym Change (CSVA to CPA)

Why It Is Significant: The district acronym "CSVA" was replaced with "CPA" throughout Objective 8.3.2. This may reflect an official renaming or reclassification of a zoning overlay district. Note: uncertainty exists as to whether this is a simple correction or reflects a substantive change to the applicable district. Included as potentially significant given the regulatory implications of district classification.

Change Summary: "CSVA" replaced with "CPA" in Objective 8.3.2.

Amendment #49 — Policy 8.3.2.2 — Removal of Firing/Archery Range Reference

Why It Is Significant: The explicit allowance of "outdoor firing and archery ranges" as permitted recreational uses within the WO overlay district was deleted and replaced with a general discretionary standard ("other similar uses as deemed appropriate by Manatee County"). This removes a specific use type that was expressly permitted and substitutes open-ended County discretion, which may affect the permissibility of such uses going forward.

Change Summary: "and outdoor firing and archery ranges" deleted; replaced with "and other similar uses as deemed appropriate by Manatee County."

Amendment #56 — Goal 8.4 — Recognition of Blueways

Why It Is Significant: The Goal 8.4 heading was substantially revised to add "Blueways" alongside Greenways and Trails as resources the County explicitly recognizes and commits to providing for. This introduces a new recreational/transportation category — water-based blueway corridors — into the stated goals of the element, reflecting a potential expansion of the County's greenways and trails program.

Change Summary: "Implementation of the Greenways and Trails Master Plan, as Amended, to Provide" replaced with "Manatee County Recognizes the Importance of Greenways, Blueways and Trails within the County, and is Committed to Providing," adding "Blueways" as a new recognized resource category.

Amendment #66 — Old Table 8-1 — Recreation Facilities Performance Measures (Deleted)

Why It Is Significant: The entire original Table 8-1 "Recreation Facilities Performance Measures" was deleted. This table contained 15 adopted performance measures with specific numeric ratios (e.g., Tennis Courts: 1/3,000; Gun/Archery Range: 1/6,000; Football/Soccer Fields: 1/15,000) that served as the quantitative basis for parks level of service determinations. Its deletion removes these specific standards from the element. It has been replaced by a new Table 8-1 "Recreation Facilities Adopted Performance Measures" earlier in the element with a different set of facility categories and ratios.

Change Summary: Entire former Table 8-1 with 15 performance measures and footnotes deleted. Replaced by new Table 8-1 "Recreation Facilities Adopted Performance Measures" placed earlier in the document (under Policy 8.1.1.1) with different facility categories (e.g., Playgrounds, Diamond Fields, Rectangular Fields, Aquatics Facilities, Sports Courts, Tennis/Pickleball Courts, etc.) and new performance ratios.

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft

MANATEE COUNTY COMPREHENSIVE PLAN – 2025–2050

Summary of Amendments

Element 9 – Public Facilities

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element_9_PUBLIC_FACILITIES STAFF REWRITE_ES V2 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 56

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Goal 9.1 – Heading	Modification	Provision of a Regional Sanitary Sewer System in Areas West of the Future Development Area Boundary and Consistent with Other the Potable Water/Wastewater Service Area Map Public Facilities and Natural Resource Constraints	Provide a Regional Sanitary Sewer System in Areas West of the Future Development Area Boundary and Consistent with Other Public Facilities and Natural Resource Constraints	The goal heading verb was changed from "Provision of" to "Provide," converting it from a noun phrase to an active directive. The phrase "the Potable Water/Wastewater Service Area Map" was removed and replaced with "Other Public Facilities and Natural Resource Constraints," broadening the consistency requirement beyond one specific map reference.
2	Policy 9.1.1.1 – Ord. citation	Deletion	Ord. No. 16-11, § 3, 3-3-16; Ord. No. 22-57, § 3(Exh. A), 12-15-22)	—	The ordinance history citation following Policy 9.1.1.1 was removed entirely. This deletes the legislative amendment history from the policy text.
3	Policy 9.1.2.3 – Ord. citation	Deletion	Ord. No. 18-04, § 11(Exh. I), 8-23-18	—	The ordinance history citation following the implementation mechanisms under Objective 9.1.2 /

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					Policy 9.1.2.3 was removed entirely.
4	Policy 9.1.3.2 (Reserved)	Deletion	Policy 9.1.3.2. (Reserved)	—	The placeholder policy numbered 9.1.3.2, which was listed as "Reserved," was deleted in its entirety.
5	Objective 9.1.3 / Policy 9.1.3 – Ord. citation	Deletion	Ord. No. 16-11, § 3, 3-3-16; Ord. No. 22-57, § 3(Exh. A), 12-15-22	—	The ordinance history citation following Objective 9.1.3 and Policy 9.1.3.1 was removed entirely.
6	Objective 9.1.4 – Ord. citation	Deletion	Ord. No. 18-04, § 11(Exh. I), 8-23-18	—	The ordinance history citation following the policies under Objective 9.1.4 was removed entirely.
7	Policy 9.1.5.4 – WO abbreviation order	Modification	outside of the WO Watershed Overlay Districts	outside of the Watershed Overlay (WO) Districts	The abbreviation "WO" was moved after the full term "Watershed Overlay" and placed in parentheses, conforming to standard first-use abbreviation conventions. No substantive change.
8	Policy 9.1.5.4 – reclaimed water conveyance phrase	Modification	to facilitate landscape irrigation with reclaimed water or , when implemented by the end user of the lot.	to facilitate landscape irrigation with reclaimed water or the lowest quality source of water, when implemented, by the end user of the lot.	The phrase "the lowest quality source of water" was inserted to describe an alternative to reclaimed water for landscape irrigation. A comma was also added after "when implemented" for clarity. This adds a new concept — use of the lowest quality water source — as an acceptable irrigation standard.
9	Policy 9.1.5.4 – LDC abbreviation	Modification	amendments to the Land Development Code	amendments to the (LDC)	The full term "Land Development Code" was replaced with the parenthetical

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					abbreviation "(LDC)." No substantive change in meaning.
10	Policy 9.1.5.5 – Added bullet point	Addition	—	Manatee County shall not pay for design costs and/or project management costs associated with installation of the oversized system.	A new bullet was added to Policy 9.1.5.5 explicitly stating that Manatee County will not pay for design and/or project management costs for oversized reclaimed water system installation. This adds a new cost limitation not previously stated in this policy.
11	Policy 9.1.5.6 (New)	Addition	—	Proactively manage the Manatee County Master Reclaimed System (MCMRS) scientifically using real time data tempered by short- and near-term climate forecasts and demand trends to make decisions to adjust lake levels and injection/recharge/ASR well rates to balance our stored reserves so that we can meet customer needs while avoiding risk of excessive lake levels or running short of supply.	Entirely new policy added requiring proactive, science-based management of the Manatee County Master Reclaimed System (MCMRS) using real-time data and climate forecasts to balance stored reserves. This introduces a new operational management directive and references the MCMRS for the first time.
12	Policy 9.1.5.7 (New)	Addition	—	Remain involved monitoring the status of emerging contaminants as they may pertain to reclaimed water. Also monitor the regulatory developments, industry trends and discussions regarding the evolving use of reclaimed water for higher needs including aquifer recharge, indirect potable reuse and even direct potable reuse. Gather information, case histories and cost	Entirely new policy added directing the County to monitor emerging contaminants and evolving regulatory/industry trends for reclaimed water use, including aquifer recharge and direct potable reuse. This introduces new monitoring obligations and references advanced reuse concepts not

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				information to share with leadership and customers.	previously in the plan.
13	Policy 9.1.5.8 (New)	Addition	—	Reclaimed water is not available everywhere or to everyone - it is a precious and limited resource. The County invested significantly to build a reclaimed system so that, combined with storage lakes and injection wells, this water could be used beneficially while avoiding risk of surface water outfall discharge in wet weather. That has largely been assured with no surface water discharges in over a decade. The County is no longer investing to extend reclaimed service to new developments unless there is a favorable exchange, for example, the donation of well credits that can be used to support the potable water supply.	Entirely new policy added declaring that the County will no longer invest in extending reclaimed water service to new developments unless a favorable exchange (such as well credit donations) is provided. This establishes a significant policy shift away from mandatory reclaimed water system expansion.
14	Policy 9.1.5.9 (New)	Addition	—	In droughts or other such cases where there may be a shortage of reclaimed water supply available; the County reserves the right to preferentially feed any recharge wells that are underpinning the County's potable water system water use permits first before distributing reclaimed water to customers. Also, day and time-of-day restriction policies may be implemented as an administrative approach to extending the benefit as broadly as is practical. In such extremes, inspection and enforcement activities may arise.	Entirely new policy added establishing the County's priority use of reclaimed water during droughts: recharge wells supporting potable water permits take precedence over customer distribution. Allows day/time-of-day restrictions and enforcement actions during shortage conditions.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
15	Objective 9.1.5 – Ord. citation	Deletion	Ord. No. 16-11, § 3, 3-3-16; Ord. No. 18-04, § 11(Exh. I), 8-23-18	—	The ordinance history citation following Objective 9.1.5 policies was removed entirely.
16	Policy 9.2.1.2 – LDC abbreviation	Modification	the Land Development Code	the Land Development Code (LDC)	The parenthetical abbreviation "(LDC)" was added after the first use of "Land Development Code" in Policy 9.2.1.2. No substantive change.
17	Policy 9.2.1.2 – Implementation Mechanism (a) LDC abbreviation	Modification	Maintain Land Development Code provisions to implement this policy.	Maintain (LDC) provisions to implement this policy.	The full term "Land Development Code" was replaced with the abbreviation "(LDC)" in the implementation mechanism. No substantive change.
18	Policy 9.2.1.5 – Ord. citation	Deletion	Ord. No. 16-11, § 3, 3-3-16; Ord. No. 18-04, § 11(Exh. I), 8-23-18; Ord. No. 21-12, § 3(Exh. A), 11-18-21	—	The ordinance history citation following Objective 9.2.1 policies was removed entirely.
19	Objective 9.2.2 / Ord. citation	Deletion	Ord. No. 16-11, § 3, 3-3-16	—	The ordinance history citation following Objective 9.2.2 policies was removed entirely.
20	Objective 9.2.3 – Ord. citation	Deletion	Ord. No. 16-11, § 3, 3-3-16; Ord. No. 18-04, § 11(Exh. I), 8-23-18	—	The ordinance history citation following Objective 9.2.3 policies was removed entirely.
21	Policy 9.2.4.4 – Implementation Mechanism (b) LDC abbreviation	Modification	Maintain Land Development Code provisions to implement this policy.	Maintain (LDC) provisions to implement this policy.	The full term "Land Development Code" was replaced with the abbreviation "(LDC)" in the implementation mechanism of Policy 9.2.4.4. No substantive change.
22	Policy 9.2.4.5 – Implementation Mechanism (b) LDC abbreviation	Modification	Revision of the Land Development Code and other regulatory documents as appropriate to implement this policy.	Revision of the (LDC) and other regulatory documents as appropriate to implement this policy.	The full term "Land Development Code" was replaced with the abbreviation "(LDC)." No

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					substantive change.
23	Policy 9.2.4.8 (New)	Addition	—	For any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment system per 1 acre, consider the feasibility of providing sanitary sewer services within in a 10-year planning horizon and must identify the name and location of the wastewater facility that could receive sanitary sewer flows after connection; the capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next 20 years, including expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer; and a timeline for the construction of the sanitary sewer system. The County is currently developing a GIS screening tool which evaluates all lots in the County that have onsite sewage treatment systems and assigns a priority ranking for connection to the sanitary sewer system. The anticipated implementation date of the tool is August of 2024 after which the County will use the data collected from the tool to generate a report that addresses the requirements of s. 163.3177(6)(c)3, F.S. The report will be updated at 5-year intervals coincidental with updates to the	Entirely new policy added requiring feasibility analysis for sanitary sewer extension to developments of more than 50 residential lots with more than one onsite sewage treatment system per acre. Includes specific data requirements, a GIS screening tool, and reference to s. 163.3177(6)(c)3, F.S. This adds significant new planning obligations tied to state law.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				Manatee County Wastewater Collection System Master Plans.	
24	Objective 9.2.4 – Ord. citation	Deletion	Ord. No. 16-11, § 3, 3-3-16; Ord. No. 18-04, § 11(Exh. I), 8-23-18	—	The ordinance history citation following Objective 9.2.4 policies was removed entirely.
25	Policy 9.3.1.1 – Level of Service Standard (3)	Deletion	(3) A maximum landfill disposal rate of one hundred eight thousand ninety-three (108,093) cubic yards per acre.	—	The third level of service standard for solid waste — the maximum landfill disposal rate of 108,093 cubic yards per acre — was deleted entirely. This removes a specific numeric disposal rate standard.
26	Policy 9.3.1.3 (New)	Addition	—	Continue efforts to identify the appropriate site for construction of a new landfill to ensure Level of Service Standards are maintained. Planning and development of additional landfill capacity shall be timed to provide sufficient operational continuity prior to the depletion of existing disposal capacity.	A new policy was added requiring the County to continue identifying a site for a new landfill and to bring a new landfill online and timed before current landfill capacity is reached. This establishes a new planning requirement and standard for future landfill siting.
27	Policy 9.3.2.8 (New)	Addition	—	Monitor regulatory developments and industry trends and explore, new technologies and creative approaches for the beneficial use of waste and waste by-products.	A new policy was added directing the County to monitor regulatory/industry trends and explore new technologies for beneficial use of waste and waste by-products. This adds a new forward-looking monitoring obligation to the solid waste sub-element.
28	Policy 9.4.1.3 – LDC abbreviation	Modification	and consistent with the intent of Chs. 63-3, 62-4, and 62-25, F.A.C., and the Land Development Code	and consistent with the intent of Chs. 63-3, 62-4, and 62-25, F.A.C., and the (LDC)	The full term "Land Development Code" was replaced with the abbreviation "(LDC)." No

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					substantive change.
29	Policy 9.4.1.4 – WO District stormwater requirement expansion	Modification	Require that all projects discharging into the WO District on the Future Land Use Map meet or exceed the design standards of Chs. 62-3, 62-4, and 62-25, F.A.C., and local design standards for discharge into Outstanding Florida Waters.	Require that all projects discharging into the WO District on the Future Land Use Map and to a receiving water that has a nutrient Total Maximum Daily Load (TMDL) or Basin Management Action Plan (BMAP) meet or exceed the design standards of Chs. 62-3, 62-4, and 62-25, F.A.C., and local design standards for discharge into Outstanding Florida Waters.	The applicability of the enhanced stormwater design requirement was expanded to include projects discharging to receiving waters with a nutrient TMDL or BMAP, in addition to those in the WO District. This adds a new trigger for the more stringent stormwater standard.
30	Policy 9.4.1.4 – Implementation Mechanism (a) LDC abbreviation	Modification	shall be included in the Land Development Code	shall be included in the LDC	The full term "Land Development Code" was replaced with the abbreviation "LDC." No substantive change.
31	Objective 9.4.1 – Ord. citation	Deletion	Ord. No. 18-04, § 12(Exh. J), 8-23-18	—	The ordinance history citation following Objective 9.4.1 policies was removed entirely.
32	Policy 9.4.2.1 – Basin Management Action Plan requirement	Modification	Require that stormwater management planning and construction of capital improvements coincide with and provide adequate drainageways, water quality treatment, stormwater collection and distribution systems, and stormwater reuse systems, and to adequately address growth and development.	Require that stormwater management planning and construction of capital improvements coincide with and provide adequate drainageways, water quality treatment, stormwater collection and distribution systems, and stormwater reuse systems, to incorporate the requirements of applicable adopted Basin Action Management Plans, and to adequately address growth and development.	A new requirement was inserted to incorporate the requirements of applicable adopted Basin Management Action Plans (BMAPs) into stormwater management planning and capital improvements. This adds a new compliance standard referencing BMAPs.
33	Policy 9.4.2.4 – Stormwater basin design standard	Modification	Improve wildlife habitat and supplement natural systems by including, where	Incorporate natural systems into design to improve wildlife habitat, water quality, water	The policy was substantially rewritten to expand the design

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			appropriate, and where feasible, the development of artificial wetland systems within the design of public stormwater siltation/detention basins.	recharge/infiltration, water storage, and recreational opportunities by including, where appropriate, and where feasible, artificial filtration wetland systems, grassed swales planted with native or Florida Friendly vegetation, meandering flow-ways, and other green infrastructure elements within the design of public stormwater detention basins.	objectives beyond wildlife habitat to include water quality, recharge/infiltration, water storage, and recreational opportunities. Specific green infrastructure techniques (grassed swales with native/Florida Friendly vegetation, meandering flow-ways, other green infrastructure) were added. The reference to "siltation" basins was removed.
34	Policy 9.4.2.5 – SWFWMD abbreviation	Modification	Continue to coordinate with the Southwest Florida Water Management District's S.W.I.M. Program	Continue to coordinate with the Southwest Florida Water Management District's (SWFWMD) S.W.I.M. Program	The parenthetical abbreviation "(SWFWMD)" was added after the first mention of Southwest Florida Water Management District. No substantive change.
35	Policy 9.4.2.7 (Reserved)	Deletion	Policy 9.4.2.7. [Reserved]	—	The placeholder policy numbered 9.4.2.7, listed as "Reserved," was deleted in its entirety.
36	Policy 9.4.2.8 – Renumbering	Modification	Policy 9.4.2.8.	Policy 9.4.2.8.	No textual change; the policy number 9.4.2.8 was re-confirmed following deletion of the Reserved 9.4.2.7 placeholder. (The tracked change shows the number restated with underline formatting but no substantive change.)
37	Policy 9.4.2.8 – BMAP abbreviation added	Modification	Basin Management Action Plans	Basin Management Action Plans (BMAP),	The parenthetical abbreviation "(BMAP)" was added after "Basin Management Action Plans" in Policy 9.4.2.8. A comma was also

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					added. No substantive change.
38	Objective 9.4.2 – Ord. citation	Deletion	Ord. No. 18-04, § 12(Exh. J), 8-23-18	—	The ordinance history citation following Objective 9.4.2 policies was removed entirely.
39	Objective 9.4.3 – Achieve pollutant load reductions (new bullet)	Addition	—	Achieve pollutant load reductions attributable to the local government, as established in a BMAP or TMDL;	A new bullet point was added to the list of purposes for the countywide stormwater management funding mechanism, requiring it to achieve pollutant load reductions attributable to the local government as established in a BMAP or TMDL. This adds a new regulatory compliance objective to the funding program.
40	Objective 9.4.3 – Ord. citation	Deletion	Ord. No. 18-04, § 12(Exh. J), 8-23-18	—	The ordinance history citation following Objective 9.4.3 policies was removed entirely.
41	Policy 9.4.4.4 – Receiving water body uses	Modification	Protect natural drainage features such as streams, rivers, lakes, wetlands, riparian systems, and estuaries and preserve the function of these natural features.	Protect natural drainage features such as streams, rivers, lakes, wetlands, riparian systems, and estuaries and preserve the function of these natural features and protect the designated uses of receiving water bodies.	The policy was expanded to explicitly require protection of the designated uses of receiving water bodies, in addition to preserving the function of natural drainage features. This adds a new water quality/designated use protection standard.
42	Policy 9.4.4.4 – Implementation Mechanism (a) LDC abbreviation	Modification	Maintain natural resource protection requirements in the Land Development Code to ensure compliance	Maintain natural resource protection requirements in the (LDC) to ensure compliance	The full term "Land Development Code" was replaced with the abbreviation "(LDC)." No substantive change.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
43	Policy 9.4.4.5 – SWFWMD abbreviation	Modification	Coordination with the Southwest Florida Water Management District to ensure	Coordination with the SWFWMD to ensure	The full name "Southwest Florida Water Management District" was replaced with the previously defined abbreviation "SWFWMD." No substantive change.
44	Policy 9.4.4.7 – Floodplain terminology	Modification	all proposed buildings within the 100-year floodplain shall be constructed in compliance with the policies under Objective 2.3.3 of the Future Land Use Element and Local Floodplain Regulations and Ordinance (Floodplain Management reviews all structures/development in the 100 yr Special Flood Hazard Area)	all proposed buildings within the FEMA 1% annual chance Flood Hazard Area shall be constructed in compliance with the policies under Objective 2.3.3 of the Future Land Use Element and Local Floodplain Regulations and Ordinance (Floodplain Management reviews all structures/development in the FEMA 1% annual chance Flood Hazard Area)	The term "100-year floodplain" and "100 yr Special Flood Hazard Area" were both replaced with the FEMA standard term "FEMA 1% annual chance Flood Hazard Area." This aligns the plan with current FEMA terminology, though the substantive standard remains the same.
45	Policy 9.4.5.1 – Pronoun correction	Modification	be maintained in a manner which ensures the continuing operation of such private system consistent with these level of service	be maintained in a manner which ensures the continuing operation of such private system consistent with their level of service	The pronoun "these" was replaced with "their" for grammatical consistency. No substantive change in meaning.
46	Objective 9.4.5 – Ord. citation	Deletion	Ord. No. 18-04, § 12(Exh. J), 8-23-18	—	The ordinance history citation following Objective 9.4.5 policies was removed entirely.
47	Objective 9.4.6 – NPDES/MS4 (New Objective and Policies)	Addition	—	Objective 9.4.6. National Pollutant Discharge Elimination System (NPDES) -- Municipal Separate Storm Sewer Systems (MS4): Operate the County municipal separate storm sewer system for the purpose of preventing and minimizing pollutants in stormwater from discharging to receiving water bodies in compliance with the federal Clean Waters	An entirely new objective and policy were added to the Drainage and Groundwater Sub-Element addressing NPDES/MS4 compliance. Objective 9.4.6 establishes the County's obligation to operate the MS4 system per the federal Clean Water Act and Chapter 62-624,

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				Act and Chapter 62-624, F.A.C. Policy 9.4.6.1.: Implement water pollution control regulations, programs and projects to support compliance with water quality standards in Florida Administrative Code and other applicable water quality regulations per management strategies in NPDES-MS4 permit and Ordinance No. 00-02. Implementation Mechanisms: (a) Prohibit illicit discharges, direct or indirect connections, and dumping in MS4 system. (b) Detect and eliminate non-stormwater discharges to the system through an active inspection program. (c) Maintain robust water quality monitoring/assessment program. (d) Encourage the use of Low Impact Design (LID) approaches and Green Stormwater Infrastructure (GSI) practices consistent with Estuary Programs CCMPs and NPDES-MS4 permit. (e) Develop and implement public education and outreach program. (f) Evaluate the potential for the creation of water quality enhancement areas (WQEAs) on public lands for the generation of WQEA credits on the Florida registry in accordance with Chapter 62-306, F.A.C. (g) Establish standards within LDC to promote non-regulatory and incentive-based programs, such as additional BMPs, waste minimization practices,	F.A.C. Policy 9.4.6.1 and eight implementation mechanisms direct specific water quality compliance, LID/GSI practices, monitoring, illicit discharge elimination, WQEA credits, and LDC standards.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				density bonuses for natural floodplain preservation, and sensitive vegetative communities protections. (h) Capital and operating expenditures subject to the availability of funding from a Stormwater Management Fee, or from other sources, to achieve compliance with program requirements.	
48	Objective 9.4.7. – Basin Management Action Plans (BMAPs)	Addition	—	Comply with designated BMAPs, as developed under the federal TMDL program of the Clean Water Act and administered by FDEP, implement water quality restorations through a comprehensive set of solutions to achieve the pollutant reductions established by a TMDL.	Entirely new objective and policies added establishing a Basin Management Action Plan (BMAP) framework for pollutant load reduction, regulatory coordination, and implementation. This introduces a new water quality compliance objective tied to TMDLs, FDEP coordination, local standards, monitoring, and capital improvements.
49	Policy 9.4.7.1. – FDEP coordination	Addition	—	Work with FDEP and stakeholders to implement load reduction programs and projects that are consistent with BMAP management actions.	A new policy was added requiring coordination with FDEP on the implementation of Basin Management Action Plans (BMAPs). This establishes a formal intergovernmental coordination requirement for water quality compliance.
50	Policy 9.4.7.1. – Implementation Mechanism (a)	Addition	—	Work with local stakeholders to identify projects and best management practices that allow for incremental load	The policy was added to require coordination with local stakeholders to identify projects and best

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				reductions in BMAPs. Examples include permit limits on regulated facilities, urban and agricultural best management practices, wastewater and stormwater infrastructure, regional projects and conservation programs.	management practices that support incremental pollutant load reductions under BMAPs. This introduces a new implementation action focused on collaborative project development and regulatory compliance.
51	Policy 9.4.7.2.	Addition	—	Participate with FDEP on monitoring trends and tracking nutrient reductions in BMAP designated areas including comprehensive assessments of hydrologic dynamics.	A new policy was added to support monitoring, tracking, and implementation activities related to BMAP compliance and pollutant load reductions. This introduces an ongoing water quality management and compliance function.
52	Policy 9.4.7.3.	Addition	—	Develop standards in the LDC that establish requirements for BMAPs.	A new policy was added to support development of regulatory and planning tools needed to implement BMAP requirements. This adds a new local implementation mechanism for water quality compliance.
53	Policy 9.4.7.4.	Addition	—	Compliance with the Manatee River BMAP shall be carried out by wastewater/stormwater improvement projects through County CIP/SWTIF/IST or other available funding mechanisms.	A new policy was added to support implementation of the Manatee River BMAP through capital improvements and other funding mechanisms. This establishes a funding and infrastructure implementation pathway for BMAP compliance.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
54	Policy 9.5.1.1 – Potable water LOS standard	Modification	an average daily flow of one hundred teen (110) gallons of potable water per capita per day of total population served	an average daily flow of one hundred and six (106) gallons of potable water per capita per day (gpcpd) of total population served	The potable water level of service standard was changed from 110 gallons per capita per day (gpcpd) to 106 gpcpd. The word "teen" (apparent typographic error) was corrected to "and six." The abbreviation "(gpcpd)" was also added for clarity. This is a substantive change to a key infrastructure standard.
55	Objective 9.5.1 – Ord. citation	Deletion	Ord. No. 16-11, § 3, 3-3-16	—	The ordinance history citation following Objective 9.5.1 policies was removed entirely.
56	Policy 9.5.3.1 – Water Supply Work Plan adoption	Modification	The Manatee County Water Supply Facilities Work Plan, January, 2022 prepared by Carollo Engineering for Manatee County is hereby adopted into the Comprehensive Plan by reference.	The most current Manatee County Water Supply Facilities Work Plan, is hereby adopted into the Comprehensive Plan by reference.	The specific date ("January, 2022") and preparer ("prepared by Carollo Engineering for Manatee County") were removed. The phrase "most current" was added before the Plan name. This changes the adoption from a fixed, dated document to a rolling reference to the most current version, which broadens the adoption provision.
57	Policy 9.5.3.6 – Implementation Mechanism (b) "Building and" deleted	Modification	Coordination between the Financial Management, Building and Development Services, Utilities, and Public Works Departments to ensure implementation.	Coordination between the Financial Management, Development Services, Utilities, and Public Works Departments to ensure implementation.	The word "Building and" was deleted from the department name, changing "Building and Development Services" to "Development Services." This likely reflects a departmental name change.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
58	Objective 9.5.3 – Ord. citation	Deletion	Ord. No. 17-15, § 3, 9-7-17; Ord. No. 22-57, § 3(Exh. A), 12-15-22	—	The ordinance history citation following Objective 9.5.3 policies was removed entirely.
59	Policy 9.5.4.5 – Implementation Mechanism (b) LDC abbreviation	Modification	Inclusion of policies for the siting of development near public supply wells in the Land Development Code consistent with this policy.	Inclusion of policies for the siting of development near public supply wells in the (LDC) consistent with this policy.	The full term "Land Development Code" was replaced with the abbreviation "(LDC)." No substantive change.
60	Policy 9.5.5.1 – Department name	Modification	Maintain a computerized water distribution model based on population projections from the Building and Development Services Department	Maintain a computerized water distribution model based on population projections from the Development Services Department	The word "Building and" was deleted from the department name, changing "Building and Development Services Department" to "Development Services Department." This likely reflects a departmental name change.
61	Policy 9.6.1.3 – Potable water irrigation prohibition expansion	Modification	Prohibit the use of potable water for landscape irrigation in new development (see Policy 3.2.3.2).	Prohibit the use of potable water for landscape irrigation and decorative water features in new development (see Policy 3.2.3.2).	The prohibition on potable water use was expanded to include "decorative water features" in addition to landscape irrigation. This adds a new category of potable water use prohibited for new development.
62	Policy 9.6.1.4 – Implementation Mechanism (a) Department name	Modification	Building and Development Services Department coordination with fire departments during development review	Development Services Department coordination with fire departments during development review	The word "Building and" was deleted from the department name, changing "Building and Development Services Department" to "Development Services Department." This likely reflects a departmental name change.

SECTION 2: SIGNIFICANT AMENDMENTS

18 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

1. Amendment #1 — Goal 9.1 – Heading

Why It Is Significant: The goal heading was changed from "Provision of" to "Provide," shifting it from a noun phrase to an active directive. More significantly, the phrase "the Potable Water/Wastewater Service Area Map" was removed and replaced with "Other Public Facilities and Natural Resource Constraints," broadening the consistency requirement from a reference to one specific map to a general consistency standard. This meaningfully alters the geographic and policy framing of the overarching wastewater goal.

Change Summary: Removed "Provision of" and replaced with "Provide"; removed "the Potable Water/Wastewater Service Area Map" and replaced with "Public Facilities and Natural Resource Constraints."

8. Amendment #8 — Policy 9.1.5.4 – reclaimed water conveyance phrase

Why It Is Significant: The insertion of "the lowest quality source of water" establishes a new irrigation standard allowing use of the lowest quality water source as an alternative to reclaimed water for landscape irrigation at the end user's lot. This introduces a new water quality concept not previously stated in this policy, potentially affecting what types of water sources are acceptable for end-user irrigation.

Change Summary: Added "the lowest quality source of water" as an alternative to reclaimed water for irrigation conveyance; added comma after "when implemented."

11. Amendment #11 — Policy 9.1.5.6 (New) – MCMRS Management

Why It Is Significant: This is an entirely new policy directing proactive, science-based management of the Manatee County Master Reclaimed System (MCMRS) using real-time data and climate forecasts. It introduces both a new acronym (MCMRS) and a new operational management directive not previously present in the plan, adding substantive guidance on how the reclaimed water system is to be operated on an ongoing basis.

Change Summary: No original language. New policy directing science-based, real-time data-driven management of the MCMRS to balance stored reserves and meet customer needs.

12. Amendment #12 — Policy 9.1.5.7 (New) – Emerging Contaminants and Advanced Reuse Monitoring

Why It Is Significant: This new policy introduces monitoring obligations for emerging contaminants in reclaimed water and for evolving regulatory trends regarding advanced reuse concepts including aquifer recharge, indirect potable reuse, and direct potable reuse. These are significant concepts not previously referenced in this element, reflecting an expanded policy direction for future reclaimed water use.

Change Summary: No original language. New policy requiring monitoring of emerging contaminants and regulatory/industry trends related to advanced reclaimed water reuse.

13. Amendment #13 — Policy 9.1.5.8 (New) – Reclaimed Water Extension Policy Shift

Why It Is Significant: This new policy establishes a significant shift in the County's approach to reclaimed water system expansion: the County will no longer invest in extending reclaimed service to new developments unless a favorable exchange (such as well credit donations) is provided. This reverses or limits the prior direction of expanding reclaimed water service and introduces new conditionality on system growth.

Change Summary: No original language. New policy declaring the County will no longer invest to extend reclaimed water service to new developments absent a favorable exchange.

14. Amendment #14 — Policy 9.1.5.9 (New) – Reclaimed Water Drought Priority

Why It Is Significant: This new policy establishes a priority-use hierarchy for reclaimed water during drought or shortage conditions, with recharge wells underpinning potable water use permits taking precedence over customer distribution. It also authorizes time-of-day restrictions and enforcement actions. This adds new operational restrictions and priorities not previously stated in the plan.

Change Summary: No original language. New policy giving potable water recharge wells priority over customer distribution of reclaimed water during shortages; authorizes restrictions and enforcement.

23. Amendment #23 — Policy 9.2.4.8 (New) – Onsite Sewage Treatment System Feasibility

Why It Is Significant: This entirely new policy creates a specific planning obligation for developments with more than 50 residential lots and more than one onsite sewage treatment system per acre: the County must consider sanitary sewer feasibility within a 10-year horizon, identify receiving facility capacity, project 20-year wastewater flows, and establish a construction timeline. It references s. 163.3177(6)(c)3, F.S., and establishes a GIS screening tool to be updated every 5 years. This significantly expands the County's obligations regarding onsite sewage treatment systems and ties the plan to state statute.

Change Summary: No original language. New policy requiring feasibility analysis, facility identification, and 20-year flow projections for large developments with onsite sewage treatment systems, with a 5-year update cycle and GIS tool.

25. Amendment #25 — Policy 9.3.1.1 – Level of Service Standard (3) Deletion

Why It Is Significant: The deletion of the third level of service standard — a maximum landfill disposal rate of 108,093 cubic yards per acre — removes a specific numeric cap on landfill disposal intensity. Removing this standard eliminates a measurable threshold that was previously used to plan capital improvements and review development applications.

Change Summary: Removed: "(3) A maximum landfill disposal rate of one hundred eight thousand ninety-three (108,093) cubic yards per acre." Nothing replaces this standard.

26. Amendment #26 — Policy 9.3.1.3 (New) – New Landfill Siting Requirement

Why It Is Significant: This entirely new policy establishes both a directive (continue efforts to site a new landfill) and a performance timeline (new landfill must be online to provide sufficient operational continuity prior to the depletion of existing disposal capacity). These are new planning obligations and timeline standards not previously present in the solid waste sub-element.

Change Summary: No original language. New policy requiring ongoing new landfill site identification and a five-year lead-time before current capacity is exhausted.

29. Amendment #29 — Policy 9.4.1.4 – WO District stormwater requirement expansion (TMDL/BMAP)

Why It Is Significant: The policy was expanded to apply enhanced stormwater design standards not only to projects discharging into the WO District, but also to projects discharging to receiving waters with a nutrient TMDL or BMAP. This meaningfully broadens the geographic and regulatory scope of the requirement, potentially capturing many more projects outside the WO District.

Change Summary: Added: "and to a receiving water that has a nutrient Total Maximum Daily Load (TMDL) or Basin Management Action Plan (BMAP)" as an additional trigger for enhanced stormwater design standards.

33. Amendment #33 — Policy 9.4.2.4 – Stormwater basin design standard (green infrastructure expansion)

Why It Is Significant: The policy was substantially rewritten, expanding the design objectives beyond wildlife habitat to add water quality, recharge/infiltration, water storage, and recreational opportunities. Specific green infrastructure techniques — grassed swales with native or Florida Friendly vegetation, meandering flow-ways, and artificial filtration wetland systems — were added as required design elements where appropriate. The scope and intent of this policy were meaningfully broadened.

Change Summary: Original language limited to wildlife habitat improvement via artificial wetland systems. Revised language adds water quality, recharge, storage, recreation objectives and specifies green infrastructure design elements.

39. Amendment #39 — Objective 9.4.3 – Pollutant load reduction (BMAP/TMDL new bullet)

Why It Is Significant: A new funding program objective was added requiring the countywide stormwater management funding mechanism to achieve pollutant load reductions attributable to the local government as established in a BMAP or TMDL. This ties the stormwater funding program to regulatory compliance benchmarks not previously referenced in this objective.

Change Summary: New bullet added: "Achieve pollutant load reductions attributable to the local government, as established in a BMAP or TMDL."

41. Amendment #41 — Policy 9.4.4.4 – Designated uses of receiving water bodies

Why It Is Significant: The policy was expanded to explicitly require protection of the designated uses of receiving water bodies, a standard tied to Florida water quality classification rules. This adds a new regulatory compliance standard — protecting designated uses — beyond simply preserving the function of natural drainage features.

Change Summary: Added: "and protect the designated uses of receiving water bodies" to the natural drainage feature protection policy.

44. Amendment #44 — Policy 9.4.4.7 – Floodplain terminology (FEMA standard)

Why It Is Significant: The plan's terminology was updated from "100-year floodplain" and "100 yr Special Flood Hazard Area" to "FEMA 1% annual chance Flood Hazard Area" in both locations within the policy. While the regulatory standard is the same, this aligns the plan with current FEMA terminology and may affect how the policy is interpreted or administered.

Change Summary: Replaced "100-year floodplain" and "100 yr Special Flood Hazard Area" with "FEMA 1% annual chance Flood Hazard Area" in both instances in the policy.

47. Amendment #47 — Objective 9.4.6 – NPDES/MS4 (New Objective and Policy)

Why It Is Significant: This entirely new objective and policy add a federal compliance framework — the National Pollutant Discharge Elimination System (NPDES) and Municipal Separate Storm Sewer Systems (MS4) program — to the Public Facilities Element. The new provisions reference the federal Clean Water Act, Chapter 62-624 F.A.C., Low Impact Design (LID), Green Stormwater Infrastructure (GSI), water quality enhancement areas (WQEAs), BMAP/TMDL requirements, and density bonuses for floodplain preservation. This is a substantial addition that introduces a new regulatory compliance objective and eight implementation mechanisms not previously in the plan.

Change Summary: No original language. Added Objective 9.4.6, Policy 9.4.6.1, and eight implementation mechanisms addressing NPDES-MS4 compliance, LID/GSI, water quality monitoring, illicit discharge prohibition, WQEA credits, and LDC incentive standards.

Amendment #48 — Objective 9.4.7 – Basin Management Action Plans (BMAPs) (New Objective and Policies)

Why It Is Significant: This new objective introduces a formal framework for compliance with Basin Management Action Plans (BMAPs) under the federal Clean Water Act's TMDL program, as administered by FDEP. It establishes a coordinated approach to achieving pollutant load reductions through multi-agency collaboration, regulatory alignment, monitoring, and capital investment. The provisions explicitly link BMAP implementation to local planning tools (LDC standards), intergovernmental coordination, and funding mechanisms, including targeted wastewater and stormwater infrastructure improvements and CIP integration.

Change Summary: No original language. Added Objective 9.4.7 and four supporting policies addressing BMAP

54. Amendment #54 — Policy 9.5.1.1 – Potable water LOS standard

Why It Is Significant: The potable water level of service standard was reduced from 110 gallons per capita per day to 106 gallons per capita per day. This is a substantive change to a key infrastructure planning standard used to review development applications, plan capital improvements, and determine concurrency. A lower standard may affect sizing of future treatment facilities and development approvals.

Change Summary: LOS standard changed from 110 gpcpd to 106 gpcpd; typographic error "teen" corrected to "and six"; abbreviation "(gpcpd)" added.

compliance, coordination with FDEP and stakeholders, identification of best management practices and load reduction projects, water quality monitoring and nutrient tracking, development of LDC standards, and implementation of the Manatee River BMAP through CIP/SWTIF/IST and other funding mechanisms.

56. Amendment #56 — Policy 9.5.3.1 – Water Supply Work Plan adoption (rolling reference)

Why It Is Significant: The policy was changed from adopting a specific, dated document ("January, 2022 prepared by Carollo Engineering") to adopting "the most current" Water Supply Facilities Work Plan by reference. This shifts the plan from a static adoption to a rolling adoption that automatically incorporates future updates, which could affect what requirements are in effect at any given time without a formal plan amendment.

Change Summary: Removed specific date ("January, 2022") and preparer ("Carollo Engineering"); replaced with "most current" to create a rolling adoption reference.

61. Amendment #61 — Policy 9.6.1.3 – Potable water irrigation prohibition expansion

Why It Is Significant: The prohibition on potable water use was expanded to cover "decorative water features" in addition to landscape irrigation. This adds a new category of prohibited potable water use for new development, potentially affecting site design standards for fountains, reflecting pools, and similar features.

Change Summary: Added "and decorative water features" to the prohibition on potable water use in new development.

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft 2025

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 11 – Intergovernmental Coordination

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element 11 INTERGOVERNMENTAL COORDINATION STAFF REWRITE ES V1 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 29

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Objective 11.1.1	Modification	~~Establish effective formal and informal communication mechanisms...~~	<u>Manatee County will establish effective formal and informal communication mechanisms...</u>	Changed from imperative "Establish" to "Manatee County will establish," assigning the action explicitly to Manatee County and shifting the verb tense to declarative.
2	Policy 11.1.1.1 (a)	Modification	~~The Planning Department shall maintain a mailing list...~~	<u>Development Services shall maintain a mailing list...</u>	Replaced "The Planning Department" with "Development Services" to reflect the current departmental name.
3	Policy 11.1.1.2	Modification	~~Maintain a library within the Planning Department which will act as a central source of information...~~	<u>Maintain a library within Development Services which will act as a central source of information...</u>	Replaced "the Planning Department" with "Development Services" to reflect the current departmental name.
4	Policy 11.1.1.3	Modification	~~TBRPC~~	<u>Tampa Bay Regional Planning Council (TBRPC)</u>	Expanded the acronym "TBRPC" to its full name, "Tampa Bay Regional Planning Council (TBRPC)," for clarity.
5	Policy 11.1.1.3 (a)	Modification	~~Increase utilization of the TBRPC dispute resolution process when necessary.~~	<u>Use the TBRPC dispute resolution process when necessary and appropriate.</u>	Replaced "Increase utilization of" with "Use" for plain language and added "and appropriate" to qualify when the process should be invoked.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
6	Policy 11.1.1.4 (a)	Modification	<i>The Planning Department will coordinate with all other departments...</i>	<i>Development Services will coordinate with all other departments...</i>	Replaced "The Planning Department" with "Development Services" to reflect the current departmental name.
7	Policy 11.1.1.5	Modification	<i>cities</i>	<i>municipalities</i>	Replaced "cities" with "municipalities" for more precise and inclusive terminology.
8	Policy 11.1.1.5	Modification	<i>Manatee County School Board</i>	<i>School Board of Manatee County</i>	Reordered the name of the School Board to its formal designation: "School Board of Manatee County."
9	Policy 11.1.1.5	Modification	<i>the SMA-Authority</i>	<i>the Sarasota Manatee Airport Authority (SMAA)</i>	Replaced the truncated/incomplete reference "SMA- Authority" with the full name "Sarasota Manatee Airport Authority (SMAA)" and added the acronym.
10	Policy 11.1.2.1	Modification	<i>Attempt to negotiate interlocal agreements with the City of Bradenton and the City of Palmetto regarding annexation of any area within Manatee County. The interlocal agreements sought by Manatee County shall ensure consistency with this Comprehensive Plan including consistent level of service standards, designation of the annexation area on the Future Land Use Map of the municipality in a manner consistent with the Future Land Use Map in this Comprehensive Plan, and ensure compatibility of</i>	<i>Negotiate interlocal agreements with the City of Bradenton and the City of Palmetto regarding annexation of any area within Manatee County. The interlocal agreements shall ensure consistency with the Comprehensive Plan including consistent LOS standards, designation of the annexation area on the Future Land Use Map of the municipality in a manner consistent with the Future Land Use Map in this Comprehensive Plan, and ensure compatibility with the Future Land Use Map. Assurances which may be</i>	Removed "Attempt to negotiate" replacing it with "Negotiate," converting a permissive effort into a direct obligation. Also removed "sought by Manatee County," changed "level of service standards" to "LOS standards," changed "compatibility of land uses in other areas" to "compatibility with the Future Land Use Map," and expanded the list of acceptable assurances to include "Public Facilities Element or equivalent" and the qualifier "may include but are not limited to."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>land uses in other areas. Assurances which may be considered adequate by Manatee County may include appropriate amendments to the municipality's Capital Improvements Element, or commitments to require necessary improvements at time of development of annexed areas to avoid unacceptable impacts on Manatee County infrastructure.</i>	<i>considered adequate by Manatee County may include but are not limited to, appropriate amendments to the municipality's Capital Improvements Element, Public Facilities Element or equivalent, or commitments to require necessary improvements at time of development of annexed areas to avoid unacceptable impacts on Manatee County infrastructure.</i>	
11	Objective 11.1.3	Modification	<i>responsibilities of planning policies to ensure Comprehensive Plan compliance.</i>	<i>responsibilities of planning policies.</i>	Deleted the phrase "to ensure Comprehensive Plan compliance" from the end of the objective statement, removing this explicit compliance objective language.
12	Policy 11.1.3.1 (b)	Modification	<i>Planning Department maintenance of the Policy Implementation and Coordination Summary (PICS) document.</i>	<i>Development Services maintenance of the Policy Implementation and Coordination Summary (PICS) document.</i>	Replaced "Planning Department" with "Development Services" to reflect the current departmental name.
13	Policy 11.1.3.2 (a)	Modification	<i>Update of the Policy Implementation and Coordination Summary (PICS) as necessary by the Planning Department.</i>	<i>Update of the Policy Implementation and Coordination Summary (PICS) as necessary by Development Services.</i>	Replaced "the Planning Department" with "Development Services" to reflect the current departmental name.
14	Objective 11.1.4	Modification	<i>Maintain a government environment conducive to the efficient and effective provision of</i>	<i>Maintain a government environment conducive to the efficient and effective provision of services to</i>	Added "Manatee" before "County" to specify the jurisdiction explicitly.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>services to County citizens.</i>	<i>Manatee County citizens.</i>	
15	Policy 11.1.4.1	Modification	<i>Cities</i>	<i>Municipalities</i>	Replaced "Cities" with "Municipalities" for more precise and inclusive terminology.
16	Policy 11.1.4.2	Modification	<i>Continue to cooperate with the local municipalities to develop and maintain a County-wide parks system that meets the needs of all County residents in accordance with appropriate interlocal agreements.</i>	<i>Continue to cooperate with the local municipalities to develop and maintain a County-wide parks system that meets the needs of all County residents in accordance with appropriate interlocal agreements and levels of service.</i>	Added "and levels of service" to the policy, introducing an explicit LOS requirement for the County-wide parks system.
17	Policy 11.1.5.2 (a)	Modification	<i>The Planning Department shall coordinate review with the appropriate County Departments and agencies.</i>	<i>Development Services shall coordinate review with the appropriate County Departments and agencies.</i>	Replaced "The Planning Department" with "Development Services" to reflect the current departmental name.
18	Policy 11.1.5.3 (a)	Modification	<i>Coordination, initiated by the Planning Department, with the Fire Districts, County Sheriff, and Emergency Medical Services in order to achieve compliance with this Policy.</i>	<i>Coordination, initiated by Development Services, with the Fire Districts, County Sheriff, and Emergency Medical Services in order to achieve compliance with this Policy.</i>	Replaced "the Planning Department" with "Development Services" to reflect the current departmental name.
19	Policy 11.1.5.4 (formerly Policy 11.1.5.4)	Modification	<i>Policy 11.1.5.4 [policy number designation]</i>	<i>Policy 11.1.5.[4] [policy number — number retained but strikethrough on the digit indicates renumbering]</i>	The policy number appears to reflect a renumbering adjustment; the digit "4" is struck through and re-added, suggesting a renumbering correction within the sequence.
20	Policy 11.1.5.4 (a)	Modification	<i>Planning Department coordination pursuant to this policy.</i>	<i>Development Services coordination pursuant to this policy.</i>	Replaced "Planning Department" with "Development Services" to reflect the current departmental name.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
21	Policy 11.1.6.1 (a)	Modification	<i>Maintain procedures consistent with this policy in the Planning Department.</i>	<i>Maintain procedures consistent with this policy in Development Services.</i>	Replaced "the Planning Department" with "Development Services" to reflect the current departmental name.
22	Policy 11.1.6.2 (a)	Modification	<i>The Planning Department shall implement procedures consistent with this policy.</i>	<i>Development Services shall implement procedures consistent with this policy.</i>	Replaced "The Planning Department" with "Development Services" to reflect the current departmental name.
23	Policy 11.1.6.4	Modification	<i>Maintain active membership in committees and working groups such as the SWFWMD Comprehensive Water Management (CWW) teams, MPO technical advisory committee, the Sarasota Bay and Charlotte Harbor NEP technical advisory committees, the Tampa Bay Estuary technical advisory committee, and other groups that coordinate plans and actions, that share information, and that help to forestall any potential conflicts; Manatee County may adjust this list from time to time based on County priorities and identified needs.</i>	<i>Maintain active membership in committees and working groups such as the SWFWMD Comprehensive Water Management (CWW) teams, MPO technical advisory committee, the Sarasota Bay and Charlotte Harbor NEP technical advisory committees, the Tampa Bay Nitrogen Management Consortium, the Tampa Bay Estuary technical advisory committee, and other groups that coordinate plans and actions, that share information, and that help to forestall any potential conflicts.</i>	Added "the Tampa Bay Nitrogen Management Consortium" to the list of committees and deleted the trailing clause "Manatee County may adjust this list from time to time based on County priorities and identified needs," removing the County's discretion to modify this list without a plan amendment.
24	Policy 11.1.7.3 (renumbered to 11.1.7.3)	Modification	<i>Policy 11.1.7.4. Maintain cooperation with the School Board in its efforts to provide the revenues and</i>	<i>Policy 11.1.7.3. Maintain cooperation with the School Board in its efforts to provide the revenues and</i>	Renumbered from Policy 11.1.7.4 to Policy 11.1.7.3, reflecting the deletion or consolidation of a prior policy in the sequence.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>sites necessary to accommodate the county's educational infrastructure needs.</i>	<i>sites necessary to accommodate the county's educational infrastructure needs.</i>	
25	Policy 11.1.7.4 (formerly Policy 11.1.7.5)	Modification	<i>Encourage the establishment of impact fees on a county-wide basis as appropriate.</i>	<i>Establish impact fees on a county-wide basis as appropriate to maintain LOS identified throughout the Comprehensive Plan.</i>	Changed from "Encourage the establishment of" to "Establish," converting the policy from aspirational encouragement to a direct obligation. Also added "to maintain LOS identified throughout the Comprehensive Plan" as the stated purpose for impact fees, and renumbered the policy from 11.1.7.5 to 11.1.7.4.
26	Objective 11.1.8	Modification	<i>Maintain consistency between this Comprehensive Plan and both the regional and state Comprehensive Plans.</i>	<i>Maintain consistency between this Comprehensive Plan and both the regional and state Comprehensive Plans, as applicable.</i>	Added ", as applicable" to the objective, qualifying the consistency requirement and introducing discretion as to when it applies.
27	Policy 11.1.8.1 (a)	Modification	<i>Maintain the Policy Implementation and Coordination Summary by the Planning Department.</i>	<i>Maintain the Policy Implementation and Coordination Summary by Development Services.</i>	Replaced "the Planning Department" with "Development Services" to reflect the current departmental name.
28	Policy 11.1.9.1	Modification	<i>Periodically evaluate the effectiveness of implementation mechanisms described in this Comprehensive Plan; at a minimum this will coincide with the state required Evaluation and Appraisal Report.</i>	<i>Periodically evaluate the effectiveness of implementation mechanisms described in this Comprehensive Plan; at a minimum this will coincide with the state required Evaluation and Appraisal Report (EAR).</i>	Added the acronym "(EAR)" after "Evaluation and Appraisal Report" for clarity.
29	Policy 11.2.1.2	Modification	<i>Annually, the School Board will provide information from their Educational Facilities Survey</i>	<i>Annually, Manatee County will coordinate with the School Board to obtain information from</i>	Shifted the active subject from "the School Board" (providing information) to "Manatee County" (coordinating with the School Board to obtain information), changing the

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>plan to determine the need for additional school facilities.</i>	<i>their Educational Facilities Survey plan to determine the need for additional school facilities.</i>	responsible party and framing the action as County-initiated coordination rather than passive receipt of School Board data.

SECTION 2: SIGNIFICANT AMENDMENTS

6 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

10. Amendment #10 — Policy 11.1.2.1

Why It Is Significant: This is the most substantive change in the element. The original policy only required Manatee County to "attempt to negotiate" interlocal agreements with Bradenton and Palmetto regarding annexation — a permissive standard. The revised policy removes "attempt to" and directs the County to "negotiate," making this a direct obligation. In addition, the new language expands the list of acceptable assurances to include the municipality's "Public Facilities Element or equivalent" and introduces the qualifier "may include but are not limited to," broadening the types of mitigation the County may accept. The compatibility standard is also clarified, referencing the Future Land Use Map directly rather than "land uses in other areas."

Change Summary: Deleted: "Attempt to negotiate" and reference to compatibility of "land uses in other areas." Added: Direct obligation to "Negotiate"; expanded assurance types to include Public Facilities Element; added "may include but are not limited to"; clarified compatibility standard to reference the Future Land Use Map.

11. Amendment #11 — Objective 11.1.3

Why It Is Significant: The original objective included an explicit purpose: to "ensure Comprehensive Plan compliance." This compliance-oriented language has been deleted, leaving the objective without a stated compliance goal. While the policies beneath this objective remain, the deletion softens the overarching intent of the framework from one focused on compliance to one focused only on identifying responsibilities.

Change Summary: Deleted: "to ensure Comprehensive Plan compliance" from the objective statement. No replacement language added.

16. Amendment #16 — Policy 11.1.4.2

Why It Is Significant: The original policy directed the County to cooperate with municipalities to maintain a county-wide parks system consistent with interlocal agreements. The revised language adds "and levels of service" as a new standard the parks system must meet. This introduces an explicit LOS requirement for parks facilities, which could have implications for development review, capacity analysis, and capital improvements planning related to parks.

Change Summary: Deleted: No language deleted. Added: "and levels of service" as an additional standard the County-wide parks system must meet.

23. Amendment #23 — Policy 11.1.6.4

Why It Is Significant: Two changes of substance occur here. First, "the Tampa Bay Nitrogen Management Consortium" is added as a new committee in which the County must maintain active membership, introducing a new coordination obligation. Second, and more significantly, the clause allowing the County to "adjust this list from time to time based on County priorities and identified needs" is deleted. Removing this discretionary language means the list of required memberships is now fixed in the Comprehensive Plan and cannot be changed without a formal plan amendment.

Change Summary: Deleted: "Manatee County may adjust this list from time to time based on County priorities and identified needs." Added: "the Tampa Bay Nitrogen Management Consortium" to the list of required committee memberships.

25. Amendment #25 — Policy 11.1.7.4 (formerly 11.1.7.5)

Why It Is Significant: The original policy stated that the County should "encourage the establishment of" impact fees on a county-wide basis — a precatory, aspirational standard. The revised language replaces this with "Establish impact fees," making it a direct county obligation rather than an encouragement. The revision also adds a new stated purpose — "to maintain LOS identified throughout the Comprehensive Plan" — tying impact fees explicitly to level of service standards across all elements of the plan. This is a meaningful shift in policy direction and obligation.

Change Summary: Deleted: "Encourage the establishment of" (aspirational framing). Added: Direct directive to "Establish" impact fees; added purpose clause "to maintain LOS identified throughout the Comprehensive Plan."

29. Amendment #29 — Policy 11.2.1.2

Why It Is Significant: The original language placed the obligation on the School Board to provide information annually. The revised language shifts the responsible party to Manatee County, which is now directed to actively "coordinate with the School Board to obtain" the same information. This is not merely a drafting change — it reframes the relationship from one where the County passively receives data to one where the County must affirmatively initiate coordination, altering the accountability structure for school facility planning data.

Change Summary: Deleted: "the School Board will provide" information. Added: "Manatee County will coordinate with the School Board to obtain" information, making the County the responsible initiating party.

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft 2025

2050 Manatee County
Comprehensive Plan

DIA

2025 DATA INVENTORY AND ANALYSIS



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02

FUTURE LAND USE



Introduction

Pursuant to the requirements of Chapter 163 of the 2023 Florida Statutes, the Future Land Use Element consists of data inventory and analysis (DIA) that influences and informs the overarching goals, objectives, and policies that will guide the growth and development of Manatee County. The County's existing land uses, vacant land, build-out potential, natural resources, historic resources, and population projections were evaluated and analyzed to update the County's land use designations which will shape how the County will grow in the next 20 years. The updated 2045 Future Land Use Map (FLUM) is provided as a regulatory tool to direct future development.

This report identifies Future Land Use designations by their abbreviations. Below is a list of the Future Land Use designations and their abbreviations, as defined by Manatee County.

Figure 1. Future Land Use Designations & Abbreviations

Abbreviation	Future Land Use Designation
CITY	CITY
CON	Conservation
AG-R	Agricultural / Rural
ER	Estate Rural
RES-1	Residential-1
RES-3	Residential-3
UF-3	Urban Fringe-3
RES-6	Residential-6
RES-9	Residential-9
RES-12	Residential-12
RES-16	Residential-16
OL	Low Intensity Office
OM	Medium Intensity Office
ROR	Retail / Office / Residential
IL	Industrial-Light
IH	Industrial-Heavy
IU	Industrial-Urban
MU	Mixed Use
MU-C	Mixed Use Community
MU-C / R	Mixed Use Community / R
MU-C / RU	Mixed Use Community / RU
MU-C/AC-1	Mixed Use Community / AC-1

Abbreviation	Future Land Use Designation
MU-C/AC-2	Mixed Use Community / AC-2
MU-C/AC-3	Mixed Use Community / AC-3
P/SP-1	Public/Semi-Public 1
P/SP-2	Public/Semi-Public 2
AT	Major Attractors
R-OS	Major Recreation/Open Space

Source: Manatee County, 2023;

Existing Land Use Conditions

In order to better guide and direct future land uses within the County, it is necessary first to gain an understanding of present land use patterns. The County covers approximately 742.8 square miles (475,392 acres), including incorporated areas. The existing 2023 land uses were determined by their Florida Department of Revenue (DOR) Land Use Codes (LUC) and may not precisely reflect what is 'on the ground' but provide insight into the current conditions and development patterns of the City. To provide a basis for analysis, these existing land uses have been further grouped into the following distinct categories, which include their definitions from the Florida Department of Revenue.

Agriculture: Property used for production of food, feed, and fiber commodities, livestock and poultry, bees, fruits and vegetables, and sod, ornamental, nursery, grazing farm animals and horticultural crops that are raised, grown, or produced for commercial purposes.

Commercial: Business property, such as supermarkets, shopping centers, office buildings, medical centers, hotels, theaters, financial institutions, stores, etc. which are intended to operate with a profit.

Residential: Property zoned for single-family homes, mobile homes, retirement homes, multifamily apartments, and co-ops.

Government: All property owned by or leased to the Government or acquired by the Government under the terms of the contract. Not subject, in whole or in part, to Ad Valorem property taxes. Examples include forests, parks, public schools, county hospitals, military buildings etc.

Industrial: Property used for industrial purposes. Types of industrial property include heavy manufacturing buildings, light manufacturing buildings, packing plants, mineral processing plants, warehouses, wineries, sawmills etc.

Institutional: Property which is not strictly commercial, industrial, agricultural, or residential, but which serves some public purpose, even if privately owned. Examples include private schools, private hospitals, orphanages, cemeteries, sanitoriums, nursing homes etc.

Miscellaneous: Includes property such as mining land, railroad land, utilities, waste land, submerged land etc.

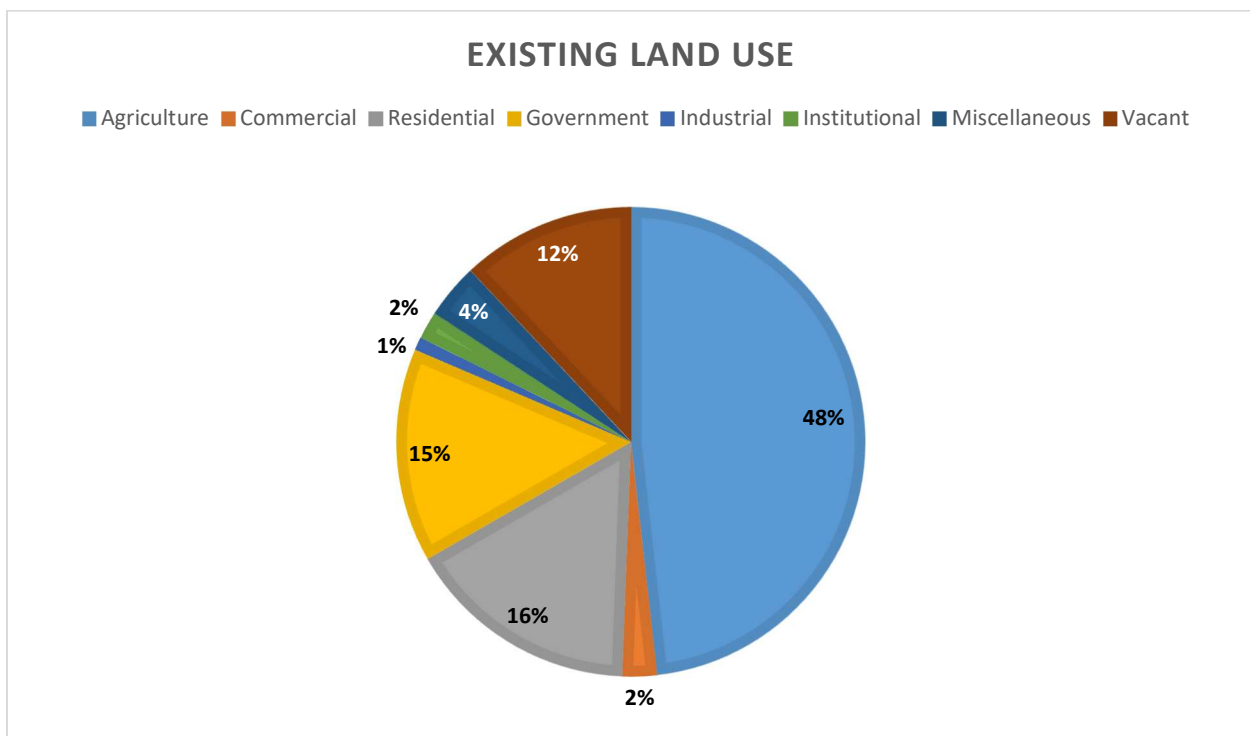
As Figure 2 demonstrates, nearly 50% of the county's acreage is currently classified as agriculture. Residential and Government land uses account for the next highest percentage, followed closely by vacant land. Figure 3 shows the spread of existing land uses visually.

Figure 2. Existing Land Use

Existing Land Use	Acreage	%
Agriculture	225,634.80	48.1%
Commercial	11,065.62	2.4%
Residential	75,313.84	16.1%
Government	68,880.44	14.7%
Industrial	4,236.11	0.9%
Institutional	8,913.87	1.9%
Miscellaneous	17,783.25	3.8%
<i>Subtotal</i>	411,827.92	-
Vacant	56,063.79	12.0%
Municipal	924.43	0.2%
<i>Total</i>	468,816.15	100.0%

Source: Manatee County, Parcel Open Data, Retrieved October 2023

Figure 3. Existing Land Use



Source: Manatee County, Parcel Open Data, Retrieved October 2023

Vacant Land Analysis

An analysis of vacant land was conducted using GIS data provided by Manatee County: Future Land Use (obtained September 2023) and Existing Land Use (October 2023). The analysis was done by analyzing the relationship between the City's future land use designations and vacant parcel data obtained from City.

The County's total area classified as "vacant" is comprised of 56,368.57 acres. It is important to note that some of these parcels may be in the development application process or under development, exist as remnant parcels, etc., and therefore actual vacant land supply may be less than reported at present.

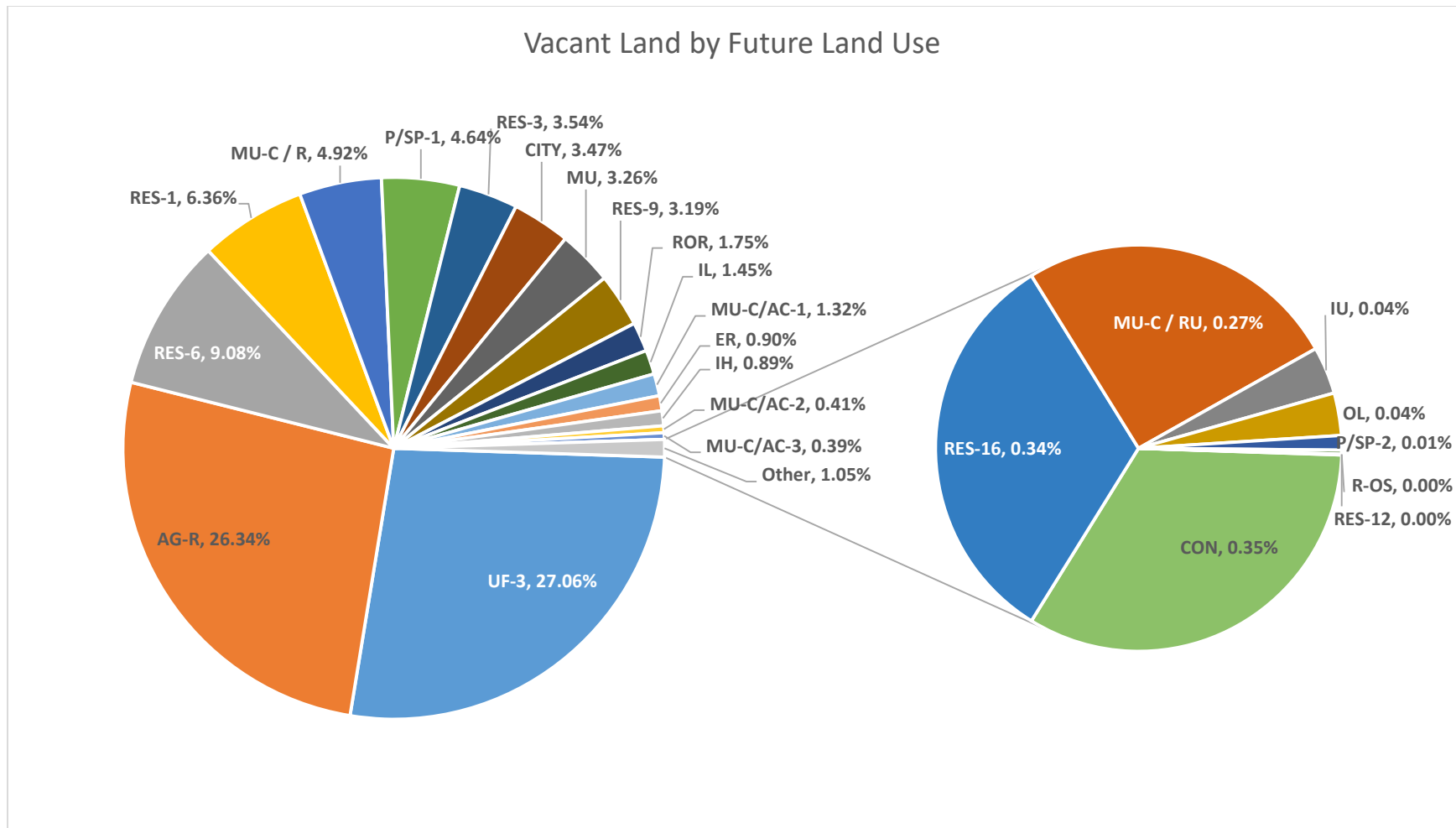
The County is approaching full build-out, yet still has potential for future development, redevelopment, and growth. To understand the type of impact these vacant lands could have on the built environment if eventually developed, it is useful to view in which Future Land Use Categories they fall. Figure 4 provides the breakdown of vacant land by Future Land Use category, and Figure 5 provides the same breakdown visually.

Figure 4. Vacant Land by Future Land Use

FLU Designation	Acres	%
AG-R	14,849.19	26.34%
CITY	1,956.70	3.47%
CON	197.11	0.35%
ER	507.62	0.90%
IH	499.69	0.89%
IL	814.56	1.45%
IU	22.23	0.04%
MU	1,836.86	3.26%
MU-C / R	2,771.70	4.92%
MU-C / RU	152.14	0.27%
MU-C/AC-1	745.37	1.32%
MU-C/AC-2	230.11	0.41%
MU-C/AC-3	219.45	0.39%
OL	19.95	0.04%
P/SP-1	2,613.17	4.64%
P/SP-2	6.86	0.01%
RES-1	3,587.08	6.36%
RES-12	1.88	0.00%
RES-16	191.23	0.34%
RES-3	1,995.06	3.54%

RES-6	5,117.16	9.08%
RES-9	1,796.72	3.19%
ROR	985.18	1.75%
R-OS	0.35	0.00%
UF-3	15,251.20	27.06%
Total	56,368.57	100.00%

Figure 5. Vacant Land by Future Land Use



Source: Manatee County Future Land Use, September 2023; Manatee County Parcel Open Data, October 2023;

Population Projections

Projected population is the driving force behind the County's future facility needs, housing supply and demand, and land use requirements. This population analysis is a major consideration in preparing future land use designations and each of the Elements' goals, objectives, and policies. Future population estimates for the County identify the amount of residential land and development density allocations that will be necessary to accommodate the County's growth.

According to the University of Florida's Bureau of Economic and Business Research's (BEBR) [Florida Estimates of Population 2024](#), the official population estimate of permanent residents in Manatee County as of April 1, 2023, is 439,566 residents. This is a growth of 39,856 persons (10% increase) since the 2020 decennial census population (399,710). BEBR prepares population projections for all counties in Florida. Population projections for Manatee County through the year 2050 are shown in Figure 6 and Figure 7.

According to the U.S. Census Bureau (ACS, 2022), the median age in Manatee is 49, with a breakout of the percentage of individuals in different age groups displayed in Figure 8. The City's race characteristics are outlined in Figure 9. The majority of the population is comprised of individuals who identify as white (78%) followed by black or African American (8%) and multi-racial (8%). Manatee's future population growth is projected to be 614,600 residents by the year 2050. This is a population gain of about 155,100 people in the next 25 years. The County's projected growth will continue to provide development and redevelopment opportunities.

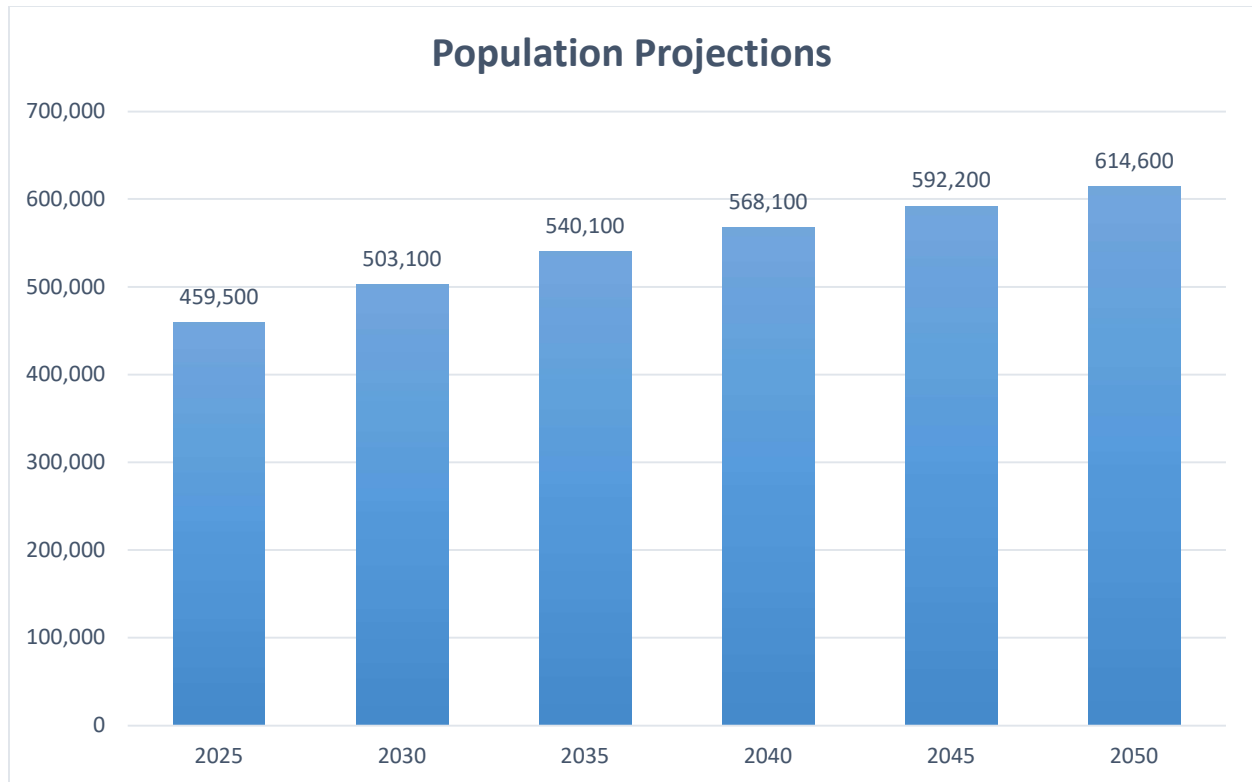
Figure 6. Population Projections

Year	County Population (Est)*
2025	459,500
2030	503,100
2035	540,100
2040	568,100
2045	592,200
2050	614,600

Source: UF BEBR, 2024;

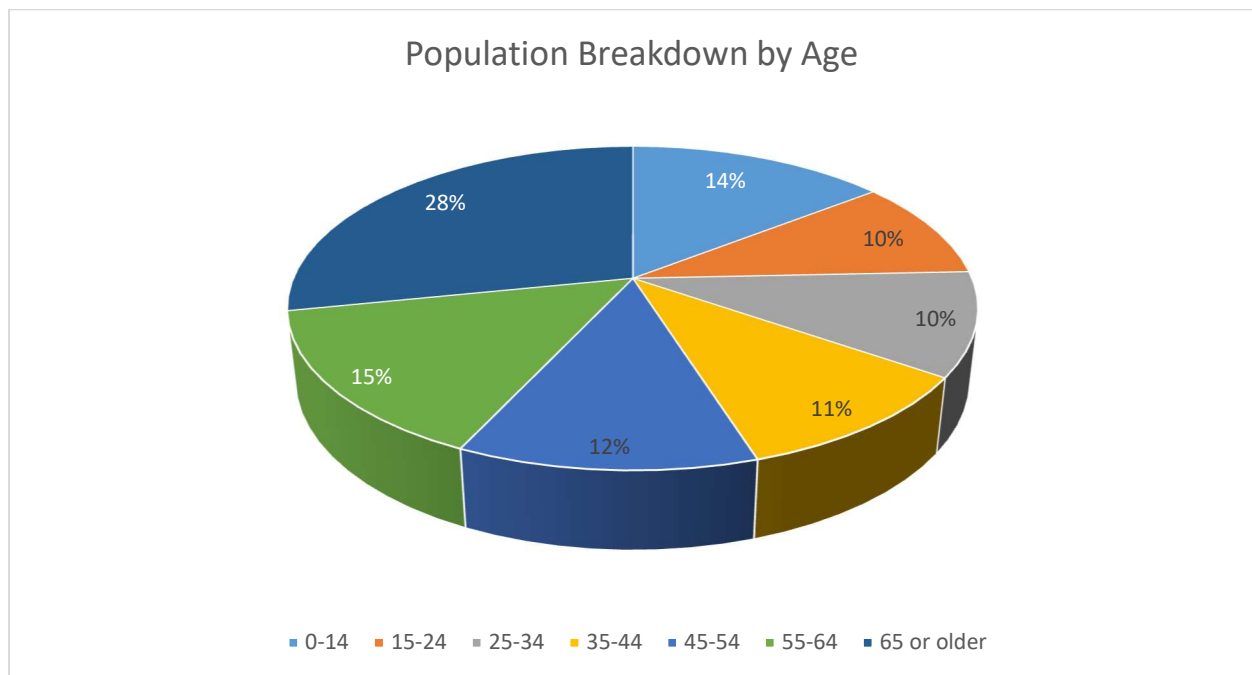
*Medium Projections

Figure 7. Population Projections



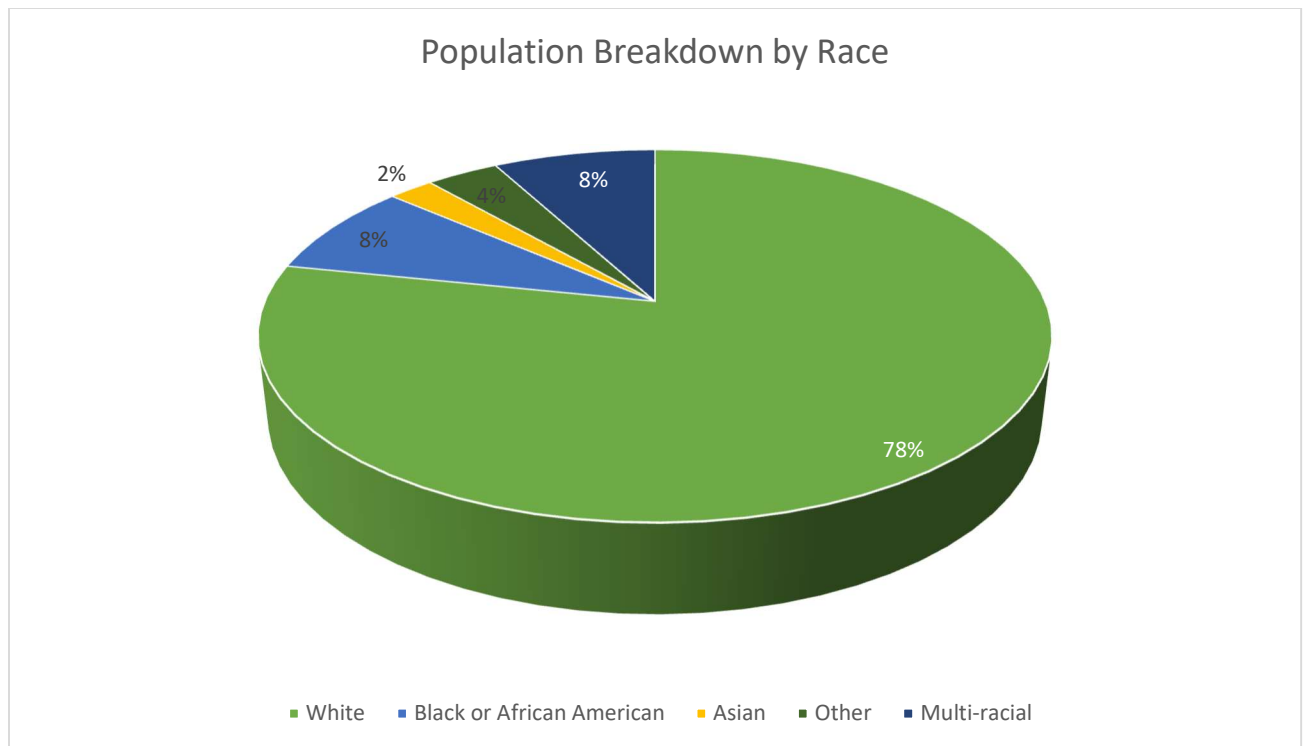
Source: UF BEBR, 2024;

Figure 8. Population by Age



Source: 2022 American Community Survey 5-Year Estimates;

Figure 9. Population by Race

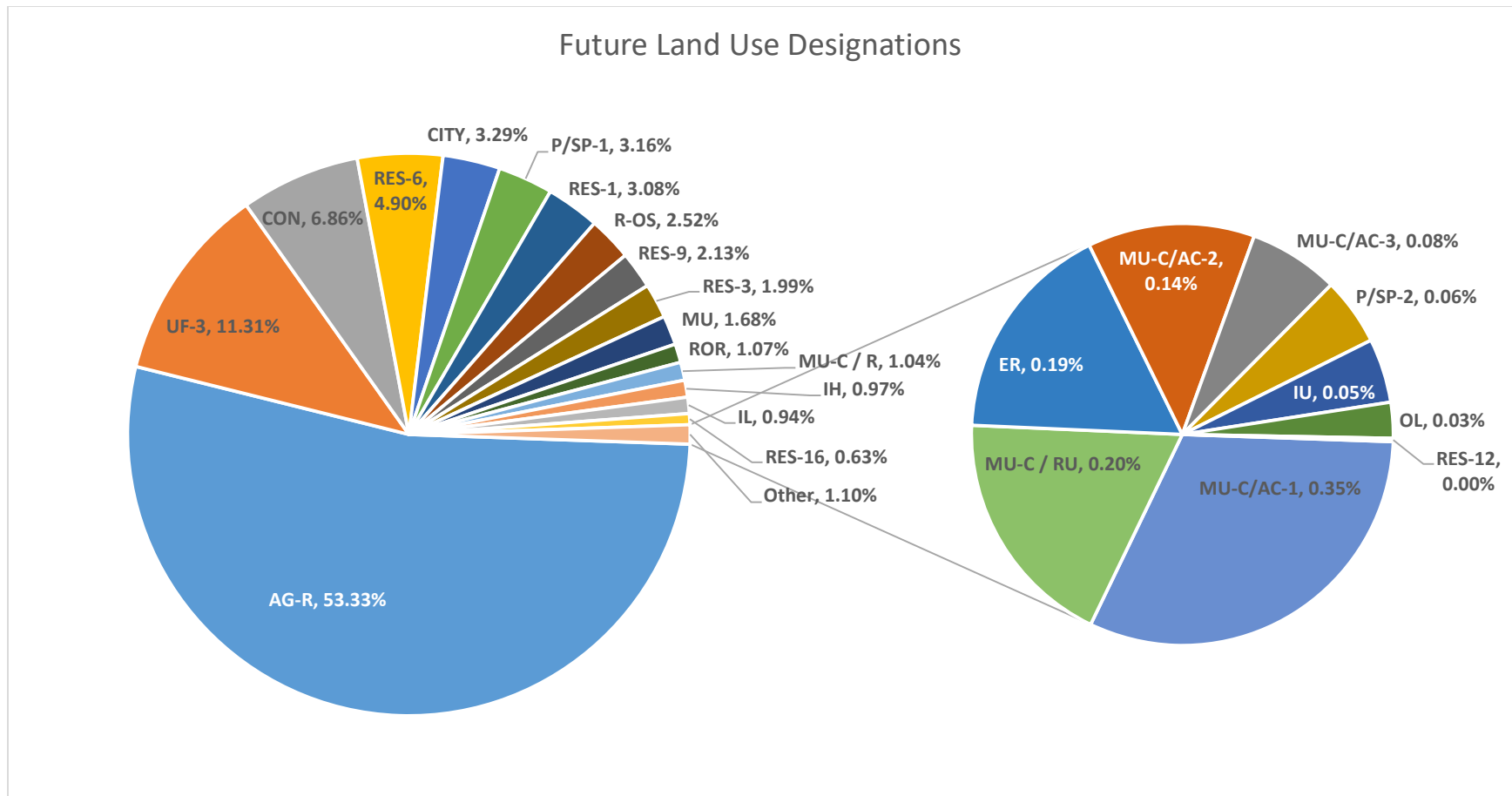


Source: 2022 American Community Survey 5-Year Estimates;

Future Land Use Designations

The 2050 Future Land Use Table below designates future land uses within the existing Manatee County limits through the 2050 planning horizon.

Figure 10. Future Land Use Designations



Source: Manatee County, September 2023;

Build Out Analysis

To better understand the current level of development potential and the ability of Manatee County to absorb the growth that is expected, a build out analysis was performed utilizing the currently adopted FLU designations and vacant land acreages. Maximum densities and intensities were assigned to each future land use designation as documented in Figure 11. The acreages of vacant parcels within these future land use designations were used to roughly calculate the most dense and intense development that the County could expect, assuming maximum build out.

The build out analysis shows that the currently adopted Future Land Use Map (FLUM) allows for a substantial amount of future development in terms of both dwelling units and commercial square footage. For the purpose of this analysis, as mentioned, *maximum* densities and intensities were used. Threshold requirements must be met to develop at the maximum density and/or intensity; these requirements can be reviewed in currently adopted policy 2.2.1.1, Table 2-1.

Figure 11. Build Out Analysis

Future Land Use Category	Abbr.	Acres	Maximum Density (DU/GA)	Maximum FAR	Maximum Density (DU/GA)	Maximum Intensity (Square Feet)
Conservation	CON	197.11	-	-	-	-
Agriculture / Rural	AG/R	14,849.19	0.2	0.23	2,969.84	148,771,064.77
Estate Rural	ER	507.62	0.2	0.23	101.52	5,085,743.26
Residential-1	RES-1	3,587.08	1	0.35	3,587.08	54,688,621.68
Residential-3	RES-3	1,995.06	6	1	11,970.36	86,904,813.60
Urban Fringe-3	UF-3	15,251.20	9	0.5	137,260.80	332,171,136.00
Residential-6	RES-6	5,117.16	12	1	61,405.92	222,903,489.60
Residential-9	RES-9	1,796.72	20	1	35,934.40	78,265,123.20
Residential-12	RES-12	1.88	24	1	45.12	81,892.80
Residential-16	RES-16	191.23	32	1	6,119.36	8,329,978.80
Low Intensity Office	OL	19.95	6	1	119.70	869,022.00
Medium Intensity Office	OM	0.00	0	1	0.00	0.00
Retail/Office/Residential	ROR	985.18	32	1	31,525.76	42,914,440.80
Industrial-Light	IL	814.56	1	1	814.56	35,482,233.60
Industrial-Heavy	IH	499.69	0	1	0.00	21,766,496.40
Urban Industrial	IU	22.23	0	1.25	0.00	1,210,423.50
Mixed Use	MU	1,836.86	30	2	55,105.80	160,027,243.20

Future Land Use Category	Abbr.	Acres	Maximum Density (DU/GA)	Maximum FAR	Maximum Density (DU/GA)	Maximum Intensity (Square Feet)
Mixed Use Community (MU-C)	MU-C/R	2,771.70	3	0.23	8,315.10	27,769,107.96
	MU-C/RU	152.14	9	0.23	1,369.26	1,524,260.23
	MU-C/AC-1	745.37	9	1	6,708.33	32,468,317.20
	MU-C/AC-2	230.11	9	0.35	2,070.99	3,508,257.06
	MU-C/AC-3	219.45	3	0.23	658.35	2,198,625.66
Public/Semi-Public	P/SP(1)	2,613.17	-	-	-	-
Major Public/Semi-Public	P/SP(2)	6.86	-	-	-	-
Major Attractors	AT	-	-	-	-	-
Major Recreation/Open Space	R/OS	0.35	-	-	-	-

Source: Manatee County, 2023;

Natural Resources Inventory

For a detailed review of natural resources in Manatee County, please review the Conservation and Coastal Elements' Data Inventory and Analysis sections.

Soils and Topography

For a review of soils and topography in Manatee County, please review the Conservation Element's Data Inventory and Analysis section.

Historical Resources Inventory

For a detailed review of historical resources in Manatee County, please review the Historical & Cultural Element Data Inventory and Analysis section.

03

CONSERVATION



Introduction

The purpose of this element is to promote conservation, use and protection of natural resources within Manatee County. The protection, conservation and promotion of these resources are important for the public welfare now and as the population increases in the County throughout the planning period. All of the natural resources are to be protected and conserved.

This element inventories and evaluates the natural resources within the County. As the population within the County increases, increasing pressure will be placed on the natural resources. This element will examine this issue and propose methods to protect, conserve and safely use these resources. The natural resources examined by this element include water (surface and ground), wildlife, vegetation, minerals, air, and soil. The examination of these resources includes an analysis on how to conserve them, and examination of potential pollution problems in the County.

General Location

Manatee County is located on Florida's Gulf Coast. It is bordered by Tampa Bay and St. Petersburg to the north, Hardee and DeSoto counties to the east, and Sarasota to the south.

Climate

Manatee County has a humid subtropical climate conducive to hot and humid summers, mild winters, and year-round rain showers. August is the wettest month in Manatee County and the driest month is November.

Geography

The County is home to a wide variety of environments which range from coastal communities and barrier islands in the west to urban communities in the central portion of the county, eventually giving way to suburban and rural areas to the east.

Manatee County has six major watersheds, named after bays or rivers, and numerous subbasins, typically named after the creeks. One of Manatee County's major watersheds, the Manatee River Watershed, is located almost entirely within Manatee County. The Manatee River flows into Tampa Bay midway along the coast.

Waterbodies

Rivers/Creeks/Canals

The following rivers, creeks and canals are found totally or partially in Manatee County.

- Baker Branch
- Boggy Creek
- Bowlees Creek
- Braden River
- Bud Slough
- Cabbage Slough
- Cedar Creek
- Cedar Drain
- Clay Gully
- Coker Creek
- Cooper Creek
- Corbit Branch
- Craig Branch
- Critical Creek
- Curiosity Creek
- Cypress Strand
- East Fork Manatee River
- Fisher Branch
- Fort Crawford Creek
- Frog Creek
- Gamble Creek
- Gap Creek
- Gates Creek
- Gilley Creek

- Goddard Creek
- Grapeyard Creek
- Harvey Prong
- Jeffs Cowpen Creek
- Johnson Creek
- Keen Branch
- Little Deep Branch
- Little Fort Crawford Creek
- Little Manatee River
- Long Branch
- Long Creek
- Manatee River
- Maple Creek
- McMullen Creek
- Mill Creek
- Moody Branch
- Mossy Island Slough
- Myakka River
- Nonsense Creek
- North Fork Manatee River
- Ogleby Creek
- Oneco Drain
- Owen Branch

- Owen Creek
- Palma Sola Creek
- Peacock Branch
- Pearce Canal
- Poley Branch
- Rattlesnake Slough
- Rye Branch
- Sand Branch
- Sand Slough
- South Fork Little Manatee River
- Sugarhouse Creek
- Tatum Gully
- Taylor Creek
- Tyre Creek
- Wares Creek
- Water Hole Creek
- Webb Branch
- Wildcat Slough
- Williams Creek
- Wingate Creek
- Wolf Slough
- Youngs Cree

Bays

The following bays are found totally or partially in Manatee County.

- Lower Tampa Bay
- Middle Tampa Bay
- Manatee River Estuary
- Palma Sola Bay
- Sarasota Bay
- Terra Ceia Bay

Lakes

The following lakes are found totally or partially in Manatee County. The largest lake is Lake Manatee which was created through an impoundment on the Manatee River.

- Beacon Lake
- Center Lake
- Clearwater Lake
- Colony Lake
- Crawford Lake
- Gum Swamp
- Heron Lake
- Horseshoe Lake
- Lake Manatee
- Lake Bayshore
- Laurel Lake
- Little Sawgrass Lake
- Long Lake
- Montego Bay
- North Lake
- Lake Osprey
- Lake Parrish
- Pleasant Lake
- Sand Prairie
- Summerfield Lake
- Sunrise Lake
- Sunset Lake
- Uihlein Lake
- Ward Lake
- Warner East Bayou
- Warner West Bayou
- Wilson Pond

Wetlands

The Wetland land use covers within Manatee County include the following: bay swamps, cypress, emergent aquatic vegetation, freshwater marshes, intermittent ponds, mangrove swamps, salt flats, saltwater marshes, shorelines, stream and lake swamps (bottomland), wet prairies, wetland coniferous forests, wetland forested mixed, and wetland hardwood forests. The stream and lake swamps land cover is hydrologically connected to the navigable lakes and the other are isolated wetlands. Wetlands provide many environmentally important functions. These functions include providing a habitat for many aquatic and land species, water retention, protection of shorelines and water quality enhancement.

Preserves are protected areas of importance for wildlife, flora, fauna or features of geological or other special interests. They are reserved and managed for conservation and to provide special opportunities for education or passive recreation. Manatee County Preserves are one of the few places you can enjoy the landscapes and coastlines of Old Florida.

Parks and preserves provide much needed habitat for wildlife and provide biodiversity. The following are parks and preserves in Manatee County:

- Wingate Creek State Park
- Myakka River State Park
- Lake Manatee State Park
- Rye Preserve Wilderness Park
- Flatford Swamp Preserve
- South Fork State Park
- Terra Ceia Preserve State Park
- Tom Bennett Park
- Judah P. Benjamin Confederate Memorial at Gamble Plantation Historic State Park
- Pine Island Preserve
- Hidden Harbor Park
- Edward W Chance Reserve
- Robinson Preserve
- Twin Rivers Preserve
- Floyd C. Johnson and Flo Singer Johnson Preserve at Braden River

Duette Preserve is home to one of the region's largest Florida scrub-jay (*Aphelocoma coerulescens*) habitats, a species that is listed on the Florida Fish and Wildlife Conservation Commission as a threatened species.

Impaired Waters

FDEP develops and adopts total maximum daily loads (TMDLs) for the waterbody segments it identifies as impaired. A TMDL is the maximum amount of a specific pollutant that a waterbody can assimilate while maintaining its designated uses. FDEP has adopted TMDLs for the Manatee River. The following water bodies are considered impaired:

- Little Manatee River is considered Impaired for fecal coliform
- South Fork Little Manatee River is considered Impaired for fecal coliform
- Braden River above Ward Lake is considered Impaired for fecal coliform.
- Cedar Creek is considered Impaired for fecal coliform
- Rattlesnake Slough is considered Impaired for fecal coliform
- Nonsense Creek is considered Impaired for fecal coliform and dissolved oxygen
- Gilley Creek is considered Impaired for fecal coliform and *Escherichia coli*

Manatee County maintains a list of all waterbodies and water segments (WBIDs) which have been classified as impaired on their [website](#).

Groundwater

Manatee County will maintain or enhance the quality and transparency of surface waters and protect groundwater quality through natural resource and land use programs to:

- Contribute to continued cleanup and pollution reduction goals of Tampa Bay and Sarasota Bay;
- Ensure clean water for passive recreation;
- Maintain water quality for potable wells;
- Enhance natural aquatic habitat; and
- Ensure that adequate water supplies meet population demand for at least a 10-year planning period, considering the Southwest Florida Regional Water Supply Plan, and Manatee County Water Supply Facilities Work Plan

Drinking water for the customers of Manatee County Utilities Department is a blend of purified groundwater and purified surface water. In 2022, an average of 16.59 million gallons per day of deep ground water and 31.11 million gallons per day of surface water was used.

Southwest Florida Water Management District calculates the Aquifer Resource Indicator (ARI) for their three groundwater regions each month. The ARI was created to provide the public with a gauge of groundwater levels in their area, so they can develop an understanding of the severity and cycles of drought and recovery.

The groundwater is pumped from the Floridan Aquifer from seven, 1200-foot-deep wells located in eastern Manatee County. This water is pumped through a 36-inch pipe approximately 13 miles to the Purification Plant. Surface water is taken from the Lake Manatee Reservoir located in central Manatee County.

Lake Manatee is operated as a public water supply reservoir by the Manatee County Utility Department.

Floodplains

Based on recent studies of the area, the Federal Emergency Management Agency (FEMA) has updated the County's flood zones effective August 10, 2021. There are several areas within Manatee County which have been identified by the FEMA as having the potential for flooding in the 100-year storm event. Flood Zone VE and AE represent the Special Flood Hazard Area that are high risk for flooding and typically requires flood insurance (100-year storm event flood Levels). Residents have the capability of searching their address on the interactive map and identifying which flood zone they live in. Most of the flood hazard areas are located adjacent to the rivers and lakes as well as along coasts and bays.

Land Use Cover

Land surface elevations gradually increase from sea level at the gulf coast to a high of 136 feet in northeastern Manatee County. This change in topography over this area is evidence of former marine shorelines, called terraces. Each terrace consists of poorly drained flatlands with many swamps, ponds and lakes.

Below is a breakdown of land use types and acreages within Manatee County.

Figure 12. SWFWMD Land Use Coverage

Land Use	Acreage	Percentage
Agriculture	157,271	32%
Barren Land	512	0.1%
Rangeland	48,720	9.9%
Transportation, Communication, & Utilities	9,625	1.9%
Upland Forest	40,525	8.3%
Urban and Built-Up	128,611	26.3%

Water Wetlands	24,672	5.1%
	78,426	16.1%
Total	488,362	100%

Agriculture: The Agriculture land use covers within Manatee County include the following:

- Cropland and Pastureland
- Row Crops
- Tree Crops
- Other Open Land
- Specialty Farms
- Nurseries and Vineyards
- Feeding Operations

Barren Land: The Barren Land land use covers within Manatee County include the following:

- Beaches other than Swimming Beaches
- Disturbed Land
- Sand Other Than Beaches

Rangeland: The Rangeland land use covers within Manatee County include the following:

- Herbaceous
- Shrub and Brushland
- Mixed Rangeland

Upland Forest: The Upland Forest land use covers within Manatee County include the following:

- Upland Coniferous Forests
- Pine Flatwoods
- Longleaf Pine - Xeric Oak
- Upland Hardwood Forests
- Upland Hardwood - Coniferous Mix
- Tree Plantations

Urban and Built-Up: The Urban and Built-Up land use covers within Manatee County include the following:

- Residential Low Density, <2 dwelling units/acre
- Residential Medium Density, 2 To 5 dwelling units/acre
- Residential High Density
- Commercial and Services
- Industrial
- Extractive
- Reclaimed Lands
- Institutional
- Golf Course
- Recreational
- Open Land

Water: The Water land use covers within Manatee County include the following:

- Streams and Waterways
- Lakes
- Reservoirs
- Bays and Estuaries
- Gulf of Mexico

Wetlands: The Wetland land use covers within Manatee County include the following:

- Mangrove Swamp
- Stream and Lake Swamps (bottomland)
- Bay Swamps
- Wetland Hardwood Forests
- Wetland Coniferous Forests
- Cypress
- Wetland Forested Mixed
- Vegetated Non-Forested Wetlands
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairie
- Emergent Aquatic Vegetation
- Non-Vegetated
- Salt Flats
- Intermittent Ponds
- Shorelines

Air Quality

Manatee County aims to achieve a level of Ambient Air Quality that meets or exceeds State and National Ambient Air Quality Standards (NAAQS) to:

- Protect the health of County residents;
- Decrease atmospheric deposition of pollutants into water resources;
- Maintain healthy ecosystems;
- Reduce costs to County taxpayers for cleaning up air pollution.

In the Comprehensive Plan, the Manatee County names reducing or stabilizing vehicular emission levels as a key strategy to maintain and improve air quality in the County through the use of traffic mitigation techniques which may include traffic flow improvements, use of transportation control measures such as Intelligent Transportation Systems (ITS), Transportation Demand management (TDM) and buffer zones when seeking to mitigate potential adverse air quality impacts, discouragement of emission control and tampering, encouraging the use of alternative fuel vehicles, and encouraging transit amenity provisions.

The County will also support efforts by the Tampa Bay Estuary Program (TBEP) as set forth in the adopted TBEP Comprehensive Conservation and Management Plan (CMP) to reduce atmospheric depositions of nitrogen.

Two monitoring networks have air quality monitoring stations in Manatee County. The National Atmospheric Deposition Program is a cooperative among federal, tribal, state, and local government agencies, educational institutions, private sector, and 2) non-governmental agencies that monitors rainfall chemistry. Florida's Ambient Air Quality Monitoring Program is coordinated by FDEP. The Program includes four air quality stations in Manatee County.

The Air and Watershed Management program is responsible for: 1) Monitoring the air and water quality of the County to meet various regulatory requirements; 2) Coordinating compliance with the County's municipal storm sewer permit (also known as our "MS4 permit") and implementing the County's stormwater ordinance; 3) Implementing the County's biosolids landspreading ordinance; and 4) Evaluating waterbody impairments and watershed management plans. The Air and Watershed Management program also investigates citizen complaints related to water quality, stormwater systems, algae blooms, fish kills, and landspreading. The Air and Watershed Protection program operates three (3) surface water quality monitoring programs in lakes, streams, rivers, and estuaries. The water quality programs are supported by the County's own certified environmental laboratory.

The Air and Watershed Management program operates three (3) air quality monitoring stations in Manatee County's urban area. These stations monitor ground-level ozone, the most significant air pollutant in the region. Our air quality data meets strict quality assurance standards and is suitable for establishing the air quality attainment status of

Manatee County. State and federal air quality forecasts combine observations made by Manatee County's own monitoring stations with those from monitoring stations in the region to form sophisticated, but easy to interpret, depictions of Manatee County's air quality. U.S. Environmental Protection Agency's AirNow forecast is recommended to find data on local air quality. Ozone is the most significant air pollutants that may affect the County's air quality.

Water Quantity and Quality

This section analyzes the current and projected water needs and sources based on the demands for industrial, agricultural, and potable water use and the quality and quantity of water available to meet these demands.

Per Objective 3.2.1. in the Comprehensive Plan, Manatee County has the goal of maintaining or improving the water quality and quantity in Lake Manatee, Evers Reservoir, and Peace River Watershed Overlay (WO) Districts for the purpose of ensuring a continued supply of drinking water at lowest possible cost to the current and future residents of the County and component jurisdictions. Strategies implemented will include developing a reservoir watershed management plan for Evers Reservoir, Lake Manatee, and Peace River, as well as encouraging the attachment of Forest Management Plans, when appropriate, to agricultural Conservation Plans.

The County will also prohibit the disposal of treated effluent from any wastewater treatment plant or the disposal of any sludge within the WO District, provided, however, beneficial reuse of reclaimed water from any public wastewater treatment plant shall be allowed in the Evers Reservoir watershed, limited to public wastewater treatment plants that attain Advanced Wastewater Treatment (AWT) Standards as defined in section 403.086, Florida Statute.

Manatee County bays are directly dependent on a balance of water temperature, nutrients, pH, oxygen, and clarity. Alteration of natural landscapes by residential, commercial, agricultural, and industrial land uses has interrupted the natural infiltration and historical volume, location, and timing of surface and groundwater flow, released pollutants and contaminants into the air and water, increased nutrient and bacteria concentrations, and reduced dissolved oxygen concentrations in the early morning hours. Multiple ongoing threats to water quality include excess nutrient loadings, harmful algal blooms, high bacteria counts, low dissolved oxygen concentrations, increased sediment loads from excess runoff, toxins, microplastics, and alteration of natural hydrology.

Coordination among a variety of agencies conducting environmental water quality sampling in Southwest Florida estuaries occurs through the Regional Ambient Monitoring Program (RAMP) with standardized field sampling and laboratory analysis protocols that results in consistent data collection methods used by all parties (Table WQQ-1). This ensures that water quality data meet stringent state quality assurance standards before being submitted to the Watershed Information Network (WIN), a statewide public database maintained by FDEP. Manatee County Parks and Natural Resources Department samples northern Sarasota Bay Estuary Program (SBEP) bays including Big Sarasota Bay from Anna Maria Sound south to the county line, and Palma Sola Bay. Each sampling area has 24 sampling stations. Eight of these stations are sampled monthly so that all 24 stations in an area are sampled each quarter.

Water Demands

The 2022 edition of the [Water Usage Report Card](#) for Manatee County provides the average monthly consumption for residential, multi-family, mobile/travel trailer, and irrigation categories as shown below in Figure 13 below. The average household of 4 should have a consumption around 5,000 gallons per month.

Figure 13. Monthly Water Consumption

Category	Average Monthly Use in Gallons	Average Monthly Use in Hundreds of Gallons
Single Family Homes	4,953	50
Multi-Family Homes	3,112	31
Mobile/Travel Trailers	2,483	25
Irrigation	9,023	90

Water studies reveal that in many communities, up to 50 percent of the scarce drinking water that flows through water meters each month is used to maintain landscape and turf grass. This trend can be reversed in Manatee County since much of the demand for irrigation can be met with reclaimed water, thus helping to save precious potable water supplies. In addition to residential irrigation use, many golf courses and farms throughout the country use reclaimed water, saving even more potable water. Manatee County and the City of Bradenton have in-stream reservoirs known as Lake Manatee and Evers Lake.

The MARS system, which was activated in 2006, is a strategy to reduce aquifer withdrawals and increase the drinking water supply by providing alternative water sources for irrigation. The overuse of groundwater in one of the most stressed aquifer recharge areas in the state of Florida, the Southern Water Use Caution Area (SWUCA), has made finding alternative sources of water critical.

Manatee County operates three water reclamation facilities (WRF). All three of the WRFs depend upon irrigation with reclaimed water to use the treated water. Before MARS, each facility operated independently. If one facility had surplus reclaimed water and another facility had excessive demand, the County had no mechanism to move the surplus to the area of need.

Supporting the water needs of our community while maintaining the health and quantities of our fresh water supply is a balance that can be achieved by valuing our reclaimed water as a sustaining alternative water resource that can serve water demands for activities that would otherwise compete for the same resources.

Water Conservation

Manatee County has a very robust conservation program designed to help residents conserve water to prolong the availability of one of our most vital natural resources. The County participates in water conservation, use, and protection through programs and policies supported by SWFWMD including watering restrictions, rebate programs and educational programs.

Watering restrictions apply to all potable (drinking) water and all irrigation waters that come from wells, surface water sources including retention ponds, rivers, lakes, etc.

Manatee County rebate programs are designed to reduce the amount of drinking water drawn from Manatee County Utilities Department and used for flushing toilets and landscape irrigation by offering financial incentives. The County offers two types of rebates: indoor water conservation (toilet replacement rebate) and outdoor water conservation, which includes rebates for wells, landscaping, irrigation systems and more, including a free evaluation on your landscaping and irrigation system.

Manatee County's Rain Barrel Program is designed to help residents lower their utility bills and conserve water by using rain barrels to collect and store rainwater for irrigation. The Manatee Board of County Commissioners and the Utilities Department are dedicated to conserving water resources and providing ways for all citizens to implement water saving measures.

Additional resources and opportunities include educational programs including school presentations, online resources, grants, and activities to promote water conservation.

Aquifer Recharge

The Aquifer Recharge at Flatford Swamp is considered a Southern Water Use Caution Area (SWUCA) recovery tool in Manatee County.

This project consists of the recharging of excess surface water, treated to primary drinking water standards, into the Upper Floridan aquifer more than 1,000 feet below the land's surface. The recharged water has the potential to help improve groundwater levels and reduce the rate of saltwater intrusion from the Gulf of Mexico in the SWUCA's Most Impacted Area.

Commercially Valuable Minerals

The two types of mining that occur in Manatee County are phosphate and borrow pit mining. Borrow pits are regulated locally in accordance with Section 732 of the Land Development Code. In addition to permits from the Southwest Florida Water Management District and the Florida Department of Environmental Protection, they must obtain approval of a Manatee County Special Permit and Operating Permit in order to operate. In Manatee County, borrow pits are typically mined for sand and topsoil material. Sand and shell from borrow pits have a variety of uses, but are most commonly used to contour construction sites, house pads, and road bases. There are currently two active permitted borrow pit mines in Manatee County.

The County also regulates phosphate mining operations. Phosphate companies are regulated in Manatee County by Ordinance 04-39, "The Manatee County Phosphate Mining Code." Prior to mining, they must receive approval of a Development Order, Rezone, and Master Mining Plan & Operating Permit. There are currently over 17,000 acres of land approved for phosphate mining in the County. Phosphate rock is used to make fertilizer. Only one company is actively mining phosphate in Manatee County – Mosaic Fertilizer, LLC. There are only few areas of phosphate deposits in the United States, and central Florida is estimated to contain 80 percent of the United States' phosphate deposits. A large deposit of phosphate rock is found in Manatee County known as the Bone Valley due to the amount of fossils found among the rock.

Manatee County's Comprehensive Plan promotes efficient, environmentally sound utilization and extraction of mineral resources to conserve natural resources and to ensure that the natural environment is protected from adverse impacts. This objective will be implemented by reviewing all the new or amended mineral resource extraction activities for conformance with the Manatee County Mining Ordinance, as amended, the Land Development Code, and any other applicable local, State, and Federal programs.

Soils and Soil Erosion

The Manatee County Agriculture and Extension Service Soils unit in partnership with the NRCS/USDA and the Manatee Soil and Water Conservation District, assists Manatee County's landowners with conserving their soil, water and other natural resources. The soils unit helps facilitate cost-sharing and technical assistance for private landowners in Manatee, Sarasota, and Charlotte County. The conservation practices, enhancements, and technical requirements help reduce runoff of nutrients, water usage, and waste and contribute to increases in profitability, sustainability, and efficiency. The Environmental Quality Incentives Program (EQIP) is a voluntary program that provides financial and technical assistance to agricultural producers to plan and implement conservation practices that improve soil, water, plant, animal, air and related natural resources on agricultural land and non-industrial private forestland.

The soil classifications are made based upon the water table, slope, erosion potential, permeability, subsidence and organic (muck/peat) content. The soils are also rated as to their potential for development based upon those limiting properties.

The Manatee County Soil Survey prepared by the Soil Conservation Service gives details of the different soil types that exist in Manatee County. Following is a description of soil associations and their characteristics.

Soils of the sandy ridges and knolls - The soils making up this group are nearly level to gently sloping and moderately well drained to somewhat poorly drained. They are sandy throughout. In most areas the soils have a dark colored subsoil at a depth below 30 inches. The soils are mainly in the northeastern part of the county.

Soils of the coastal islands - The soils making up this group are nearly level to gently sloping and somewhat poorly drained to moderately well drained. On the gulf side they are on low coastal dunes and sandy beaches. On the bay side they are nearly level and poorly drained. The soils are sandy; shells and shell fragments are common to many.

Soils of the flatwoods - The soils making up this group are nearly level and moderately well drained to very poorly drained. This group is the largest in the survey area. The soils are in all parts of the survey area except barrier islands

and mangrove swamps. In most areas, the soils are sandy throughout and have a dark colored subsoil. In some areas, they are weakly cemented in the subsoil. In some areas, they have a loamy subsoil.

Soils of the wet depressions, flood plains, swamps, and marshes - The soils making up this group. are poorly drained and very poorly drained. The poorly drained soils are subject to flooding. They are loamy beginning at a depth of 20 to 40 inches. In some areas these soils have a dark colored sandy subsoil overlying loamy material. In most areas the very poorly drained soils are subject to ponding or tidal flooding. The surface layer is thick and has a dark color. In some areas, these soils have a loamy subsoil below a depth of 20 inches. In some areas, they are organic and have mineral material beginning at a depth of 16 to 51 inches. In some areas, they are sandy and have a dark colored subsoil.

Threatened and Endangered Species

Wildlife and plant species which have been listed by the Florida Fish and Wildlife Conservation Commission as being endangered or threatened in Manatee County are documented in Figure 14. This table is provided as a guide to project planning and is not a substitute for site-specific surveys. Such surveys may be needed to assess species' presence or absence, as well as the extent of project effects on listed species and/or designated critical habitat.

Figure 14. Florida's Engendered and Threatened Species 2023

Category	Species Common Name	Species Scientific Name	Code
Fish	None		
Amphibians	None		
Reptiles	American Alligator	<i>Alligator mississippiensis</i>	FT (S/A)
	Eastern indigo snake	<i>Drymarchon corais couperi</i>	FT
	Florida Brown snake	<i>Storeria victa</i>	ST
	Florida Pine Snake	<i>Pituophis melanoleucus egregius</i>	ST
	Gopher Tortoise	<i>Gopherus polyphemus</i>	ST
	Green Sea Turtle	<i>Chelonia mydas</i>	FT
	Kemp's Ridley Sea Turtle	<i>Lepidochelys kempii</i>	FE
	Loggerhead Sea Turtle	<i>Caretta caretta</i>	FT
	Leatherback Sea Turtle	<i>Dermochelys coriacea</i>	FE
Birds	American Oystercatcher	<i>Haematopus palliatus</i>	ST
	Audubon's Crested Caracara	<i>Polyborus plancus audubonii</i>	FT
	Black Skimmer	<i>Rynchops niger</i>	ST
	Florida Burrowing Owl	<i>Athene cunicularia floridana</i>	ST
	Florida Scrub-jay	<i>Aphelocoma coerulescens</i>	FT
	Florida Sandhill Crane	<i>Antigone canadensis pratensis</i>	ST
	Least Tern	<i>Sternula antillarum</i>	ST
	Little Blue Heron	<i>Egretta Caerulea</i>	ST
	Piping Plover	<i>Charadrius melodus</i>	FT
	Reddish Egret	<i>Egretta rufescens</i>	ST
	Roseate Spoonbill	<i>Platalea ajaja</i>	ST
	Snowy Plover	<i>Charadrius nivosus</i>	ST
	Southeastern American Kestrel	<i>Falco sparverius paulus</i>	ST
	Tricolored Heron	<i>Egretta tricolor</i>	ST

	Whooping Crane	<i>Grus americana</i>	FXN
	Wood Stork	<i>Mycteria americana</i>	FT
Mammals	West Indian Manatee (Florida manatee)	<i>Trichechus manatus</i>	FT
Corals	None		
Crustaceans	None		
Insects	None		
Mollusks	None		
FT: Federally Designated Threatened ST: State Designated Threatened FT(S/A): Federally Designated Threatened species due to similarity of appearance FXN: Federally Designated Threatened Nonessential Experimental Population			

Vegetative Communities

Manatee County has a sub-tropical climate, which allows for the development of a diverse vegetative ecological communities, including upland and wetlands. The ecological communities associated with the wetlands and uplands found in Manatee County include the flora and fauna that provide many ecological functions and benefits to the community. Natural vegetative communities found include: beach, dune, blackwater stream, bottomland forest, coastal interdunal swale, dry prairie, flatwoods/prairie lake, hydric hammock, maritime hammock, marsh lake, mesic flatwoods, mesic hammock, scrub, and wet prairie.

Manatee County - Robinson Preserve Expansion Upland Restoration Project:

This project supported re-establishment of high quality coastal upland habitats on approximately 14.8 acres of former agricultural land with heavy infestation of invasive exotic vegetation in Manatee County, FL. Ecological function of this portion of the 150-acre site was achieved by systematically exhausting the seedbank of undesirable plants and replacing them with a mixture of target habitat specific, desirable native species. Target habitats consist of Live Oak Hammock

approximately 4.4 acres; Pine Flatwoods – approximately 4.6 acres; Coastal Shrub – approximately 2.9 acres; and Coastal Hammock – approximately 2.8 acres established to the extent they are at a relatively stable state and capable of self-sufficiency with normal land management maintenance to be performed by Manatee County.

Conservation and Recreational Uses of Natural Resources

The Resource Management Division was established to conserve and protect natural and cultural resources under the ownership and/or management of Manatee County, while maintaining and restoring the ecological integrity of the historic native ecosystems. This program manages and maintains over 30,000 acres contained in 16 public preserves in the county.

There are many recreational activities that require and use natural resources. These include bicycling, boating, kayaking, camping, fishing, hiking, horseback riding, hunting, nature study, picnicking, freshwater swimming, and water skiing. The Environmental Protection Division protects air, surface water and groundwater quality in the County's watersheds and estuaries. The division monitors ambient air and surface water quality throughout the County to meet regulatory requirements as well as to provide a measure of the effectiveness of regional efforts to improve our environment. The Division also participates in many inter-governmental technical and policy development forums such as the three (3) federally-initiated estuary programs, the Tampa Bay Nitrogen Management Consortium, the Southwest Florida Regional Ambient Monitoring Program, the Seagrass Working Group, and others.

In Manatee County, there are many opportunities for recreational activities that use natural resources, whereas the loss or reduction of these natural resources would reduce recreational opportunities for residents and visitors. Manatee County has sixteen preserves established through a combination of land donations, land purchases, grants from other organizations, and partnerships with Land Trusts. Habitat restoration, ongoing resource management, and providing access for hiking, biking, running, swimming, paddling, horseback riding, fishing, hunting, camping, and picnics are rewarding challenges for Manatee County staff. Many recreational and outdoor education opportunities are provided.

The blueways of Manatee County comprise 75 miles of paddling trails in marine and fresh waters, creating links to the Florida Circumnavigational Saltwater Paddling Trail, an officially designated National Recreational Trail. There are seven area waterways to be explored with the help of the Paddle Manatee Guide. The first and northernmost trail system is the Bishop Harbor Trail. The second trail is the Terra Ceia Trail which includes Miguel Bay and Terra Ceia Bay areas. The third trail is the Manatee River Trail, which includes the Upper Manatee River (easterly tributary), and the Manatee River (westerly tributary). The fourth and fifth trails include the Braden River Trail and Lower Braden River Trail. The Palma Sola Bay Trail is next, followed by the Sarasota Bay/Barrier Islands Trails, completing the Paddle Manatee System.

Water quality, air quality and the amount of open space directly affect the potential for recreational uses of the natural resources of the County and its service area. The retention and continued survival of the vegetation and wildlife in the Manatee County service area depends on the treatment the ecosystems that support them receives.

04

COASTAL MANAGEMENT



Introduction

Pursuant to the requirements of Chapter 163 of the 2019 Florida Statutes, the **Coastal Management Element** consists of a data inventory and analysis that influences the overarching goals, objectives, and policies. This Element sets the foundation for the County to protect its natural environment and protect life and property from natural disasters.

Coastal Area

Manatee County has over 150 miles of coastline, with 27 miles of white sand beaches edge the gulf sides of Anna Maria Island and Longboat Key, barrier islands that attract more than 2 million visitors a year. Much of the population lives along estuarine bays dense with seagrasses and mangroves. The Manatee River, a popular spot for fishing, bird-watching and water sports, flows into Tampa Bay midway along the coast. The Terra Ceia Aquatic Preserve portion of Tampa Bay edges most of the coast north of the Manatee River; Palma Sola and Sarasota Bays separate much of the southern coast from the barrier islands. Coastal cities include Anna Maria, Cortez, Holmes Beach, Longboat Key, Bradenton, Bradenton Beach, Lakewood Ranch, and Palmetto.

Water Dependent Uses

Water dependent uses are activities that can be carried out only on, in, or adjacent to water areas because the use requires access to the County's Gulf, bays, and rivers. Within Manatee County, these activities include canoe/kayak launches, fishing, piers, boating, public and private marinas, and waterfront parks including beaches and other direct access facilities. The waterfront area is a vital economic activity area within the County. The County created a series of over 75 miles of blueways (paddling trails) through wondrous area waterways for recreational canoeing and kayaking enjoyment, creating links to the Florida Circumnavigational Saltwater Paddling Trail, an officially designated National Recreational Trail. The Paddle Manatee Guide includes information and detailed maps of seven different sections of the trail, along with locations of launch points, boat ramps, amenities, parks, preserves, and points of interest. The seven waterways include Bishop Harbor Trail. The second trail is the Terra Ceia Trail which includes Miguel Bay and Terra Ceia Bay areas. The third trail is the Manatee River Trail, which includes the Upper Manatee River (easterly tributary), and the Manatee River (westerly tributary). The fourth and fifth trails include the Braden River Trail and Lower Braden River Trail. The Palma Sola Bay Trail is next, followed by the Sarasota Bay/Barrier Islands Trails, completing the Paddle Manatee System.

Water Related Uses

Water related uses are activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses. Water related uses include: bait and tackle stores, fish houses (wholesale and retail fish sales, processing, and packaging), tropical fish collection and sales, commercial fishing support (trap building, storage, and dipping), dive shops, boat storage, ship stores, marine repair, retail boat and trailer sales, and marine industrial (hull work and painting, boat yards, boat building, marine construction).

Coastal Economy

The coastal areas of Manatee County play a big part in the County's economy. About 411,000 people live in Manatee County year-round, however that number considerably increases in the winter when northerners come down to escape the cold. An estimated additional 75,000 seasonal residents come to the area from November to March.

Manatee County includes one major port located in Tampa Bay, which is essential to the marine transportation industries, including a high concentration of seaports housing large cargo, and the cruise ships and cities along the

bay that demand local transportation and boat tours. The Tampa Bay watershed is a hub for fishing and commerce activities, which are supported by ship and boat

building industries. The ship and boat building sector depends on the bay because of the high concentration of recreational and commercial fishing, cargo shipping, and shipyards. The ship and boat building sector includes building and repairing recreational boats, commercial ships, ferries, cargo vessels, transportation equipment, and other marine vessels. The ship and boat building sector of Tampa Bay supports 4,078 employees, paying \$258 million in personal income, and producing \$999 million in total output each year (Adapted from IMPLAN 2019 Data for Florida, 2022).

In 2020, over 31,527 valid freshwater and saltwater state fishing licenses were held by recreational fishers in Manatee County (SBEP CCMP 2022).

The tourism and recreation sector depends on Tampa Bay because visitors are attracted to the estuary's beautiful beaches, barrier islands, nature reserves, coastal history, and water activities. According to the Tampa Bay Estuary Program, each year the Tampa Bay estuary attracts five million visitors to fish, boat, kayak, and watch wildlife (Our Estuary Explored - Tampa Bay Estuary Program).

Florida revenue from commercial marine fisheries exceeds \$2 billion per year. Manatee County landings are among the highest in the state, and local fishermen harvest over 10 million pounds of seafood annually – a dockside value of over \$11 million. Stone crab, grouper, snapper, mullet, and shrimp are among the species that contribute significantly to the fishing economy of Manatee County. Manatee County is home to one of the last true working waterfronts in Florida, and the historic Cortez fishing village has persevered through time to maintain its status as one of Florida's most productive seafood communities.

Farmed seafood is also an important agricultural commodity. Florida aquaculture ranks 7th in domestic production, with annual sales of aquaculture products exceeding \$70 million. Manatee County is an important producer of farmed bivalves and tropical fishes, and is home to one of the most successful shellfish hatcheries in the southeast. Hard clams, oysters, and sunray venus clams represent a few of the delicious aquaculture items produced in Manatee County.

Land Use Conflicts

Estuarine habitats face significant threats such as development. These ecosystems provide storm protection services to coastal communities by stabilizing the shoreline, buffering storm surges and waves, and reducing flood extents.

Manatee County's extensive coastal preserves, including Robinson, Perico, and Neal Preserves, are major highlights in showcasing the region's efforts to protect and restore coastal wetlands, oyster reefs, and coastal uplands. In 2007, Manatee County purchased 176 acres of highly disturbed fallow farmland slated for high intensity development in western Manatee County. The Manatee County Parks and Natural Resource Department and partners restored the property to a mosaic of ecologically valuable habitats that improve ecological values, water quality, and passive recreational opportunities.

The avoided damage costs method is used to find the value of flood protection services provided by estuary habitats through their ability to buffer storm surge and reduce severe flooding, which equates the value of these services to the costs of damages. To value the flood protection services of wetland habitats in the Tampa Bay estuary, an avoided damage study method was used that estimates the predicted damages to real property from surge flooding that might be reduced by the presence of adjacent estuarine wetlands. More specifically, the protection services were determined by estimating the reduction in likely flood damages to coastal properties from a 100-year flood attributable to neighboring wetlands, including salt marshes, oyster bars, and seagrasses, as well as mangrove forests. The habitat locations were identified using the 2020 land use and land cover (LULC) data from the Southwest Florida Water Management District and the Tampa Bay Estuary Program, including mangrove swamps, oyster bars, continuous seagrasses, and saltwater marshes. 60 Oyster bars, seagrasses, and saltwater marshes were grouped together and collectively referred to as "estuarine wetlands." The findings demonstrate the importance for protecting the Tampa Bay estuary's remaining wetlands and restoring coastal habitats in vulnerable areas as a resilience strategy.

Figure 15. Summary values of flood protection benefits provided by bay habitats

County	Parcels	Parcel Value (Millions)	Wetland Flood Protection Benefits (Millions)	Mangrove Flood Protection Benefits (Millions)	Total Flood Protection Benefits (Millions)
Hillsborough	811	\$2,700.8	\$22.8	\$434.0	\$456.8
Manatee	914	\$647.3	\$16.3	\$54.3	\$70.6
Pinellas	7,271	\$3,844.6	\$120.0	\$277.1	\$397.1
Total	8,996	\$7,192.6	\$159.1	\$765.4	\$924.4

Floodplains

FEMA flood zones located in Manatee County are shown in Figure 16. There are several areas throughout the County which have been identified by the Federal Emergency Management Agency (FEMA) as having the potential for flooding in the 100-year storm event. Flood Zone A and AE represent the 100-year storm event flood levels. Zone A is the flood hazard area without Base Flood Elevations (BFEs), and Zone AE is the floodplain with BFEs. Also included in the map is Zone VE, where waves are expected to be 3 feet or more. Furthermore, Figure 17 showcases the counts Evacuation Levels.

Figure 16. FEMA Flood Zones

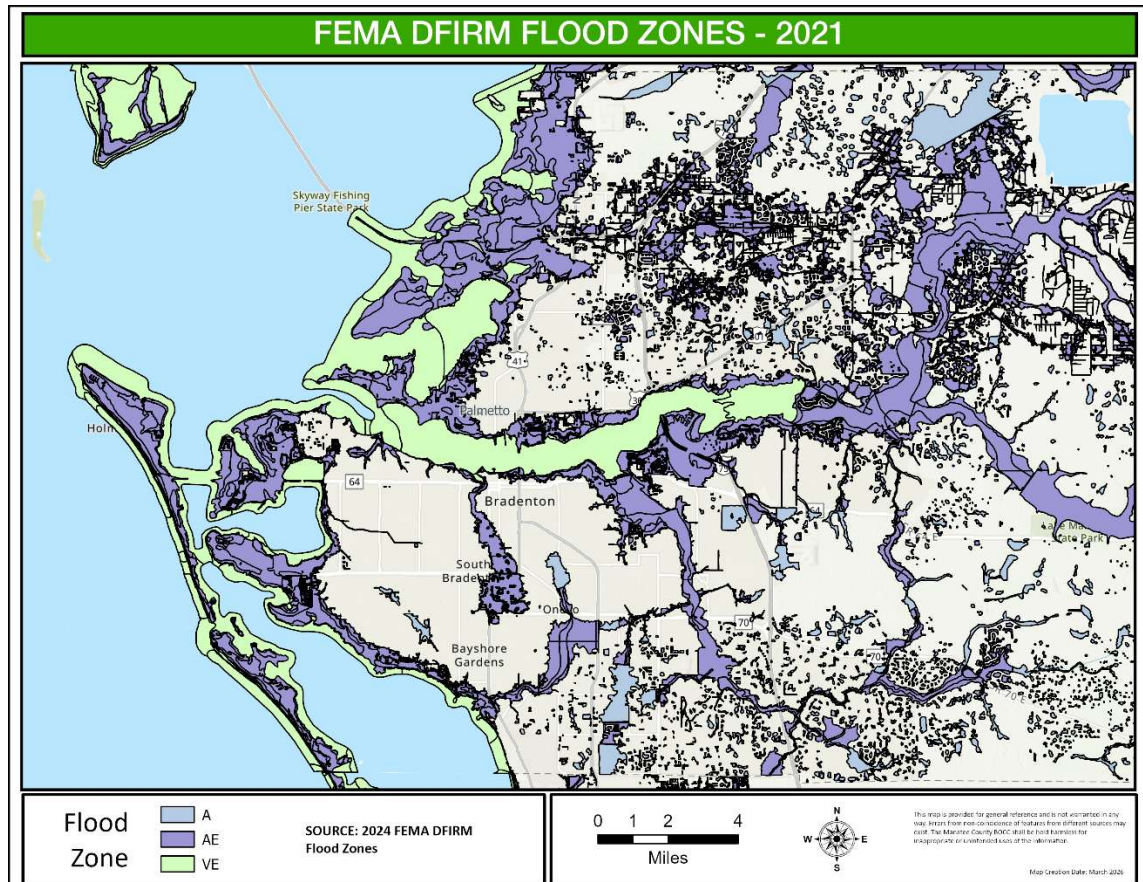
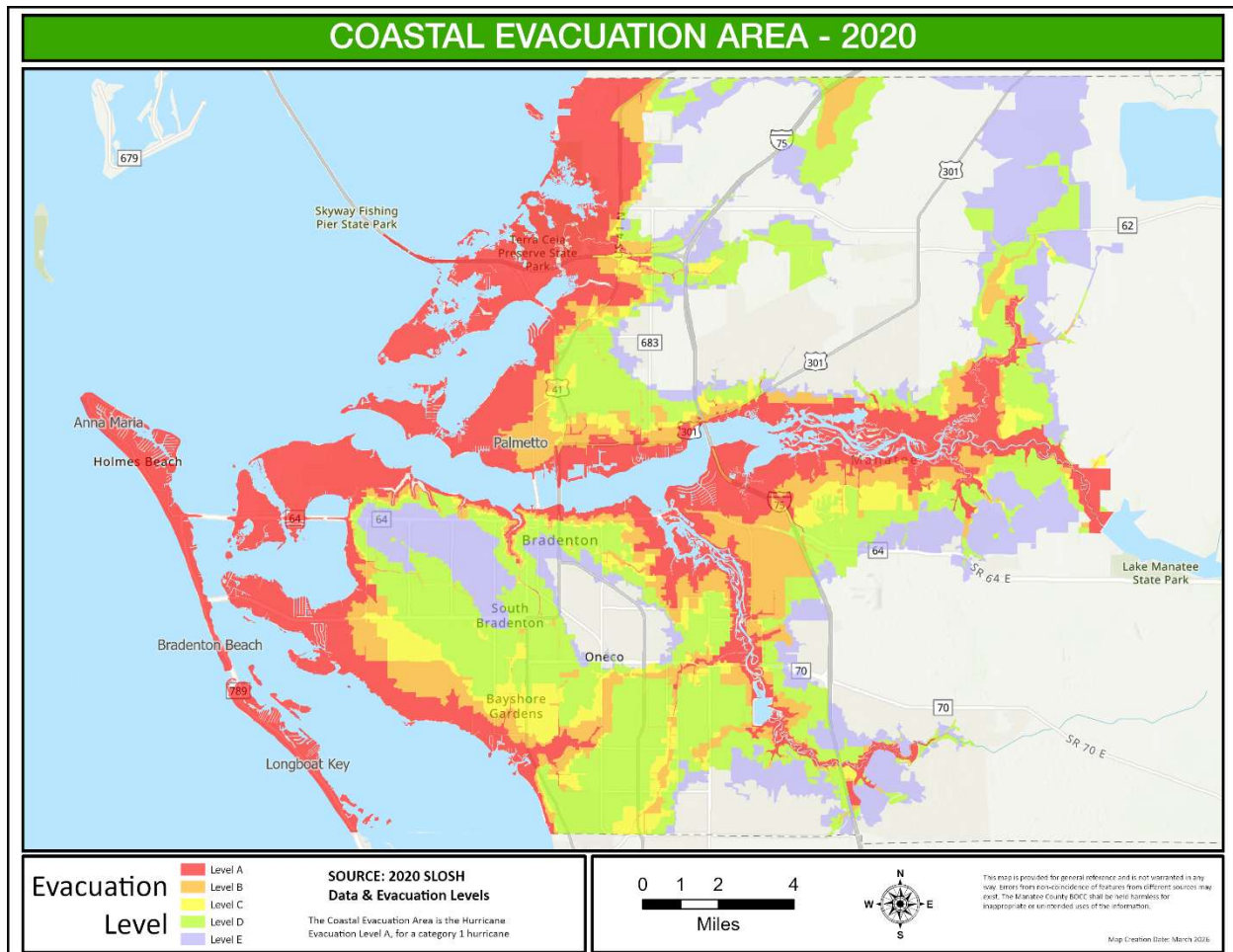


Figure 17. Manatee County Evacuation Zones

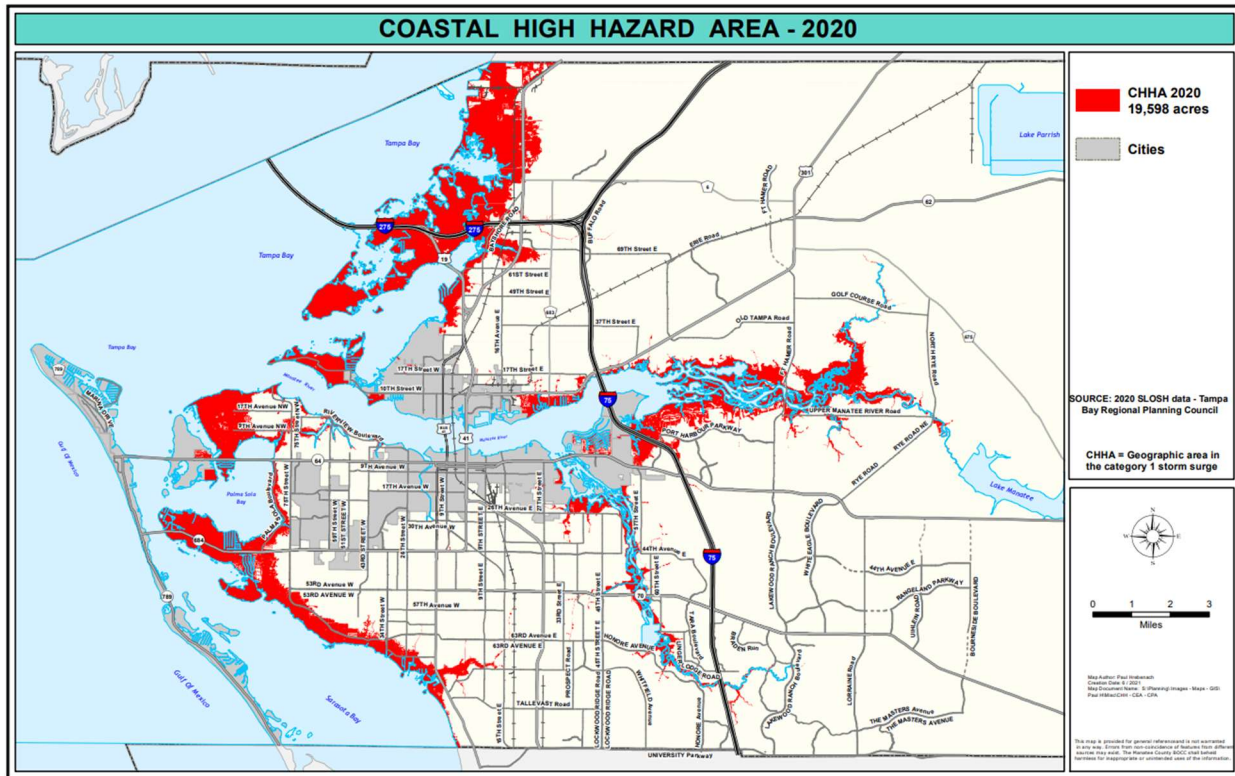


Manatee County is an extremely flat area which consists of numerous wetlands and floodplains. During rainfall, these areas provide temporary and natural storage for excess water. During our dry season, low lake levels, dry sloughs, creeks, drains and other dry retention areas do not appear to be in a flood hazard area, creating a false impression that flooding is not a problem. To mitigate flood hazards, Manatee County has purchased some of these areas.

Coastal High Hazard Area

The Coastal High Hazard Area is an area particularly vulnerable to the effects of coastal flooding from tropical storm events and is defined by section 163.3178(2)(h)9, Florida Statutes, as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. As seen in Figure 18, Zone VE represents the Coastal High Hazard Area, which is the special flood hazard area that extends from offshore to the inland limit of a primary frontal dune along an open coast or any other area subject to high velocity wave action. These are the locations where wave heights are expected to be 3 feet or more.

Figure 18. Coastal High Hazard Area



Hurricane Vulnerability

The Coastal Planning Area (CPA) are those portions of Manatee County which lie within the Hurricane Vulnerability Area (evacuation levels A, B, and C) as updated on a periodic basis. This area shall also include water and submerged lands of oceanic water bodies or estuarine water bodies; shorelines adjacent to such water bodies; coastal barriers; living marine resources, marine wetlands; water-dependent or water-related facilities on oceanic or estuarine waters; public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where development activities would impact the integrity of the above mentioned land or water body.

Shelter Capacity

Manatee County has twenty-seven (27) emergency shelter locations across the county. Four (4) of those are pet-friendly and one (1) functions as a Special Needs shelter. Residents must pre-register to receive evacuation transportation or special needs sheltering. Through Emergency management's Everbridge system, registrants will be notified by a phone call, text, or email of a pending evacuation and will be given specific instructions to during an emergency. Residents will receive alerts for emergency updates such as evacuation notices, boil water advisories, weather warnings, and hazardous traffic or road conditions. While public shelters are available, Manatee County informs residents that they should be a last option and encourage them to stay with family and friends when they're told to evacuate. The complete list of shelters can be seen below in Figure 19.

Figure 19. Shelter Inventory

Shelter Name	Address	Special Distinctions
Bayshore Elementary School	6120 26th Street West, Bradenton	None
Braden River High School	6545 State Rd 70 E	Pets allowed

	Bradenton, 34203	
Braden River Middle School	6215 River Club Blvd Bradenton, 24202	None
Buffalo Creek Middle School	7320 69 th St E Palmetto, 34221	None
Daughtrey Elementary School	515 63 rd Ave E Bradenton, 34203	None
Freedom Elementary School	9515 State Rd 64 E Bradenton, 34212	Pets allowed
Gullett Elementary School	12125 44 th Ave E Bradenton, 34211	None
Haile Middle School	9501 State Rd 64 E Bradenton, 34212	None
Harvey Elementary School	8610 115 th Ave E Parrish, 34219	None
Jain Middle School	12205 44 th Ave E Bradenton, 34211	None
Johnson K-8	2121 26 th Ave E Bradenton, 34208	None
Kinnan Elementary School	3415 Tallevast Rd Sarasota, 34243	None
Lee Middle School	4000 53 rd Ave W Bradenton, 34210	None
Manatee High School	902 33 rd St Ct W Bradenton, 35205	None
McNeal Elementary School	6325 Lorraine Rd Bradenton, 34202	None
Miller Elementary School	601 43 rd St W Bradenton, 34209	Pets allowed
Mills Elementary School	7200 69 th St E Palmetto, 34221	Pets allowed
Myakka City Elementary School	37205 Manatee Ave Myakka City, 34251	None
Oneco Elementary School	5214 22 nd St Ct E Bradenton, 34203	None
Prine Elementary School	3801 Southern Pkwy Bradenton, 34205	None
Rogers Garden Elementary School	515 13 th Ave W Bradenton, 34205	None
Seabreeze Elementary School	3601 71 st St W Bradenton, 34209	None
Sugg Middle School	5602 38 th Ave W Bradenton, 34209	None
Tillman Elementary School	1415 29 th St E Palmetto, 34221	None
Williams Elementary School	3404 Ft Hamer Rd Parrish, 34219	None
Willis Elementary School	14705 The Masters Ave Bradenton, 34202	None
Witt Elementary School	200 Rye Rd Bradenton, 34212	None

Evacuation Routes

Manatee County coordinates with Tampa Bay Regional Planning Council to ensure that the major evacuation routes have adequate capacities, are adequately maintained, and, when necessary, are improved to facilitate a safe environment. Roadway and traffic-management-related improvements to all evacuation routes will be coordinated by the Metropolitan Planning Organization, Manatee County Sheriff's Office, and FDOT. The evacuation routes out of the County include US 41, Interstate 75, and US 301 running North-South, and SR 62, SR 64, and SR 70 running West-East.

Evacuation clearance times for Manatee County will vary based on the storm levels and impacts associated with a hurricane. In case of a hurricane threat, Manatee residents will be notified by radio and television broadcast systems and the mobile public-address system on appropriate time to evacuate their areas. Proper notification will allow sufficient time for Manatee residents to evacuate the area. Manatee County also has a map available to the public on their [website](#) illustrating all evacuation routes, active and upcoming road closures, sandbag pickup locations, and evacuation shelter locations. Manatee County Emergency Management Department maintains the Special Needs Registry. Residents may sign up for this registry if they do not have transportation to get to a shelter and will need assistance.

Disaster Preparedness

In order to be prepared for natural disasters such as hurricanes, flooding, and sea level rise, the County engages the Emergency Management (EM) Division, which is responsible for Manatee County's comprehensive emergency management program. The division provides disaster planning, training, and exercises for government agencies, first responders, and partner organizations. The Division manages the countywide preparedness, response, recovery, and mitigation programs; develops and executes plans and procedures; provides policy and research assistance for risks and hazards; facilitates communications and documentation; and ensures compliance with state and federal laws and regulations.

The EM Division maintains mandated programs and plan required by State statutes and Federal law, including the Special Needs Program, the Local Mitigation Strategy (LMS), the Comprehensive Emergency Management Plan (CEMP), and the review and approval of residential healthcare facility disaster plans. During Emergency Operations Center (EOC) activities, the EM Division facilitates the multi-jurisdictional response and recovery activities. The EOC provides the central location for multiple levels of government and agencies to coordinate decisions, resources, and public information on a strategic level.

On Manatee County's Emergency Management [webpage](#), residents are offered a number of services to help them prepare for natural disasters. These services include instructions on how to make a disaster plan and build an emergency kit, a link to sign up for Alert Manatee emergency notifications, a page to identify residents' evacuation levels as well as nearby emergency shelters, and a link to sign up for the Special needs Registry if a resident will need assistance in an evacuation.

Conclusion

Per Chapter 163.3177 of Florida Statutes, this Coastal Management Element sets the foundation for the County to protect life and property from natural disasters. This Element's data inventory and analysis influences the overarching goals, objectives, and policies for coastal management within the County.

05

TRANSPORTATION



Introduction

Transportation is a key component of every community's infrastructure. While a community's transportation system connects land uses within the community, it also connects the community to other areas in the state, country, and world.

The transportation system itself consists of several components. These components include: the roadway or traffic circulation system; the transit system; the pedestrian/bicycle system; and the air/water port system. Each plays a vital role in creating a coordinated transportation system.

In Manatee County, as in most jurisdictions, the traffic circulation system is the most visible component of the transportation system. The traffic circulation system is particularly significant because it not only provides for travel needs within and through the county, but it also provides direct access to land parcels, residences and businesses. Consequently, the relationship between land use and transportation is of great consequence.

Generally, travel patterns and transportation demand result from land use patterns. For that reason, the location and intensity of development determine the number, length, and routing of trips which determine the need for transportation system improvements. On the other hand, transportation improvements, themselves, can influence development patterns. For example, building roads and providing access to undeveloped areas can increase the development potential of an area.

For these reasons, coordination between transportation planning and land use planning is important. The intent of this element is to recognize these travel patterns and effectively address transportation issues in Manatee County while providing a comprehensive analysis of the current and future transportation facilities in Manatee County.

Plan Alignment

Florida State Statute

The Transportation Element is a required element of the comprehensive plan per Florida Statute (F.S.) § 163.3177. Each local government within the urbanized area of a Metropolitan Planning Organization (MPO) is required to prepare a Transportation Element which would replace the Traffic Circulation Element, Mass Transit Element, and Ports, Aviation and Related Facilities Element. Minimum requirements include but are not limited to 1) analysis of the existing and projected levels of service and system needs; 2) a demonstration of the integration and coordination among various modes of transportation; and 3) an analysis of Manatee County's compatibility with regional and state transportation plans.

Sarasota/Manatee MPO 2045 Long Range Transportation Plan

In October 2022, the Sarasota/Manatee MPO completed its 2045 Long Range Transportation Plan (LRTP) update. As was the case in previous plans, the MPO identified both future deficiencies on the road network and a cost affordable set of improvements needed to accommodate future demand. The highest congestion corridors identified in the 2045 LRTP align with those identified in the analysis conducted for this document. The 2045 Plan additionally saw an expansion of aspirational projects from the 2040 Plan adopted in 2015.

In the course of developing the 2045 LRTP update, the MPO identified roadway projects that were underway or expected to be completed within five years of adoption of the LRTP. The committed projects were included in the 2045 level of service calculations as these projects will be completed before 2045. Roadway need and Aspirational projects that are not classified as committed were not included as funding sources are still being identified.

Existing Conditions

To effectively guide and direct future transportation plans within Manatee County, a clear understanding of existing transportation conditions is necessary. This section examines the existing transportation conditions, including an inventory of streets, bicycle facilities, transit service, functional classification, jurisdiction, context

classification, and traffic volumes. This information was used to identify existing levels of service for the roadways. The predominant transportation infrastructure in Manatee County is roadway infrastructure; as such, the roadway related analysis is the most extensive.

Inventory

Roadways

Manatee County is served by a network of state, county, and local roads. The County has a mix of local streets, collectors, arterials, and major state and national routes. I-75, which links major cities along the western seaboard, US 301 and US 41, which link major towns along the west coast and interior of Florida, and State Roads 62, 64, and 70, which link the interior of Florida with the west coast.

For the purpose of existing roadway conditions analysis, the laneage, context classification, and current average daily traffic (AADT) were collected.

Functional Classification

Functional classification is the process by which roads are grouped into different categories. Generally, roads are classified according to the degree of mobility and/or land access provided, with different roadway facilities providing different levels of mobility and accessibility. Generally, roads with a lower functional classification provide access to adjacent land uses, such as residential areas, employment centers, and commercial centers, with low levels of mobility. Roads with a higher functional classification are considered limited access facilities with high levels of mobility.

For example, the Interstate Highway System is a sub classification of the highest functional class, principal arterials, and is characterized by long distance travel patterns and relatively high speeds. Since interstates are limited access facilities, provisions are not made for direct land use access from the Interstate system itself. Instead, interchanges with other highways are provided at discrete intervals, and land access is generally provided from those highways.

According to state law, comprehensive plans must depict the existing FDOT roadway functional classification on the existing traffic circulation map or map series. For roadways in Manatee County, functional classifications are depicted in Figure 20.

From a planning standpoint, functional classification is important for four reasons:

1. Functional classification groups together those facilities requiring the same level of technical, managerial and financial competence for design, construction, maintenance and operation.
2. It provides for the integrated and systematic planning as well as the orderly development of highway construction and improvement programs in accordance with actual needs.
3. It permits the clear and logical application of funding policies to specific types of highways in that functional classification is used to determine which roadways are eligible for federal funding.
4. It provides stability in system responsibilities since functional characteristics do not fluctuate significantly over time.

All roadways within Manatee County are assigned a Functional Classification. Figure 20 displays the roadways in Manatee County by Functional Classification. Designation of functional classification is made at least once every 10 years following the decennial Census. Three functional classification categories are common to roadways:

- Principal Arterial – i.e., I-75, US-301, US-41
- Minor Arterial – i.e., SR 62, 301 Boulevard,
- Collector – i.e., 9th Street East, 26th Street West, Whitfield Ave.

Principal Arterial Roads

Routes which generally serve the major centers of activity of an urban area, on which the highest traffic volumes are carried, and the longest distance trips are made. These roads carry a high proportion of the total urban area travel on a minimum of mileage. The routes are integrated, both internally and between major rural connections. Additionally, these routes also generally serve to connect major centers of activity, on which the highest traffic

volumes are carried, and the longest distance trips are made. These roads typically act as connections between urban areas or other rural principal activity areas.

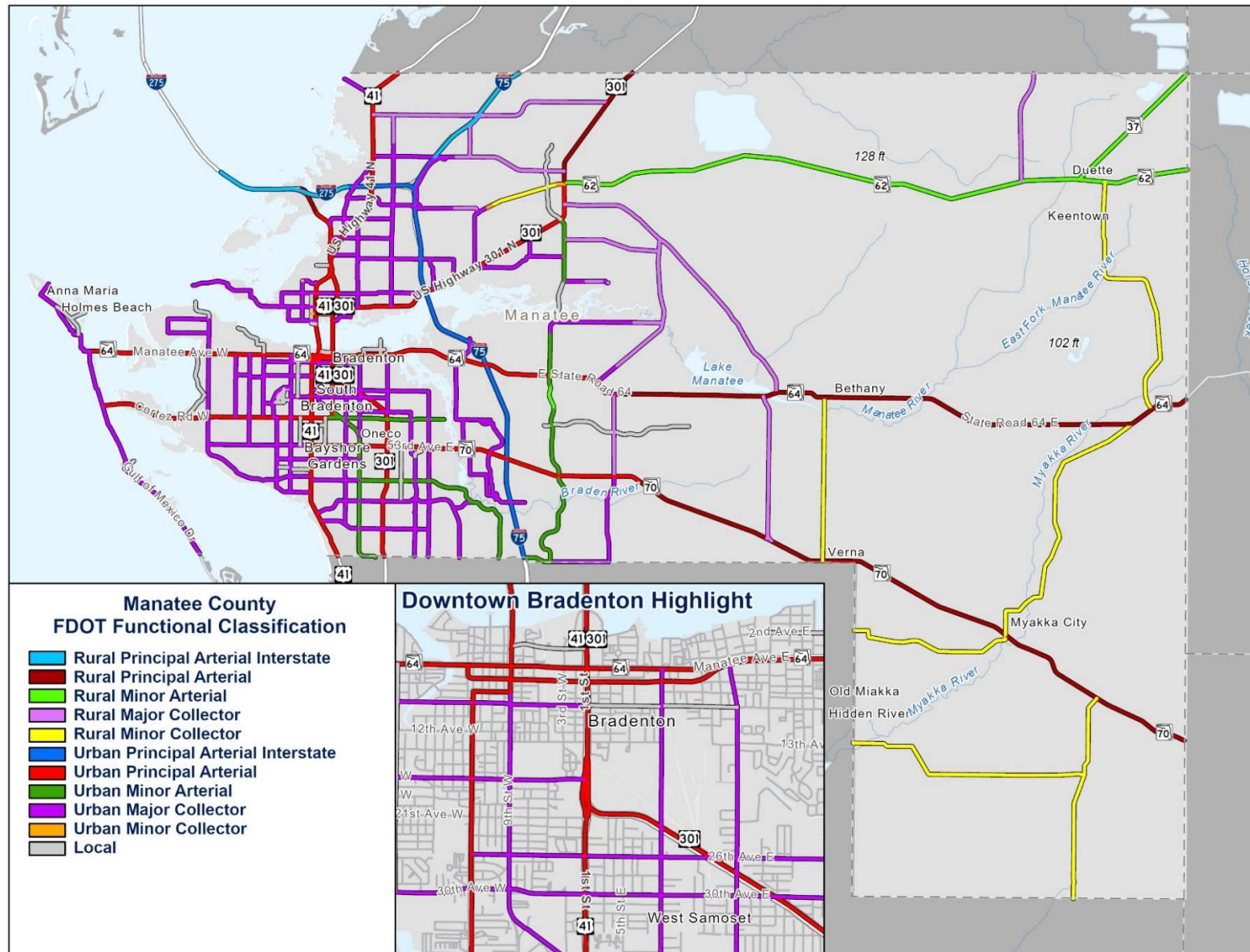
Minor Arterial Roads

Routes which generally interconnect with and augment urban principal arterial routes and provide service for trips of shorter length and a lower level of travel mobility. Such routes include all arterials not classified as "principal." Additionally, same as with urban minor arterials, there are minor arterials in rural contexts. These routes generally interconnect with and augment urban principal arterial routes and provide service for trips of shorter length and a lower level of travel mobility. Such routes include all arterials not classified as "principal."

Collector Roads

A route that serves moderate to average traffic volume, moderate to average trip length, and at moderate to average operating speeds. Such a route also collects and distributes traffic between local roads or arterial roads and serves as a linkage between land access and mobility needs. These types of roads exist in urban and rural environments. Collectors are typically divided into Major and Minor categories but reflect similar traffic patterns.

Figure 20. Manatee County FDOT Functional Classification Map



Level of Service

Level of service (LOS) is a quantitative stratification of quality of service established in the Highway Capacity Manual, published by Transportation Research Board. For roadways, LOS is based on the presumption that high speed and low congestion levels are preferable to slower speed and congested conditions. The LOS quality of service is divided into six letter grades, A through F, with A being the “best” – representing low volume and high-speed conditions, and F being the “worst” – representing congested or gridlocked conditions. Often, better vehicular levels of service translate into worse levels of service for pedestrians and bicycles. LOS is determined using the characteristics of a specific segment of roadway, these characteristics being:

- Laneage
- Land Use Context Classification
- Annual Average Daily Traffic (AADT)

Because it is costly to measure average travel speeds, traffic volumes are often used as a surrogate for the average travel speeds, based on models that FDOT has developed to correlate traffic volumes with the projected travel speeds. Manatee County maintains level of service standards on all County-maintained roadways. The adopted LOS for County and FDOT roadways is LOS D. The levels of service for FDOT, County, and municipal roadways is based on the 2023 FDOT Quality/Level of Service (QLOS) handbook. It is important to note that FDOT periodically updates the LOS thresholds, and the volumes may change.

Level of Service are generally designated by letters A through F, with LOS A representing the best operating conditions and LOS F the worst. Generally, LOS A through F can be described as:

Level of Service A

- Uninterrupted flow
- No restriction on maneuverability
- Few or no delays

Level of Service D

- Low speeds
- Major delays at signal
- Little freedom to maneuver

Level of Service B

- Stable flow conditions
- Operating speed beginning to be restricted

Level of Service E

- Lower operating speeds
- Major delays and stoppages
- Volumes at or near capacity

Level of Service C

- Speed and maneuverability restricted by higher traffic volumes
- Satisfactory operating speed
- Delay at signals

Level of Service F

- Low speeds
- Stoppages for long periods because of downstream congestion

Level of Service “D” is considered generally acceptable for roadways. In Manatee County, LOS D is the minimum accepted standard during peak hour, peak season, peak direction conditions. The peak hour/peak season is the 100th highest hour of traffic during a given year.

A level of service analysis was conducted for existing conditions of major roads in the County. Data was provided by FDOT and Manatee County. 2023 Data was utilized where available. Daily and peak hour volumes are reported. The roadways were divided into segments and the existing volume on each segment was reported. The volume-to-capacity ratio and level-of-service were also reported. Volume-to-capacity (v/c) is a measurement that quantifies that amount of a roadway’s capacity that is being utilized by the reported traffic. For example, a road with a v/c ratio of 0.60 is 60% utilized by traffic with 40% of the capacity remaining unutilized. As the v/c ratio approaches 1.0,

the road is more congested. For roadways with a v/c ratio above 1.0, very congested conditions and a general failure of the level of service can be expected.

Using LOS D as the minimum for all roads except freeways, LOS C as the minimum for all freeways, and the new FDOT context classification system, a majority of roadways in Manatee County meet or exceed either LOS D or LOS C standards, with a majority of these being LOS B or better. Almost all failures of standards for existing roadways exist along principal arterials, such as I-75, US-41, US-41 Business, SR 64, SR 70, and US 301. Figure 21 lists the existing roadway segments in Manatee County with their context classification and roadway LOS rating. Figure 22 is a map depicting Manatee County roadway context classification. Figure 23 is a map depicting Manatee County roadway level of service.

Figure 21. Level of Service with Context Classification

ROADWAY	SEGMENT		DAILY VOLUME	DAILY CAPACITY	DAILY V/C RATIO	PK HR VOLUME	PK HR CAPACITY	VOL/CAP RATIO	EXISTING LOS	ADOPTED LOS	NUMBER OF LANES	CONTEXT
	FROM	TO										
I-75	Hillsborough County Line	Moccasin Wallow Rd	85,000	86,600	0.98	8,925.00	8,490.00	1.05	D	C	6	Transitioning
	Moccasin Wallow Rd	North I-275 Ramps	95,000	114,500	0.83	8,550.00	11,220.00	0.76	C	C	8	Transitioning
	North I-275 Ramps	South I-275 Ramps	67,500	86,600	0.78	6,075.00	8,490.00	0.72	C	C	6	Transitioning
	South I-275 Ramps	US-301	115,000	119,000	0.97	10,350.00	10,710.00	0.97	C	C	6	Urbanized
	US-301	SR 64	120,500	119,000	1.01	10,845.00	10,710.00	1.01	D	C	6	Urbanized
	SR 64	SR 70	130,040	151,300	0.86	11,703.60	13,620.00	0.86	C	C	8	Urbanized
I-275	SR 70	Sarasota County Line	140,000	151,300	0.93	12,600.00	13,620.00	0.93	C	C	8	Urbanized
	Hillsborough County Line	US-19	70,500	79,000	0.89	7,402.50	8,690.00	0.85	C	C	4	Transitioning
	US-19	US-41	47,000	59,000	0.80	4,230.00	5,780.00	0.73	C	C	4	Transitioning
US-41	US-41	I-75	61,500	79,000	0.78	5,535.00	8,690.00	0.64	B	C	4	Urbanized
	Hillsborough County Line	Inland Transport St	15,400	55,700	0.28	1,386.00	5,290.00	0.26	B	D	4	Rural
	Inland Transport St	I-275	17,900	55,700	0.32	1,611.00	5,290.00	0.30	B	D	4	Rural
	I-275	45th St E	33,500	55,700	0.60	3,015.00	5,290.00	0.57	C	D	4	Rural
	45th St E	US-19 S	18,000	36,600	0.49	1,620.00	3,290.00	0.49	D	D	4	Suburban Commercial
	45th St E	US-19 N	19,500	36,600	0.53	1,755.00	3,290.00	0.53	D	D	4	Suburban Commercial
	US-19 S	Little Palm Inn	30,500	54,100	0.56	2,745.00	4,870.00	0.56	D	D	6	Suburban Commercial
	US-19 N	Little Palm Inn	11,000	54,100	0.20	990.00	4,870.00	0.20	B	D	6	Suburban Commercial
	Little Palm Inn	17th St E	37,000	36,100	1.02	3,330.00	3,250.00	1.02	D	D	4	Urban General
	17th St E	US-301	44,500	36,100	1.23	4,005.00	3,250.00	1.23	E	D	4	Urban General
	US-301	SR 64/Manatee Ave	62,000	53,900	1.15	5,580.00	4,850.00	1.15	E	D	6	Urban Center
	SR 64/Manatee Ave	SR 64/6th Ave	61,500	53,900	1.14	5,535.00	4,850.00	1.14	E	D	6	Urban Center
	SR 64/6th Ave	US-301	62,500	53,900	1.16	5,625.00	4,850.00	1.16	E	D	6	Urban Center
	US-301	301 Blvd	37,500	38,300	0.98	3,375.00	3,450.00	0.98	D	D	4	Urban Center
	301 Blvd	41st Ave E	32,000	36,100	0.89	2,880.00	3,250.00	0.89	D	D	4	Urban General
	41st Ave E	44th Ave E	32,000	36,100	0.89	2,880.00	3,250.00	0.89	D	D	4	Urban General
	44th Ave E	14th St W	40,000	36,100	1.11	3,600.00	3,250.00	1.11	E	D	4	Urban General
	Cortez Rd	SR 70	44,500	56,800	0.78	4,005.00	5,110.00	0.78	D	D	6	Urban General
	SR 70	63rd Ave W	43,500	56,800	0.77	3,915.00	5,110.00	0.77	D	D	6	Urban General
	63rd Ave W	Tallevast Rd	43,000	56,800	0.76	3,870.00	5,110.00	0.76	D	D	6	Urban General
	Tallevast Rd	Sarasota County Line	38,500	56,800	0.68	3,465.00	5,110.00	0.68	C	D	6	Urban General
US-301	Hillsborough County Line	Moccasin Wallow Rd	8,800	14,000	0.63	836.00	1,330.00	0.63	C	D	2	Rural
	Moccasin Wallow Rd	Rutland Rd	17,400	31,400	0.55	1,566.00	2,980.00	0.53	C	D	4	Rural Town
	Rutland Rd	Chin Rd	16,200	31,400	0.52	1,458.00	3,360.00	0.43	C	D	4	Suburban Residential
	Chin Rd	100th Dr E	22,000	31,400	0.70	1,980.00	3,360.00	0.59	C	D	4	Suburban Residential
	100th Dr E	Old Tampa Rd	25,500	36,600	0.70	2,295.00	3,290.00	0.70	C	D	4	Suburban Commercial
	Old Tampa Rd	I-75	40,500	36,600	1.11	3,645.00	3,290.00	1.11	E	D	4	Suburban Commercial
	I-75	19th St E	37,500	56,800	0.66	3,375.00	5,110.00	0.66	C	D	6	Urban General
	19th St E	Ellenton Gillette Rd	34,222	36,100	0.95	3,079.98	3,250.00	0.95	D	D	4	Urban General
	Ellenton Gillette Rd	US-41	36,500	38,300	0.95	3,285.00	3,450.00	0.95	D	D	4	Urban Center
	10th St W	SR 64/Manatee Ave	62,000	38,300	1.62	5,580.00	3,450.00	1.62	D	D	4	Urban Center
	SR 64/Manatee Ave	SR 64/6th Ave	61,500	53,900	1.14	5,535.00	4,850.00	1.14	E	D	6	Urban Center
	SR 64/6th Ave	US-41	62,500	53,900	1.16	5,625.00	4,850.00	1.16	E	D	6	Urban Center
	US-41	15th St E	30,000	38,300	0.78	2,700.00	3,450.00	0.78	D	D	4	Urban Center
	15th St E	38th Ave E	31,500	38,300	0.82	2,835.00	3,450.00	0.82	D	D	4	Urban Center
	38th Ave E	SR 70	36,000	36,100	1.00	3,240.00	3,250.00	1.00	D	D	4	Urban General
	SR 70	63rd Ave E	41,000	56,800	0.72	3,690.00	5,110.00	0.72	D	D	6	Urban General
	63rd Ave E	Sarasota County Line	39,000	56,800	0.69	3,510.00	5,110.00	0.69	D	D	6	Urban General
	US-41 N	Bayshore Rd	12,500	36,600	0.34	1,125.00	3,290.00	0.34	C	D	4	Suburban Commercial
	US-41 S	Bayshore Rd	12,000	36,600	0.33	1,080.00	3,290.00	0.33	C	D	4	Suburban Commercial
	Bayshore Rd	17th St W	24,500	36,600	0.67	2,205.00	3,290.00	0.67	C	D	4	Suburban Commercial
US-41 Business	17th St W	10th St W	28,500	36,100	0.79	2,565.00	3,250.00	0.79	D	D	4	Urban General
	10th St W	7th St W	30,500	36,100	0.84	2,745.00	3,250.00	0.84	D	D	4	Urban General
	7th St W	Riverside Dr	31,500	36,100	0.87	2,835.00	3,250.00	0.87	D	D	4	Urban General
	Riverside Dr	SR 64/Manatee Ave	39,000	38,300	1.02	3,510.00	3,450.00	1.02	E	D	4	Urban Center
	SR 64/Manatee Ave	10th St W	25,000	38,300	0.65	2,250.00	3,450.00	0.65	C	D	4	Urban Center
	10th St W	Martin Luther King Ave W	11,600	13,900	0.83	1,044.00	1,250.00	0.84	D	D	2	Urban Center
	Martin Luther King Ave W	26th Ave W	19,000	38,300	0.50	1,710.00	3,450.00	0.50	C	D	4	Urban Center
	26th Ave W	30th Ave W	18,900	36,100	0.52	1,701.00	3,250.00	0.52	C	D	4	Urban General
	30th Ave W	Cortez Rd/US-41	26,500	36,100	0.73	2,385.00	3,250.00	0.73	D	D	4	Urban General
	I-275 W	Terra Ceia Rd	11,500	31,400	0.37	1,092.50	2,980.00	0.37	B	D	4	Rural Town
US-19	I-275 E	Terra Ceia Rd	9,900	31,400	0.32	891.00	2,980.00	0.30	B	D	4	Rural Town
	Terra Ceia Rd	45th St Ct W	23,500	31,400	0.75	2,115.00	3,360.00	0.63	D	D	4	Suburban Residential
	45th St Ct W	US-41 S	11,500	36,600	0.31	1,035.00	3,290.00	0.31	B	D	4	Suburban Commercial
SR 62	45th St Ct W	US-41 N	11,000	36,600	0.30	990.00	3,290.00	0.30	B	D	4	Suburban Commercial
	Hardee County Line	SR 37	5,200	14,000	0.37	494.00	1,330.00	0.37	B	D	2	Rural
	SR 37	CR 39	5,500	14,000	0.39	522.50	1,330.00	0.39	B	D	2	Rural
SR 64	CR 39	US-301	4,300	14,000	0.31	408.50	1,330.00	0.31	B	D	2	Rural
	Hardee County Line	Wauchula Rd	4,200	14,000	0.30	378.00	1,330.00	0.28	B	D	2	Rural
	Wauchula Rd	CR 675	5,800	14,000	0.41	551.00	1,330.00	0.41	B	D	2	Rural
	CR 675	Lorraine Rd	6,147	14,000	0.44	583.97	1,330.00	0.44	B	D	2	Rural
	Lorraine Rd	White Eagle Blvd	13,600	14,000	0.97	1,224.00	1,330.00	0.92	D	D	2	Rural
	White Eagle Blvd	Lakewood Ranch Blvd	32,000	31,400	1.02	2,880.00	3,360.00	0.86	E	D	4	Suburban Residential
	Lakewood Ranch Blvd	Lena Rd	51,000	54,100	0.94	4,590.00	4,870.00	0.94	D	D	6	Suburban Commercial
	Lena Rd	I-75	48,500	54,100	0.90	4,365.00	4,870.00	0.90	D	D	6	Suburban Commercial
	I-75	57th St E	59,000	54,100	1.09	5,310.00	4,870.00	1.09	E	D	6	Suburban Commercial
	57th St E	17th St E	49,500	56,800	0.87	4,455.00	5,110.00	0.87	D	D	6	Urban General
	17th St E	15th St E	19,500	56,800	0.34	1,755.00	5,110.00	0.34	B	D	6	Urban General
	17th St E	15th St E	19,500	53,900	0.36	1,755.00	4,850.00	0.36	B	D	6	Urban Center
	15th St E	12th St E	20,500	53,900	0.38	1,845.00	4,850.00	0.38	B	D	6	Urban Center
	15th St E	10th St E	19,000	53,900	0.35	1,710.00	4,850.00	0.35	B	D	6	Urban Center
	12th St E	9th St E	20,500	53,900	0.38	1,845.00	4,850.00	0.38	B	D	6	Urban Center
	10th St E	9th St E	19,000	53,900	0.35	1,710.00	4,850.00	0.35	B	D	6	Urban Center
	9th St E	US-41/US-301	20,500	53,900	0.38	1,845.00	4,850.00	0.38	B	D	6	Urban Center
	9th St E	US-41/US-301	18,500	53,900	0.34	1,665.00	4,850.00	0.34	B	D	6	Urban Center
	US-41/US-301	10th St W	19,500	53,900	0.36	1,755.00	4,850.00	0.36	B	D	6	Urban Center
	US-41/US-301	10th St W	17,000	53,900	0.32	1,530.00	4,850.00	0.32	B	D	6	Urban Center
	10th St W	15th St W	24,500	53,900	0.45	2,205.00	4,850.00	0.45	B	D	6	Urban Center
	10th St W	SR 64/Manatee Ave	21,000	53,900	0.39	1,890.00	4,850.00	0.39	B	D	6	Urban Center
	15th St W	26th St W	45,500	36,100	1.26	4,095.00	3,250.00	1.26	E	D	4	Urban General
	26th St W	51st St W	39,500	36,100	1.09	3,555.00	3,250.00	1.09	E	D	4	Urban General
	51st St W	75th St W	32,000	36,600	0.87	2,880.00	3,290.00	0.88	D	D	4	Suburban Commercial

ROADWAY	SEGMENT		DAILY VOLUME	DAILY CAPACITY	DAILY V/C RATIO	PK HR VOLUME	PK HR CAPACITY	VOL/CAP RATIO	EXISTING LOS	ADOPTED LOS	NUMBER OF LANES	CONTEXT
	FROM	TO										
SR 70	75th St W	Flamingo Dr	18,000	22,400	0.80	1,620.00	2,020.00	0.80	D	D	2	Suburban Residential
	Flamingo Dr	Gulf Dr	17,600	17,600	1.00	1,584.00	1,580.00	1.00	D	D	2	Urban General
	Desoto County Line	Singletary Rd	6,400	14,000	0.46	608.00	1,330.00	0.46	B	D	2	Rural
	Singletary Rd	CR 675	8,300	14,000	0.59	788.50	1,330.00	0.59	C	D	2	Rural
	CR 675	Lorraine Rd	19,800	14,000	1.41	1,782.00	1,330.00	1.34	E	D	2	Rural
	Lorraine Rd	Lakewood Ranch Blvd	34,500	48,000	0.72	3,105.00	4,960.00	0.63	D	D	6	Suburban Residential
	Lakewood Ranch Blvd	I-75	55,000	54,100	1.02	4,950.00	4,870.00	1.02	E	D	6	Suburban Commercial
	I-75	Fairway Gardens Dr	73,000	54,100	1.35	6,570.00	4,870.00	1.35	E	D	6	Suburban Commercial
	Fairway Gardens Dr	Lockwood Ridge Rd	72,788	54,100	1.35	6,550.92	4,870.00	1.35	E	D	6	Suburban Commercial
	Lockwood Ridge Rd	US-301	46,000	56,800	0.81	4,140.00	5,110.00	0.81	D	D	6	Urban General
	US-301	15th St E	34,000	56,800	0.60	3,060.00	5,110.00	0.60	C	D	6	Urban General
	15 St E	US-41	31,500	36,100	0.87	2,835.00	3,250.00	0.87	D	D	4	Urban General
Buckeye Rd	US-301	Carter Rd	800	14,000	0.06	76.00	1,330.00	0.06	B	D	2	Rural
	Carter Rd	US-41	1,600	14,000	0.11	152.00	1,330.00	0.11	B	D	2	Rural
Carter Rd	Buckeye Rd	Moccasin Wallow Rd	350	14,000	0.03	33.25	1,330.00	0.03	B	D	2	Rural
Piney Point Rd	US-41	Tampa Bay	3,800	14,000	0.27	342.00	1,330.00	0.26	B	D	2	Rural
Bud Rhoden Rd/36th Ave E/Leffingwell Ave	Buckeye Rd	Moccasin Wallow Rd	850	14,000	0.06	80.75	1,330.00	0.06	B	D	2	Rural
	Moccasin Wallow Rd	37th St E	7,100	22,400	0.32	639.00	2,020.00	0.32	B	D	2	Suburban Residential
	37th St E	US-301	8,071	14,000	0.58	726.39	1,330.00	0.55	B	D	2	Rural
Moccasin Wallow Rd	US-301	Manatee River	1,383	17,600	0.08	124.47	1,580.00	0.08	B	D	2	Urban General
	US-41	Bud Rhoden Rd/36th Ave E	5,900	14,000	0.42	531.00	1,330.00	0.40	B	D	2	Rural
	Bud Rhoden Rd/36th Ave E	I-75	8,000	22,400	0.36	720.00	2,020.00	0.36	B	D	2	Suburban Residential
	I-75	US-301	18,113	22,400	0.81	1,630.17	2,020.00	0.81	D	D	2	Suburban Residential
Buffalo Rd	Moccasin Wallow Rd	69th St E	3,000	22,400	0.13	270.00	2,020.00	0.13	B	D	2	Suburban Residential
69th St E	US-41	36th Ave E	8,928	21,700	0.41	803.52	1,950.00	0.41	B	D	2	Suburban Commercial
	36th Ave E	Buffalo Rd	11,700	22,400	0.52	1,053.00	2,020.00	0.52	C	D	2	Suburban Residential
	Buffalo Rd	Erie Rd	9,700	22,400	0.43	873.00	2,020.00	0.43	B	D	2	Suburban Residential
Bayshore Rd	US 41	75 St Ct E	1,600	14,000	0.11	144.00	1,330.00	0.11	B	D	2	Rural
73rd St E	75 St Ct E	US 41	2,200	22,400	0.10	198.00	2,020.00	0.10	B	D	2	Suburban Residential
	US-41	Bayshore Rd	1,500	18,000	0.08	135.00	1,710.00	0.08	B	D	2	Rural Town
Erie Rd	US-301	69th St E	2,800	14,000	0.20	252.00	1,330.00	0.19	B	D	2	Rural
	69th St E	US-301	12,500	22,400	0.56	1,125.00	2,020.00	0.56	C	D	2	Suburban Residential
Ft Hamer Rd	Erie Rd	US-301	1,418	22,400	0.06	127.62	2,020.00	0.06	B	D	2	Suburban Residential
	US-301	Mulholland Rd	7,900	22,400	0.35	711.00	2,020.00	0.35	B	D	2	Suburban Residential
	Mulholland Rd	Upper Manatee River Rd	7,900	22,400	0.35	711.00	2,020.00	0.35	B	D	2	Suburban Residential
Harrison Ranch Blvd	US-301	Erie Rd	5,649	22,400	0.25	508.41	2,020.00	0.25	B	D	2	Suburban Residential
Old Tampa Rd	Ft Hamer Rd	US-301	8,561	22,400	0.38	770.49	2,020.00	0.38	B	D	2	Suburban Residential
Chin Road	US-301	Old Tampa Rd	5,900	22,400	0.26	531.00	2,020.00	0.26	B	D	2	Suburban Residential
Palm View Rd	36th Ave E	US-19	700	22,400	0.03	63.00	2,020.00	0.03	B	D	2	Suburban Residential
28th Ave E	69th St E	Palm View Rd	1,071	22,400	0.05	96.39	2,020.00	0.05	B	D	2	Suburban Residential
49th St E	Palm View Rd	49th St E	1,267	22,400	0.06	114.03	2,020.00	0.06	B	D	2	Suburban Residential
Canal Rd	US-19	36th Ave E	3,300	14,000	0.24	297.00	1,330.00	0.22	B	D	2	Rural
	US-41	39th St E	1,350	14,000	0.10	121.50	1,330.00	0.09	B	D	2	Rural
39th St E	39th St E	US-301	8,200	22,400	0.37	738.00	2,020.00	0.37	B	D	2	Suburban Residential
	US-41	Canal Rd	1,000	14,000	0.07	90.00	1,330.00	0.07	B	D	2	Rural
Mendoza Rd/37th St E	Canal Rd	36th Ave E	3,000	14,000	0.21	270.00	1,330.00	0.20	B	D	2	Rural
	36th Ave E	Victory Rd	9,200	22,400	0.41	828.00	2,020.00	0.41	B	D	2	Suburban Residential
Victory Rd	Mendoza Rd/37th St E	US-301	6,500	22,400	0.29	585.00	2,020.00	0.29	B	D	2	Suburban Residential
24th Ave E	21st St Ct E	49th St E	364	14,000	0.03	32.76	1,330.00	0.02	B	D	2	Rural
	20th St E	US-301	1,044	14,000	0.07	93.96	1,330.00	0.07	B	D	2	Rural
29th St E	2nd Ave E	Canal Rd	2,049	22,400	0.09	184.41	2,020.00	0.09	B	D	2	Suburban Residential
	Canal Rd	36th Ave E	786	14,000	0.06	70.74	1,330.00	0.05	B	D	2	Rural
	36th Ave E	I-75*	354	14,000	0.03	31.86	1,330.00	0.02	B	D	2	Rural
	I-75*	60th Ave	2,037	14,000	0.15	183.33	1,330.00	0.14	B	D	2	Rural
60th Ave E	Mendoza Rd/37th St E	US-301	9,500	22,400	0.42	855.00	2,020.00	0.42	B	D	2	Suburban Residential
51st Ave E	17th St E	US-301	4,800	21,700	0.22	432.00	1,950.00	0.22	B	D	2	Suburban Commercial
17th St E	51st Ave E	Canal Rd	4,800	17,600	0.27	432.00	1,580.00	0.27	B	D	2	Urban General
	Canal Rd	24th Ave W	9,600	17,600	0.55	864.00	1,580.00	0.55	C	D	2	Urban General
CR 675	US-301	SR 64	2,949	14,000	0.21	280.16	1,330.00	0.21	B	D	2	Rural
	SR 64	SR 70	2,190	14,000	0.16	208.05	1,330.00	0.16	B	D	2	Rural
Golf Course Rd	Ft Hamer Rd	N Rye Rd	3,200	22,400	0.14	304.00	2,020.00	0.15	B	D	2	Suburban Residential
N Rye Rd	CR 675	SR 64	12,582	22,400	0.56	1,132.38	2,020.00	0.56	C	D	2	Suburban Residential
Upper Manatee River Rd	Rye Rd	Ft Hamer Rd	23,500	22,400	1.05	2,115.00	2,020.00	1.05	E	D	2	Suburban Residential
	Ft Hamer Rd	SR 64	23,500	22,400	1.05	2,115.00	2,020.00	1.05	E	D	2	Suburban Residential
Mulholland Rd	Ft Hamer Rd	End of Road	3,000	22,400	0.13	285.00	2,020.00	0.14	B	D	2	Suburban Residential
Waterline Rd	Rye Rd	SR 64	1,289	14,000	0.09	116.01	1,330.00	0.09	B	D	2	Rural
Port Harbour Pkwy	Upper Manatee River Rd	River Strand	2,617	22,400	0.12	235.53	2,020.00	0.12	B	D	2	Suburban Residential
	Kay Rd	Kay Rd	8,677	22,400	0.39	780.93	2,020.00	0.39	B	D	2	Suburban Residential
Lakewood Ranch Blvd	SR 64	SR 70	22,185	31,400	0.71	1,996.65	3,360.00	0.59	C	D	4	Suburban Residential
	SR 70	River Club Blvd	24,500	31,400	0.78	2,205.00	3,360.00	0.66	C	D	4	Suburban Residential
	River Club Blvd	University Pkwy	14,500	31,400	0.46	1,305.00	3,360.00	0.39	B	D	4	Suburban Residential
Honore Ave	University Blvd	University Park Ln	8,800	22,400	0.39	792.00	2,020.00	0.39	B	D	2	Suburban Residential
63rd Ave W	University Park Ln	Lockwood Ridge Rd	10,100	31,400	0.32	909.00	3,360.00	0.27	B	D	4	Suburban Residential
	Lockwood Ridge Rd	US-301	19,200	22,400	0.86	1,728.00	2,020.00	0.86	D	D	2	Suburban Residential
	US-301	US-41	15,900	17,600	0.90	1,431.00	1,580.00	0.91	D	D	2	Urban General
Lockwood Ridge Rd	University Pkwy	Tallevast Rd	19,961	31,400	0.64	1,796.49	3,360.00	0.53	C	D	4	Suburban Residential
	Tallevast Rd	SR 70	17,000	31,400	0.54	1,530.00	3,360.00	0.46	C	D	4	Suburban Residential
44th Ave E*, east of Branden River	45th St E	26th Ave E	8,200	31,400	0.26	738.00	3,360.00	0.22	B	D	4	Suburban Residential
	US-41/Cortez Rd	44th Ave E	8,100	17,600	0.46	729.00	1,580.00	0.46	B	D	2	Urban General
	US-41/Cortez Rd	44th Ave E	11,600	17,600	0.66	1,044.00	1,580.00	0.66	C	D	2	Urban General
	44th Ave Conn	301 Blvd	12,845	17,600	0.73	1,156.05	1,580.00	0.73	C	D	2	Urban General
	301 Blvd	15th St E	14,049	17,600	0.80	1,264.41	1,580.00	0.80	D	D	2	Urban General
	15th St E	45th St E	13,551	36,100	0.38	1,219.59	3,250.00	0.38	B	D	4	Urban General
44th Ave E*, west of Branden River	45th St E*	Branden River*	1,150	31,400	0.04	103.50	3,360.00	0.03	B	D	4	Suburban Residential
	Branden River*	Caruso Rd	9,500	31,400	0.30	855.00	3,360.00	0.25	B	D	4	Suburban Residential
	Caruso Rd	67th St E	4,300	22,400	0.19	387.00	2,020.00	0.19	B	D	2	Suburban Residential
	67th St E	SR 70	4,200	22,400	0.19	378.00	2,020.00	0.19	B	D	2	Suburban Residential
301 Blvd	University Pkwy	63rd Ave E	11,714	21,700	0.54	1,054.26	1,950.00	0.54	B	D	2	Suburban Commercial
	63rd Ave E	SR 70	18,912	17,600	1.07	1,702.08	1,580.00	1.08	E	D	2	Urban General
	SR 70	51st Ave E	16,058	17,600	0.91	1,445.22	1,580.00	0.91	D	D	2	Urban General
301 Blvd	51st Ave E	49th Ave E	19,927	17,600	1.13	1,793.43	1,580.00	1.14	E	D	2	Urban General

ROADWAY	SEGMENT		DAILY VOLUME	DAILY CAPACITY	DAILY V/C RATIO	PK HR VOLUME	PK HR CAPACITY	VOL/CAP RATIO	EXISTING LOS	ADOPTED LOS	NUMBER OF LANES	CONTEXT
	FROM	TO										
301 Blvd	49th Ave E	9th St E	10,277	17,600	0.58	924.93	1,580.00	0.59	C	D	2	Urban General
	9th St E	44th Ave E	15,463	17,600	0.88	1,391.67	1,580.00	0.88	D	D	2	Urban General
	44th Ave E	US-41	14,191	17,600	0.81	1,277.19	1,580.00	0.81	D	D	2	Urban General
	US-41	9th St W	8,808	17,600	0.50	792.72	1,580.00	0.50	C	D	2	Urban General
9th St W	US-41 Business	301 Blvd	11,318	13,900	0.81	1,018.62	1,250.00	0.81	D	D	2	Urban Center
	301 Blvd	US-41	3,214	17,600	0.18	289.26	1,580.00	0.18	B	D	2	Urban General
Cortez Rd	44th Ave E	US-41 Business	40,000	56,800	0.70	3,600.00	5,110.00	0.70	C	D	6	Urban General
	US-41 Business	37th St W	54,000	56,800	0.95	4,860.00	5,110.00	0.95	D	D	6	Urban General
	37th St W	75th St W	28,500	36,100	0.79	2,565.00	3,250.00	0.79	C	D	4	Urban General
	75th St W	123rd St W	26,000	31,400	0.83	2,340.00	3,360.00	0.70	D	D	4	Suburban Residential
75th St W	123rd St W	Gulf Dr	15,400	17,600	0.88	1,386.00	1,580.00	0.88	D	D	2	Urban General
	17th Ave NW	SR 64	12,500	17,600	0.71	1,125.00	1,580.00	0.71	C	D	2	Urban General
	SR 64	Cortez Rd	19,104	31,400	0.61	1,719.36	3,360.00	0.51	C	D	4	Suburban Residential
	Cortez Rd	53rd Ave W	14,800	55,700	0.27	1,332.00	5,290.00	0.25	B	D	4	Rural
53rd Ave W	75th St W	51st St W	2,200	55,700	0.04	198.00	5,290.00	0.04	B	D	4	Rural
	51st St W	US-41	24,000	31,400	0.76	2,160.00	3,360.00	0.64	C	D	4	Suburban Residential
26th St W	SR 64/Manatee Ave	Cortez Rd	18,500	17,600	1.05	1,665.00	1,580.00	1.05	E	D	2	Urban General
	Cortez Rd	53rd Ave W	18,000	36,100	0.50	1,620.00	3,250.00	0.50	B	D	4	Urban General
	53rd Ave W	Bayshore Gardens Pkwy	10,908	36,100	0.30	981.72	3,250.00	0.30	B	D	4	Urban General
	Bayshore Gardens Pkwy	Florida Blvd	8,600	17,600	0.49	774.00	1,580.00	0.49	B	D	4	Urban General
El Conquistador Pkwy	53rd Ave W	34th St W	11,700	22,400	0.52	1,053.00	2,020.00	0.52	B	D	2	Suburban Residential
Florida Blvd	34th St W	26th St W	5,100	17,600	0.29	459.00	1,580.00	0.29	B	D	2	Urban General
	26th St W	US-41	8,600	17,600	0.49	774.00	1,580.00	0.49	B	D	2	Urban General
34th St W	Florida Blvd	60th Ave W	5,100	17,600	0.29	459.00	1,580.00	0.29	B	D	2	Urban General
	60th Ave W	Cortez Rd	18,015	36,100	0.50	1,621.35	3,250.00	0.50	C	D	4	Urban General
Bayshore Gardens Pkwy	34th St W	26th St W	10,000	36,100	0.28	900.00	3,250.00	0.28	B	D	4	Urban General
	26th St W	US-41	19,000	36,100	0.53	1,710.00	3,250.00	0.53	C	D	4	Urban General
57th Ave W	34th St W	301 Blvd	11,900	17,600	0.68	1,071.00	1,580.00	0.68	C	D	2	Urban General
15th St E	301 Blvd	44th Ave E	8,400	17,600	0.48	756.00	1,580.00	0.48	B	D	2	Urban General
	44th Ave E	US-301	11,800	17,600	0.67	1,062.00	1,580.00	0.67	C	D	2	Urban General
	US-301	SR 64	12,300	17,600	0.70	1,107.00	1,580.00	0.70	C	D	2	Urban General
	59th St W	51st St W**	3,600	17,600	0.20	324.00	1,580.00	0.21	B	D	2	Urban General
17th Ave W	43rd St W	US-301	3,100	13,900	0.22	279.00	1,250.00	0.22	B	D	2	Urban Center
	SR 64	Cortez Rd	10,000	17,600	0.57	900.00	1,580.00	0.57	C	D	2	Urban General
43rd St W	Cortez Rd	53rd Ave W	6,064	22,400	0.27	545.76	2,020.00	0.27	B	D	2	Suburban Residential
51st St W	SR 64	Cortez Rd	11,500	17,600	0.65	1,035.00	1,580.00	0.66	C	D	2	Urban General
	Cortez Rd	53rd Ave W	8,000	22,400	0.36	720.00	2,020.00	0.36	B	D	2	Suburban Residential
59th St W	Riverview Blvd	SR 64	6,301	17,600	0.36	567.09	1,580.00	0.36	B	D	2	Urban General
	SR 64	Cortez Rd	14,000	17,600	0.80	1,260.00	1,580.00	0.80	B	D	2	Urban General
Whitfield Ave	US-41	301 Blvd	4,200	22,400	0.19	378.00	2,020.00	0.19	B	D	2	Suburban Residential
	301 Blvd	36th St E	7,200	21,700	0.33	648.00	1,950.00	0.33	B	D	2	Suburban Commercial
9th St E	36th St E	University Pkwy	5,600	22,400	0.25	504.00	2,020.00	0.25	B	D	2	Suburban Residential
	SR 64/Manatee Ave	301 Blvd	8,400	13,900	0.60	756.00	1,250.00	0.60	C	D	2	Urban Center
	301 Blvd	57th Ave E	13,400	36,100	0.37	1,206.00	3,250.00	0.37	B	D	4	Urban General
	57th Ave E	63rd Ave E	5,700	17,600	0.32	513.00	1,580.00	0.32	B	D	2	Urban General
Tallevast Rd	63rd Ave E	Whitfield Ave	4,700	17,600	0.27	423.00	1,580.00	0.27	B	D	2	Urban General
	Whitfield Ave	Tallevast Rd	3,200	17,600	0.18	288.00	1,580.00	0.18	B	D	2	Urban General
	US-41	Ponce De Leon Ave	8,900	17,600	0.51	801.00	1,580.00	0.51	C	D	2	Urban General
	Ponce De Leon Ave	301 Blvd	9,800	17,600	0.56	882.00	1,580.00	0.56	C	D	2	Urban General
Tuttle Ave/39th St E	301 Blvd	Lockwood Ridge Rd	10,000	31,400	0.32	900.00	3,360.00	0.27	B	D	4	Suburban Residential
	University Pkwy	Whitfield Ave	4,400	22,400	0.20	396.00	2,020.00	0.20	B	D	2	Suburban Residential
	Whitfield Ave	63rd Ave	4,400	22,400	0.20	396.00	2,020.00	0.20	B	D	2	Suburban Residential
	63rd Ave	SR 70	5,900	22,400	0.26	531.00	2,020.00	0.26	B	D	2	Suburban Residential
37th St E	39th St E	SR 70	2,800	22,400	0.13	252.00	2,020.00	0.12	B	D	2	Suburban Residential
	SR-70	38th Ave E	3,700	22,400	0.17	333.00	2,020.00	0.16	B	D	2	Suburban Residential
26th Ave E	45th St E	15th St E	5,200	22,400	0.23	468.00	2,020.00	0.23	B	D	2	Suburban Residential
	15th St E	US-41 Business	3,400	13,900	0.24	306.00	1,250.00	0.24	B	D	2	Urban Center
38th Ave E	37th St E	US-301	8,100	22,400	0.36	729.00	2,020.00	0.36	B	D	2	Suburban Residential
	US-301	15th St E	950	17,600	0.05	85.50	1,580.00	0.05	B	D	2	Urban General
27th St E	38th Ave E	26th Ave E	7,500	22,400	0.33	675.00	2,020.00	0.33	B	D	2	Suburban Residential
	26th Ave E	SR 64	11,400	22,400	0.51	1,026.00	2,020.00	0.51	B	D	2	Suburban Residential
30th Ave E	27th St E	15th St E	6,600	22,400	0.29	594.00	2,020.00	0.29	B	D	2	Suburban Residential
	15th St E	US-41	6,600	17,600	0.38	594.00	1,580.00	0.38	B	D	2	Urban General
	US-41	US-41 Business	11,400	13,900	0.82	1,026.00	1,250.00	0.82	D	D	2	Urban Center
	US-41 Business	26th St W	9,700	17,600	0.55	873.00	1,580.00	0.55	B	D	2	Urban General
University Pkwy	301 Blvd	US-301	25,500	54,100	0.47	2,295.00	4,870.00	0.47	B	D	6	Suburban Commercial
	US-301	Lockwood Ridge Rd	47,500	54,100	0.88	4,275.00	4,870.00	0.88	D	D	6	Suburban Commercial
	Lockwood Ridge Rd	Honore Ave	59,500	54,100	1.10	5,355.00	4,870.00	1.10	E	D	6	Suburban Commercial
	Honore Ave	I-75	61,500	54,100	1.14	5,535.00	4,870.00	1.14	E	D	6	Suburban Commercial
	I-75	Lakewood Ranch Blvd	48,027	54,100	0.89	4,322.43	4,870.00	0.89	D	D	6	Suburban Commercial
	Lakewood Ranch Blvd	Lorraine Rd	22,500	31,400	0.72	2,025.00	3,360.00	0.60	D	D	4	Suburban Residential
Old Farm Rd	Whitfield Ave	Honore Ave	2,400	22,400	0.11	216.00	2,020.00	0.11	B	D	2	Suburban Residential
Lorraine Rd	University Pkwy	Players Dr	20,319	31,400	0.65	1,828.71	3,360.00	0.54	C	D	4	Suburban Residential
	Players Dr	SR 70	15,404	31,400	0.49	1,386.36	3,360.00	0.41	B	D	4	Suburban Residential
	SR 70	SR 64	12,467	31,400	0.40	1,122.03	3,360.00	0.33	B	D	4	Suburban Residential
Linger Lodge Rd/63rd St E	SR 70	85th St Ct E	1,750	22,400	0.08	157.50	2,020.00	0.08	B	D	2	Suburban Residential
Caruso Rd	44th Ave E	SR 70	9,500	22,400	0.42	855.00	2,020.00	0.42	B	D	2	Suburban Residential
9th Ave W	57th St E	SR 64	6,500	22,400	0.29	585.00	2,020.00	0.29	B	D	2	Suburban Residential
	51st St W	43rd St W	5,976	17,600	0.34	537.84	1,580.00	0.34	B	D	2	Urban General
	43rd St W	22nd St W	6,700	17,600	0.38	603.00	1,580.00	0.38	B	D	2	Urban General
	22nd St W	15th St E	7,000	13,900	0.50	630.00	1,250.00	0.50	B	D	2	Urban Center
9th Ave NW	99th St NW	75th St NW	3,100	22,400	0.14	279.00	2,020.00	0.14	B	D	2	Suburban Residential
17th Ave NW	9th Ave NW	75th St NW	500	22,400	0.02	45.00	2,020.00	0.02	B	D	2	Suburban Residential
Southern Parkway	26th St W	36th Ave W	4,200	17,600	0.24	378.00	1,580.00	0.24	B	D	2	Urban General
36th Ave W	43rd St W	Southern Parkway	1,300	17,600	0.07	117.00	1,580.00	0.07	B	D	2	Urban General
	Southern Parkway	Cortez Rd	4,200	17,600	0.24	378.00	1,580.00	0.24	B	D	2	Urban General
Singletary Rd	Sarasota County Line	SR 70	650	14,000	0.05	61.75	1,330.00	0.05	B	D	2	Rural
Myakka-Wauchula Rd	SR 64	SR 70	1,000	14,000	0.07	95.00	1,330.00	0.07	B	D	2	Rural
Duette Rd	SR 62	SR 64	1,350	14,000	0.10	128.25	1,330.00	0.10	B	D	2	Rural
SR 37	Polk County Line	SR 62	2,700	14,000	0.19	256.50	1,330.00	0.19	B	D	2	Rural
CR 39	Hillsborough County Line	SR 62	2,600	14,000	0.19	247.00	1,330.00	0.19	B	D	2	Rural

ROADWAY	SEGMENT		DAILY VOLUME	DAILY CAPACITY	DAILY V/C RATIO	PK HR VOLUME	PK HR CAPACITY	VOL/CAP RATIO	EXISTING LOS	ADOPTED LOS	NUMBER OF LANES	CONTEXT
	FROM	TO										
Verna Bethany Rd	SR 64	SR 70	2,200	14,000	0.16	209.00	1,330.00	0.16	B	D	2	Rural
White Eagle Blvd	SR 64	44th Ave E	6,823	31,400	0.22	614.07	3,360.00	0.18	B	D	4	Suburban Residential
	44th Ave E	SR 70	7,989	31,400	0.25	719.01	3,360.00	0.21	B	D	4	Suburban Residential
44th Ave E*	Lakewood Ranch Blvd	White Eagle Blvd	3,564	22,400	0.16	320.76	2,020.00	0.16	B	D	2	Suburban Residential
	White Eagle Blvd	Lorraine Rd	3,238	22,400	0.14	291.42	2,020.00	0.14	B	D	2	Suburban Residential
10th St W	US-41/US-301	US-41 Business	19,600	17,600	1.11	1,764.00	1,580.00	1.12	E	D	2	Urban General
	US-41 Business	Tarpon Rd	3,800	17,600	0.22	342.00	1,580.00	0.22	B	D	2	Urban General
24th Ave W	10th St W	17th St W	9,600	22,400	0.43	864.00	2,020.00	0.43	B	D	2	Suburban Residential
4th St W	US-41 Business	20th Ave W	2,500	17,600	0.14	225.00	1,580.00	0.14	B	D	2	Urban General
14th Ave W	23rd St W	4th St W	2,400	22,400	0.11	216.00	2,020.00	0.11	B	D	2	Suburban Residential
23rd St W	14th Ave W	US-41 Business	3,200	17,600	0.18	288.00	1,580.00	0.18	B	D	2	Urban General
7th St W	US-41/US-301	US-41 Business	6,200	17,600	0.35	558.00	1,580.00	0.35	B	D	2	Urban General
Haben Blvd	US-301	US-41/US-301	8,738	31,400	0.28	786.42	3,360.00	0.23	B	D	4	Suburban Residential
Uihlein Rd	SR 64	SR 70	5,267	31,400	0.17	474.03	3,360.00	0.14	B	D	4	Suburban Residential
Rangeland Pkwy	Lakewood Ranch Blvd	White Eagle Blvd	10,570	31,400	0.34	951.30	3,360.00	0.28	B	D	4	Suburban Residential
	White Eagle Blvd	Bourneside Blvd	4,688	31,400	0.15	421.92	3,360.00	0.13	B	D	4	Suburban Residential
Masters Ave	Lorraine Rd	Players Dr	9,662	31,400	0.31	869.58	3,360.00	0.26	B	D	4	Suburban Residential
	Players Dr	Bourneside Blvd	2,654	31,400	0.08	238.86	3,360.00	0.07	B	D	4	Suburban Residential
Bourneside Blvd	Masters Ave	SR 64	2,120	22,400	0.09	190.80	2,020.00	0.09	B	D	2	Suburban Residential
Clay Gully Rd	Sarasota County Line	Sugar Bowl Rd	400	14,000	0.03	38.00	1,330.00	0.03	B	D	2	Rural
Sugar Bowl Rd	SR 70	Sarasota County Line	400	14,000	0.03	38.00	1,330.00	0.03	B	D	2	Rural
17th St W	West End of Road	10th St W	600	22,400	0.03	54.00	2,020.00	0.03	B	D	2	Suburban Residential
Gulf Dr	Pine Ave	SR 64	20,000	17,600	1.14	1,800.00	1,580.00	1.14	E	D	2	Urban General
	SR 64	Cortez Rd	10,000	17,600	0.57	900.00	1,580.00	0.57	B	D	2	Urban General
	Cortez Rd	Coquina Park	13,329	17,600	0.76	1,199.61	1,580.00	0.76	C	D	2	Urban General
	Coquina Park	Sarasota County Line	9,900	17,600	0.56	891.00	1,580.00	0.56	B	D	2	Urban General

Figure 22. Manatee County Roadway Context Classification Map

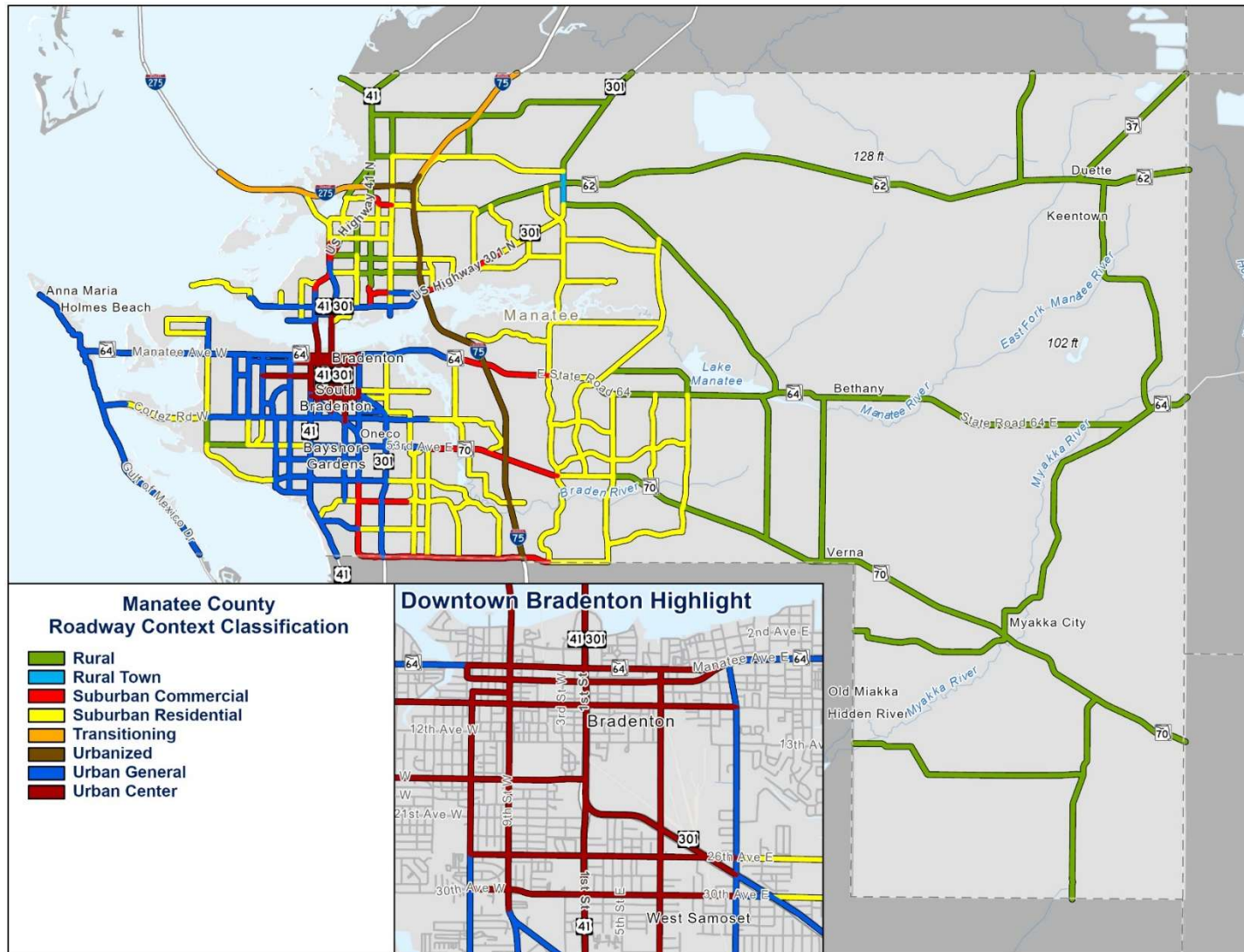
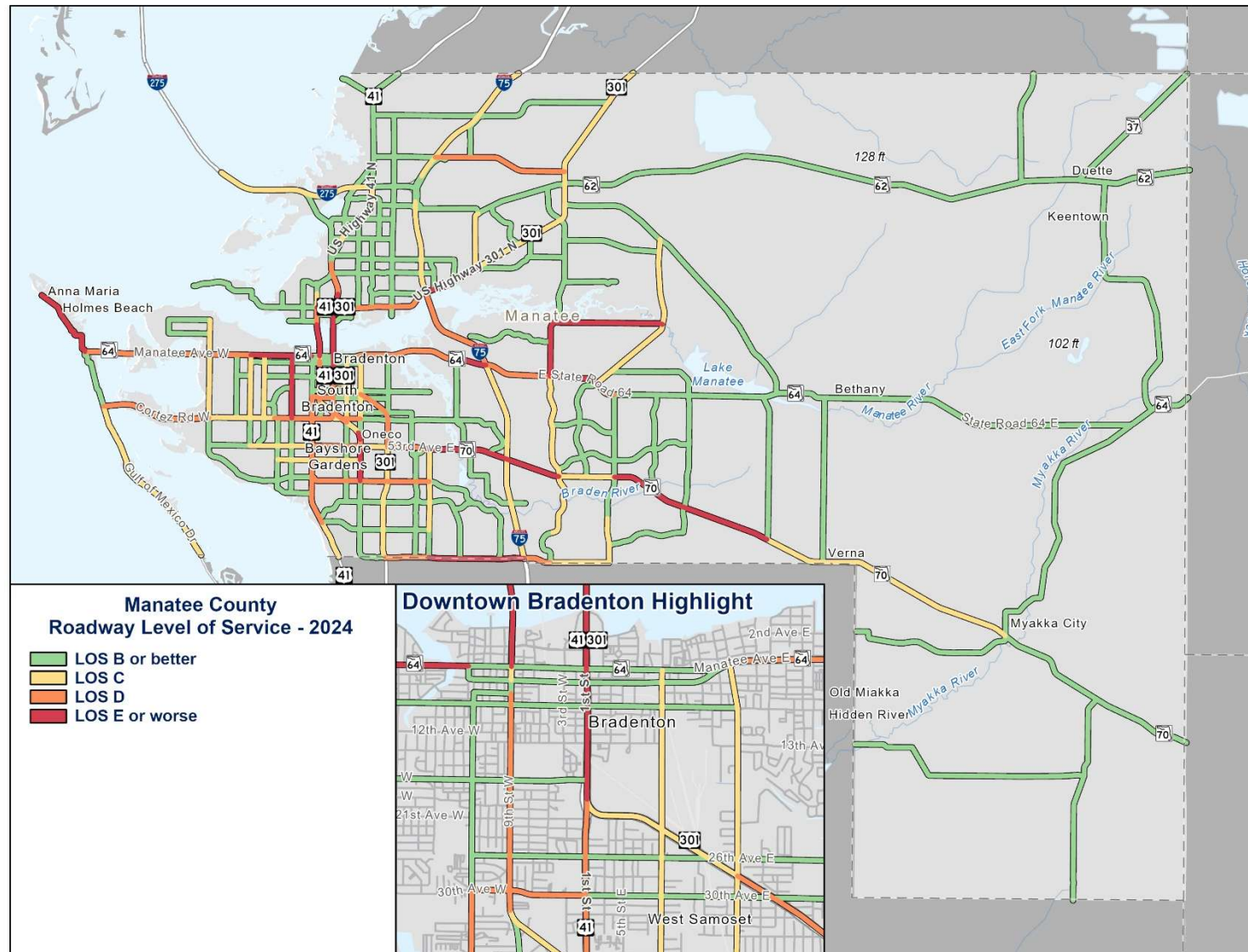


Figure 23. Manatee County Roadway Level of Service Map



Bicycle/Pedestrian System

In Manatee County, the bicycle and pedestrian network is composed of the sidewalks and bicycle lanes adjacent to the existing collector and arterial roadway system and a series of trails. Since the previous Comprehensive Plan, the county has seen general improvements in its bicycle and pedestrian system. The Sarasota/Manatee County MPO has adopted several aspiration trails projects as part of the 2045 LRTP which aim to improve connectivity within the two counties and improve connections to the already existing SunTrail, which runs through both Manatee and Sarasota County. Additionally, the Sarasota/Manatee County MPO adopted an Active Transportation Plan in November of 2019. The ATP has an adopted system of proposed trails. The Vision Network, that aims to connect the more urbanized portions of Manatee County around Bradenton to the SunTrail system and to Sarasota County. In addition to regional initiatives, Manatee County has continued to install sidewalks and bike paths as part of its road construction projects to fill bicycle and pedestrian infrastructure gaps.

Transit

The county operates a public transportation system that covers much of the county. As such, the county is required to maintain and update a Transit Development Plan that is set for a major update. The most recent plan is the 2024-2033 Transit Development Plan, released August of 2023. Although the county only maintains one transit service, Manatee County Area Transit, or MCAT, there is a shared route that serves both Sarasota County and Manatee County. Manatee County is not served by a passenger rail service.

Manatee County Area Transit (MCAT)

The MCAT is Manatee County's fixed-route public transportation system, operated by Manatee County Area Transit. This service began a fare-free program starting November of 2023.

Aviation, Rail, and Port Facilities

Aviation

The primary aviation facility in Manatee County is the Sarasota Bradenton International Airport. The Sarasota Bradenton International Airport is served year-round and seasonally by Air Canada, Allegiant Air, American Airlines, Avelo Airlines, Breeze Airways, Delta Airlines, Frontier Airlines, JetBlue, Southwest Airlines, Sun County Airlines, and United Airlines. The airport is served by both year-round and seasonal non-stop service to 52 airports.

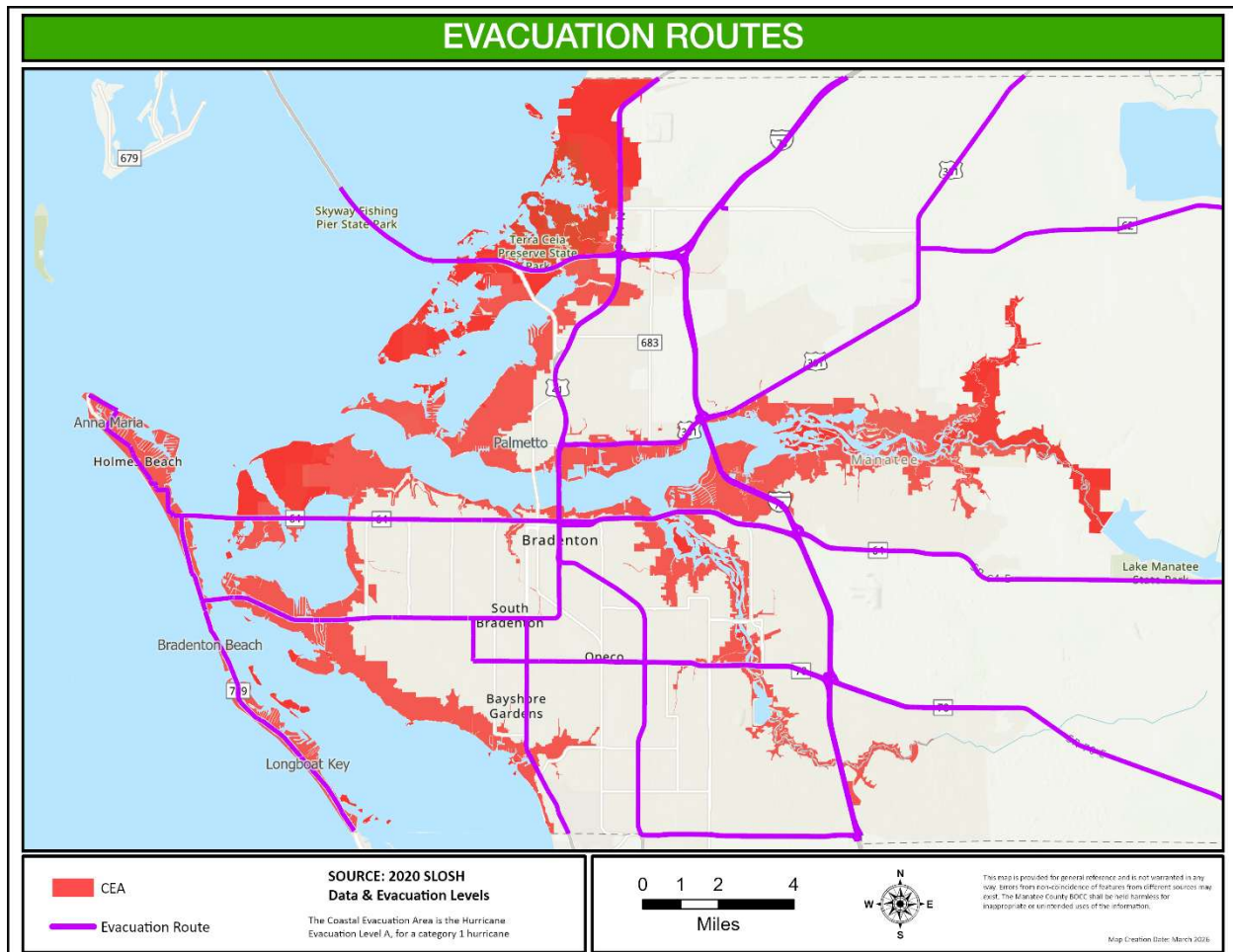
Rail

There is no passenger rail service in Manatee County,

Hurricane Evacuation

In Manatee County, as in all coastal counties, hurricane evacuation is important. While all residents of the County do not need to evacuate in the event of a hurricane, residents living on the barrier island and those living in mobile homes are required to evacuate even for Category I hurricanes, the least severe type of hurricane. The Coastal Management Element of this plan addresses hurricane evacuation in detail. The transportation system of the county is critical in ensuring a safe and effective clearance time. Clearance time is the time required to clear roadways of all vehicles evacuating in response to a hurricane or other severe weather event. Figure 24 below shows Manatee County hurricane evacuation routes.

Figure 24. Hurricane Evacuation Routes



There are three components of clearance time. These are mobilization time, travel time, and delay time. From a transportation system perspective, travel time and delay time are important, because those times are to a great extent dependent upon roadway characteristics.

Regional Travel Demand

In Manatee County, commuter flows provide insight into areas of current employment travel and potential regional travel demand. A notable change since the previous comprehensive plan is the large increase in remote workers, or those that work at home. This trend is national and is not exclusive to Manatee County. Of the county's 188,761 commuters in 2022, 131,189 live and work in Manatee County. Figure 25 gives a more detailed breakdown of the American Community Survey Journey-to-Work characteristics of Manatee County.

Figure 25. Journey to Work Characteristics

Journey-to-work Characteristics	Manatee County	Florida
Place of Work		
Worked inside county of residence	69.5%	80.89%
Worked outside county of residence	29.1%	19.11%
Worked outside State of residence	1.4%	1.26%
Means of Transportation to Work		
Drive Alone	71.3%	69.71%
Carpool	8.8%	8.99%
Public Transit	0.1%	1.19%
Walk	1.5%	1.37%
Work at Home	16.3%	16.39%
Other	2.1%	2.34%
Travel Time to Work		
Mean travel time to work	27.9 minutes	28 minutes
Work at Home	16.3%	16.39%

Source: 2022 American Community Survey, United States Census Bureau

Future Conditions

Future Level of Service

Roadway

Model Projection

The FDOT District 1 Regional Planning Model, version 2.1 (D1RPM 2.1), with edits from the Manatee County traffic engineer, was used to predict 2045 AADT along roadways in the county. Prior to its use as a tool for projecting needs, the Manatee County traffic model was validated using 2015 base year data. The traffic model is a sub model of the Florida Standard Urban Transportation Model Structure (FSUTMS) traffic model that, when run with the Manatee County highway network and socioeconomic data as inputs, predicts future traffic on area roads for desired projection years. Model results include all current and future committed roadway conditions, such as widening and extensions.

In validating the traffic model, Census records, state labor department employment statistics, and other sources to estimate Manatee County's population for 2015 were used. The 2015 data were then projected through 2045 for the prediction of future traffic levels for the long range plan needs analysis. Using the volumes projected for 2045, a short-term scenario to 2028 was also projected. The short-term projections can be used to identify which areas of the roadway network will need immediate attention. The 2028 projection also accounts for currently committed roadway widening and new construction projects.

Needs Analysis

The validated model was then run using 2045 socioeconomic data and the existing and committed road network. This model run was performed to develop 2045 traffic demand projections under the assumption that no capacity-producing roadway improvements would be made from 2025 to 2045. In other words, this model run assessed the impact of 20 years of growth on the existing and committed roadway network. This model run also identified roadway deficiencies resulting from the growth in travel demand over this 20-year time period. A deficient roadway is defined as any roadway having a level of service condition that exceeds the adopted roadway performance standard. With this process, all deficient roadways became candidates for potential future road widening projects and were tested to determine whether improvements were needed to maintain the adopted level of service standards through the year 2045.

In terms of output, the traffic model projects future year traffic volumes on all major roads in the county. For each roadway on the network, the model uses the projected traffic volume ("v") for the road (produced by the model) and the maximum acceptable capacity ("c") of the road to transform each of these raw volume projections into more understandable volume to acceptable capacity ("v/c") ratio. If the v/c ratio exceeds 1.0, the traffic volume of a roadway segment is projected to exceed the acceptable capacity of that roadway segment. While a v/c of 1.0 indicates that the traffic volume is just at the acceptable level of service, a roadway with a v/c much less than 1.0 has excess traffic capacity. In the latter case, more traffic could be accommodated, and the road would still function at an adequate level of service. Figure 26 shows projected population growth used in the Sarasota/Manatee MPO 2045 LRTP, provided by the Bureau of Economic and Business Research. The numbers present represent the "medium" projection.

Figure 26 – Projected Population Growth

Year	Population
2019	387,414
2045	542,200
Total Projected Growth	154,786
Projected 25-year Growth (%)	40%

Source: Bureau of Economic and Business Research, Florida Population Studies, 2019.

Figure 27 shows the results of running the model with 2045 socioeconomic data projections and the existing and committed road network. That table lists the roadways predicted to exceed capacity under this scenario. These overcapacity roadways are links expected to have a v/c ratio over 1 by 2045. Generally, roads shown to experience more traffic than their acceptable capacity in 2045 are in four areas of the county. These areas near Moccasin Wallow Road in the north of the county, in and around Bradenton Beach, in Downtown Bradenton, and in and around Lakewood Ranch. Most roadways that are projected to be above capacity are arterials and major collectors.

Figure 27. 2028 Level of Service Table

ROADWAY	SEGMENT		DAILY	DAILY	DAILY	PK HR	PK HR	VOL/CAP	PROJECTED	ADOPTED	NUMBER	CONTEXT
	FROM	TO	VOLUME	CAPACITY	V/C	VOLUME	CAPACITY	RATIO	LOS	LOS	OF LANES	
I-75	Hillsborough County Line	Moccasin Wallow Rd	93,597	141,700	0.66	9,827.65	13,890.00	0.71	C	C	10	Transitioning
	Moccasin Wallow Rd	North I-275 Ramps	104,608	141,700	0.74	9,414.72	13,890.00	0.68	C	C	10	Transitioning
	North I-275 Ramps	South I-275 Ramps	74,327	141,700	0.52	6,689.41	13,890.00	0.48	B	C	10	Transitioning
	South I-275 Ramps	US-301	126,631	162,000	0.78	11,396.77	14,580.00	0.78	C	C	10	Urbanized
	US-301	SR 64	132,687	162,000	0.82	11,941.83	14,580.00	0.82	C	C	10	Urbanized
	SR 64	SR 70	143,192	162,000	0.88	12,887.27	14,580.00	0.88	C	C	10	Urbanized
I-275	SR 70	Sarasota County Line	154,159	162,000	0.95	13,874.33	14,580.00	0.95	C	C	10	Urbanized
	Hillsborough County Line	US-19	77,630	79,000	0.98	8,151.17	8,690.00	0.94	C	C	4	Transitioning
	US-19	US-41	51,753	59,000	0.88	4,657.81	5,780.00	0.81	C	C	4	Transitioning
US-41	US-41	I-75	67,720	79,000	0.86	6,094.80	8,690.00	0.70	C	C	4	Urbanized
	Hillsborough County Line	Inland Transport St	16,958	55,700	0.30	1,526.18	5,290.00	0.29	B	D	4	Rural
	Inland Transport St	I-275	19,710	55,700	0.35	1,773.93	5,290.00	0.34	B	D	4	Rural
	I-275	45th St E	36,888	55,700	0.66	3,319.93	5,290.00	0.63	C	D	4	Rural
	45th St E	US-19 S	19,820	36,600	0.54	1,783.84	3,290.00	0.54	B	D	4	Suburban Commercial
	45th St E	US-19 N	21,472	36,600	0.59	1,932.50	3,290.00	0.59	B	D	4	Suburban Commercial
	US-19 S	Little Palm Inn	33,585	54,100	0.62	3,022.62	4,870.00	0.62	C	D	6	Suburban Commercial
	US-19 N	Little Palm Inn	12,113	54,100	0.22	1,090.13	4,870.00	0.22	B	D	6	Suburban Commercial
	Little Palm Inn	17th St E	40,742	36,100	1.13	3,666.79	3,250.00	1.13	E	D	4	Urban General
	17th St E	US-301	49,001	36,100	1.36	4,410.06	3,250.00	1.36	E	D	4	Urban General
	US-301	SR 64/Manatee Ave	68,271	53,900	1.27	6,144.35	4,850.00	1.27	E	D	6	Urban Center
	SR 64/Manatee Ave	SR 64/6th Ave	67,720	53,900	1.26	6,094.80	4,850.00	1.26	E	D	6	Urban Center
	SR 64/6th Ave	US-301	68,821	53,900	1.28	6,193.90	4,850.00	1.28	E	D	6	Urban Center
	US-301	301 Blvd	41,293	53,900	0.77	3,716.34	4,850.00	0.77	C	D	6	Urban Center
	301 Blvd	41st Ave E	35,236	36,100	0.98	3,171.28	3,250.00	0.98	D	D	4	Urban General
	41st Ave E	44th Ave E	35,236	36,100	0.98	3,171.28	3,250.00	0.98	D	D	4	Urban General
	44th Ave E	14th St W	44,045	56,800	0.78	3,964.09	5,110.00	0.78	C	D	6	Urban General
	Cortez Rd	SR 70	49,001	56,800	0.86	4,410.06	5,110.00	0.86	D	D	6	Urban General
	SR 70	63rd Ave W	47,899	56,800	0.84	4,310.95	5,110.00	0.84	D	D	6	Urban General
	63rd Ave W	Tallevast Rd	47,349	56,800	0.83	4,261.40	5,110.00	0.83	D	D	6	Urban General
	Tallevast Rd	Sarasota County Line	42,394	56,800	0.75	3,815.44	5,110.00	0.75	C	D	6	Urban General
US-301	Hillsborough County Line	Moccasin Wallow Rd	9,690	14,000	0.69	920.55	1,330.00	0.69	C	D	2	Rural
	Moccasin Wallow Rd	Rutland Rd	19,160	31,400	0.61	1,724.38	2,980.00	0.58	C	D	4	Rural Town
	Rutland Rd	Chin Rd	17,838	31,400	0.57	1,605.46	3,360.00	0.48	B	D	4	Suburban Residential
	Chin Rd	100th Dr E	24,225	31,400	0.77	2,180.25	3,360.00	0.65	C	D	4	Suburban Residential
	100th Dr E	Old Tampa Rd	28,079	36,600	0.77	2,527.11	3,290.00	0.77	C	D	4	Suburban Commercial
	Old Tampa Rd	I-75	44,596	36,600	1.22	4,013.65	3,290.00	1.22	E	D	4	Suburban Commercial
	I-75	19th St E	41,293	56,800	0.73	3,716.34	5,110.00	0.73	C	D	6	Urban General
	19th St E	Ellenton Gillette Rd	37,683	36,100	1.04	3,391.48	3,250.00	1.04	E	D	4	Urban General
	Ellenton Gillette Rd	US-41	40,192	38,300	1.05	3,617.24	3,450.00	1.05	E	D	4	Urban Center
	10th St W	SR 64/Manatee Ave	68,271	38,300	1.78	6,144.35	3,450.00	1.78	E	D	4	Urban Center
	SR 64/Manatee Ave	SR 64/6th Ave	67,720	53,900	1.26	6,094.80	4,850.00	1.26	E	D	6	Urban Center
	SR 64/6th Ave	US-41	68,821	53,900	1.28	6,193.90	4,850.00	1.28	E	D	6	Urban Center
	US-41	15th St E	33,034	38,300	0.86	2,973.07	3,450.00	0.86	D	D	4	Urban Center
	15th St E	38th Ave E	34,686	38,300	0.91	3,121.72	3,450.00	0.90	D	D	4	Urban Center
	38th Ave E	SR 70	39,641	36,100	1.10	3,567.69	3,250.00	1.10	E	D	4	Urban General
	SR 70	63rd Ave E	45,147	56,800	0.79	4,063.20	5,110.00	0.80	C	D	6	Urban General
	63rd Ave E	Sarasota County Line	42,944	56,800	0.76	3,864.99	5,110.00	0.76	C	D	6	Urban General
	US-41 N	Bayshore Rd	13,764	36,600	0.38	1,238.78	3,290.00	0.38	B	D	4	Suburban Commercial
	US-41 S	Bayshore Rd	13,214	36,600	0.36	1,189.23	3,290.00	0.36	B	D	4	Suburban Commercial
	Bayshore Rd	17th St W	26,978	36,600	0.74	2,428.01	3,290.00	0.74	C	D	4	Suburban Commercial
US-41 Business	17th St W	10th St W	31,382	36,100	0.87	2,824.42	3,250.00	0.87	D	D	4	Urban General
	10th St W	7th St W	33,585	36,100	0.93	3,022.62	3,250.00	0.93	D	D	4	Urban General
	7th St W	Riverside Dr	34,686	36,100	0.96	3,121.72	3,250.00	0.96	D	D	4	Urban General
	Riverside Dr	SR 64/Manatee Ave	42,944	38,300	1.12	3,864.99	3,450.00	1.12	E	D	4	Urban Center
	SR 64/Manatee Ave	10th St W	27,528	38,300	0.72	2,477.56	3,450.00	0.72	C	D	4	Urban Center
	10th St W	Martin Luther King Ave	12,773	38,300	0.33	1,149.59	3,450.00	0.33	B	D	4	Urban Center
	Martin Luther King Ave W	26th Ave W	20,922	38,300	0.55	1,882.94	3,450.00	0.55	B	D	4	Urban Center
	26th Ave W	30th Ave W	20,811	36,100	0.58	1,873.03	3,250.00	0.58	B	D	4	Urban General
	30th Ave W	Cortez Rd/US-41	29,180	36,100	0.81	2,626.21	3,250.00	0.81	D	D	4	Urban General
	I-275 W	Terra Ceia Rd	12,663	31,400	0.40	1,202.99	2,980.00	0.40	B	D	4	Rural Town
US-19	I-275 E	Terra Ceia Rd	10,901	31,400	0.35	981.11	2,980.00	0.33	B	D	4	Rural Town
	Terra Ceia Rd	45th St Ct W	25,877	31,400	0.82	2,328.91	3,360.00	0.69	D	D	4	Suburban Residential
	45th St Ct W	US-41 S	12,663	36,600	0.35	1,139.68	3,290.00	0.35	B	D	4	Suburban Commercial
	45th St Ct W	US-41 N	12,113	36,600	0.33	1,090.13	3,290.00	0.33	B	D	4	Suburban Commercial
SR 62	Hardee County Line	SR 37	5,726	14,000	0.41	543.96	1,330.00	0.41	B	D	2	Rural
	SR 37	CR 39	6,056	14,000	0.43	575.34	1,330.00	0.43	B	D	2	Rural
	CR 39	US-301	4,735	14,000	0.34	449.81	1,330.00	0.34	B	D	2	Rural
	Hardee County Line	Wauchula Rd	4,625	14,000	0.33	416.23	1,330.00	0.31	B	D	2	Rural
	Wauchula Rd	CR 675	6,387	14,000	0.46	606.73	1,330.00	0.46	B	D	2	Rural
	CR 675	Lorraine Rd	6,769	14,000	0.48	643.03	1,330.00	0.48	B	D	2	Rural
	Lorraine Rd	White Eagle Blvd	14,975	55,700	0.27	1,347.79	5,290.00	0.25	B	D	4	Rural
	White Eagle Blvd	Lakewood Ranch Blvd	35,236	31,400	1.12	3,171.28	3,360.00	0.94	E	D	4	Suburban Residential
	Lakewood Ranch Blvd	Lena Rd	56,158	54,100	1.04	5,054.22	4,870.00	1.04	E	D	6	Suburban Commercial
	Lena Rd	I-75	53,405	54,100	0.99	4,806.46	4,870.00	0.99	D	D	6	Suburban Commercial
	I-75	57th St E	64,967	54,100	1.20	5,847.04	4,870.00	1.20	E	D	6	Suburban Commercial
	57th St E	17th St E	54,506	56,800	0.96	4,905.57	5,110.00	0.96	D	D	6	Urban General
	17th St E	15th St E	21,472	56,800	0.38	1,932.50	5,110.00	0.38	B	D	6	Urban General
	17th St E	15th St E	21,472	53,900	0.40	1,932.50	4,850.00	0.40	B	D	6	Urban Center
	15th St E	12th St E	22,573	53,900	0.42	2,031.60	4,850.00	0.42	B	D	6	Urban Center

ROADWAY	SEGMENT		DAILY VOLUME	DAILY CAPACITY	DAILY V/C	PK HR VOLUME	PK HR CAPACITY	VOL/CAP RATIO	PROJECTED LOS	ADOPTED LOS	NUMBER OF LANES	CONTEXT
	FROM	TO										
SR 64	15th St E	10th St E	20,922	53,900	0.39	1,882.94	4,850.00	0.39	B	D	6	Urban Center
	12th St E	9th St E	22,573	53,900	0.42	2,031.60	4,850.00	0.42	B	D	6	Urban Center
	10th St E	9th St E	20,922	53,900	0.39	1,882.94	4,850.00	0.39	B	D	6	Urban Center
	9th St E	US-41/US-301	22,573	53,900	0.42	2,031.60	4,850.00	0.42	B	D	6	Urban Center
	9th St E	US-41/US-301	20,371	53,900	0.38	1,833.39	4,850.00	0.38	B	D	6	Urban Center
	US-41/US-301	10th St W	21,472	53,900	0.40	1,932.50	4,850.00	0.40	B	D	6	Urban Center
	US-41/US-301	10th St W	18,719	53,900	0.35	1,684.74	4,850.00	0.35	B	D	6	Urban Center
	10th St W	15th St W	26,978	53,900	0.50	2,428.01	4,850.00	0.50	B	D	6	Urban Center
	10th St W	SR 64/Manatee Ave	23,124	53,900	0.43	2,081.15	4,850.00	0.43	B	D	6	Urban Center
	15th St W	26th St W	50,102	36,100	1.39	4,509.16	3,250.00	1.39	E	D	4	Urban General
	26th St W	51st St W	43,495	36,100	1.20	3,914.54	3,250.00	1.20	E	D	4	Urban General
	51st St W	75th St W	35,236	36,600	0.96	3,171.28	3,290.00	0.96	D	D	4	Suburban Commercial
SR 70	75th St W	Flamingo Dr	19,820	22,400	0.88	1,783.84	2,020.00	0.88	D	D	2	Suburban Residential
	Flamingo Dr	Gulf Dr	19,380	17,600	1.10	1,744.20	1,580.00	1.10	E	D	2	Urban General
	Desoto County Line	Singletary Rd	7,047	14,000	0.50	669.49	1,330.00	0.50	B	D	2	Rural
	Singletary Rd	CR 675	9,139	14,000	0.65	868.25	1,330.00	0.65	C	D	2	Rural
	CR 675	Lorraine Rd	21,803	55,700	0.39	1,962.23	5,290.00	0.37	B	D	4	Rural
	Lorraine Rd	Lakewood Ranch Blvd	37,989	48,000	0.79	3,419.03	4,960.00	0.69	C	D	6	Suburban Residential
	Lakewood Ranch Blvd	I-75	60,563	54,100	1.12	5,450.63	4,870.00	1.12	E	D	6	Suburban Commercial
	I-75	Fairway Gardens Dr	80,383	54,100	1.49	7,234.47	4,870.00	1.49	E	D	6	Suburban Commercial
	Fairway Gardens Dr	Lockwood Ridge Rd	80,150	54,100	1.48	7,213.46	4,870.00	1.48	E	D	6	Suburban Commercial
	Lockwood Ridge Rd	US-301	50,652	56,800	0.89	4,558.71	5,110.00	0.89	D	D	6	Urban General
	US-301	15th St E	37,439	56,800	0.66	3,369.48	5,110.00	0.66	C	D	6	Urban General
	15 St E	US-41	34,686	36,100	0.96	3,121.72	3,250.00	0.96	D	D	4	Urban General
Buckeye Rd	US-301	Carter Rd	881	55,700	0.02	83.69	5,290.00	0.02	B	D	4	Rural
	Carter Rd	US-41	1,762	14,000	0.13	167.37	1,330.00	0.13	B	D	2	Rural
Carter Rd	Buckeye Rd	Moccasin Wallow Rd	385	14,000	0.03	36.61	1,330.00	0.03	B	D	2	Rural
Iney Point Rd	US-41	Tampa Bay	4,184	14,000	0.30	376.59	1,330.00	0.28	B	D	2	Rural
Bud Rhoden Rd/36th Ave	Buckeye Rd	Moccasin Wallow Rd	936	14,000	0.07	88.92	1,330.00	0.07	B	D	2	Rural
Moccasin Wallow Rd	Moccasin Wallow Rd	37th St E	7,818	22,400	0.35	703.63	2,020.00	0.35	B	D	2	Suburban Residential
	37th St E	US-301	8,887	14,000	0.63	799.86	1,330.00	0.60	C	D	2	Rural
Buffalo Rd	US-301	Manatee River	1,523	17,600	0.09	137.06	1,580.00	0.09	B	D	2	Urban General
	US-41	Bud Rhoden Rd/36th Ave	6,497	55,700	0.12	584.70	5,290.00	0.11	B	D	4	Rural
69th St E	Bud Rhoden Rd/36th Ave	I-75	8,809	31,400	0.28	792.82	3,360.00	0.24	B	D	4	Suburban Residential
	I-75	US-301	19,945	31,400	0.64	1,795.04	3,360.00	0.53	C	D	4	Suburban Residential
73rd St E	Moccasin Wallow Rd	36th St E	3,303	22,400	0.15	297.31	2,020.00	0.15	B	D	2	Suburban Residential
	US-41	36th Ave E	9,831	21,700	0.45	884.79	1,950.00	0.45	B	D	2	Suburban Commercial
Bayshore Rd	36th Ave E	Buffalo Rd	12,883	22,400	0.58	1,159.50	2,020.00	0.57	B	D	2	Suburban Residential
	Buffalo Rd	Erie Rd	10,681	22,400	0.48	961.29	2,020.00	0.48	B	D	2	Suburban Residential
73rd St E	US 41	75 St Ct E	1,762	14,000	0.13	158.56	1,330.00	0.12	B	D	2	Rural
	75 St Ct E	US 41	2,423	22,400	0.11	218.03	2,020.00	0.11	B	D	2	Suburban Residential
Erie Rd	US-41	Bayshore Rd	1,652	18,000	0.09	148.65	1,710.00	0.09	B	D	2	Rural Town
	US-301	69th St E	3,083	14,000	0.22	277.49	1,330.00	0.21	B	D	2	Rural
Ft Hamer Rd	69th St E	US-301	13,764	22,400	0.61	1,238.78	2,020.00	0.61	C	D	2	Suburban Residential
	Erie Rd	US-301	1,561	22,400	0.07	140.53	2,020.00	0.07	B	D	2	Suburban Residential
Old Tampa Rd	US-301	Mulholland Rd	8,699	22,400	0.39	782.91	2,020.00	0.39	B	D	2	Suburban Residential
	Mulholland Rd	Upper Manatee River Rd	8,699	22,400	0.39	782.91	2,020.00	0.39	B	D	2	Suburban Residential
Chin Road	US-301	Erie Rd	6,220	22,400	0.28	559.83	2,020.00	0.28	B	D	2	Suburban Residential
	Ft Hamer Rd	US-301	9,427	22,400	0.42	848.42	2,020.00	0.42	B	D	2	Suburban Residential
Palm View Rd	US-301	Old Tampa Rd	6,497	22,400	0.29	584.70	2,020.00	0.29	B	D	2	Suburban Residential
	36th Ave E	US-19	771	22,400	0.03	69.37	2,020.00	0.03	B	D	2	Suburban Residential
28th Ave E	69th St E	Palm View Rd	1,179	22,400	0.05	106.14	2,020.00	0.05	B	D	2	Suburban Residential
	Palm View Rd	49th St E	1,395	22,400	0.06	125.56	2,020.00	0.06	B	D	2	Suburban Residential
49th St E	US-19	36th Ave E	3,634	14,000	0.26	327.04	1,330.00	0.25	B	D	2	Rural
	US-41	39th St E	1,487	14,000	0.11	133.79	1,330.00	0.10	B	D	2	Rural
Canal Rd	39th St E	US-301	9,029	22,400	0.40	812.64	2,020.00	0.40	B	D	2	Suburban Residential
	US-41	Canal Rd	1,101	14,000	0.08	99.10	1,330.00	0.07	B	D	2	Rural
Mendoza Rd/37th St	Canal Rd	36th Ave E	3,303	14,000	0.24	297.31	1,330.00	0.22	B	D	2	Rural
	36th Ave E	Victory Rd	10,130	22,400	0.45	911.74	2,020.00	0.45	B	D	2	Suburban Residential
Victory Rd	Mendoza Rd/37th St E	US-301	7,157	22,400	0.32	644.17	2,020.00	0.32	B	D	2	Suburban Residential
	21st St Ct E	49th St E	401	14,000	0.03	36.07	1,330.00	0.03	B	D	2	Rural
24th Ave E	20th St E	US-301	1,150	14,000	0.08	103.46	1,330.00	0.08	B	D	2	Rural
	2nd Ave E	Canal Rd	2,256	22,400	0.10	203.06	2,020.00	0.10	B	D	2	Suburban Residential
29th St E	Canal Rd	36th Ave E	865	14,000	0.06	77.89	1,330.00	0.06	B	D	2	Rural
	36th Ave E	I-75*	390	14,000	0.03	35.08	1,330.00	0.03	B	D	2	Rural
60th Ave E	I-75*	60th Ave	2,243	14,000	0.16	201.87	1,330.00	0.15	B	D	2	Rural
	Mendoza Rd/37th St E	US-301	10,461	22,400	0.47	941.47	2,020.00	0.47	B	D	2	Suburban Residential
51st Ave E	17th St E	US-301	5,285	21,700	0.24	475.69	1,950.00	0.24	B	D	2	Suburban Commercial
	51st Ave E	Canal Rd	5,285	17,600	0.30	475.69	1,580.00	0.30	B	D	2	Urban General
17th St E	Canal Rd	24th Ave W	10,571	17,600	0.60	951.38	1,580.00	0.60	C	D	2	Urban General
	US-301	SR 64	3,247	14,000	0.23	308.49	1,330.00	0.23	B	D	2	Rural
CR 675	SR 64	SR 70	2,411	14,000	0.17	229.09	1,330.00	0.17	B	D	2	Rural
	Ft Hamer Rd	N Rye Rd	3,524	22,400	0.16	334.75	2,020.00	0.17	B	D	2	Suburban Residential
N Rye Rd	CR 675	SR 64	13,855	22,400	0.62	1,246.91	2,020.00	0.62	C	D	2	Suburban Residential
	Rye Rd	Ft Hamer Rd	25,877	31,400	0.82	2,328.91	3,360.00	0.69	D	D	4	Suburban Residential
Upper Manatee	Ft Hamer Rd	SR 64	25,877	31,400	0.82	2,328.91	3,360.00	0.69	D	D	4	Suburban Residential
	Ft Hamer Rd	End of Road	3,303	22,400	0.15	313.82	2,020.00	0.16	B	D	2	Suburban Residential
Mulholland Rd	Ft Hamer Rd	SR 64	1,419	14,000	0.10	127.74	1,330.00	0.10	B	D	2	Rural
	Rye Rd	SR 64	1,419	14,000	0.10	127.74	1,330.00	0.10	B	D	2	Rural
Port	Upper Manatee River Rd	River Strand	2,882	22,400	0.13	259.35	2,020.00	0.13	B	D	2	Suburban Residential

ROADWAY	SEGMENT		DAILY VOLUME	DAILY CAPACITY	DAILY V/C	PK HR VOLUME	PK HR CAPACITY	VOL/CAP RATIO	PROJECTED LOS	ADOPTED LOS	NUMBER OF LANES	CONTEXT
	FROM	TO										
Harbour	River Strand	Kay Rd	9,555	22,400	0.43	859.91	2,020.00	0.43	B	D	2	Suburban Residential
Lakewood Ranch Blvd	SR 64	SR 70	24,429	31,400	0.78	2,198.59	3,360.00	0.65	C	D	4	Suburban Residential
	SR 70	River Club Blvd	26,978	31,400	0.86	2,428.01	3,360.00	0.72	D	D	4	Suburban Residential
	River Club Blvd	University Pkwy	15,966	31,400	0.51	1,436.98	3,360.00	0.43	B	D	4	Suburban Residential
Honore Ave	University Blvd	University Park Ln	9,690	22,400	0.43	872.10	2,020.00	0.43	B	D	2	Suburban Residential
	University Park Ln	Lockwood Ridge Rd	11,121	31,400	0.35	1,000.93	3,360.00	0.30	B	D	4	Suburban Residential
63rd Ave W	Lockwood Ridge Rd	US-301	21,142	31,400	0.67	1,902.77	3,360.00	0.57	C	D	4	Suburban Residential
	US-301	US-41	17,508	36,100	0.48	1,575.73	3,250.00	0.48	B	D	4	Urban General
Lockwood Ridge Rd	University Pkwy	Tallevast Rd	21,980	31,400	0.70	1,978.18	3,360.00	0.59	C	D	4	Suburban Residential
	Tallevast Rd	SR 70	18,719	31,400	0.60	1,684.74	3,360.00	0.50	B	D	4	Suburban Residential
45th St E	26th Ave E	SR 70	9,029	31,400	0.29	812.64	3,360.00	0.24	B	D	4	Suburban Residential
44th Ave E*, east of Branden River	US-41/Cortez Rd	44th Ave E	8,919	17,600	0.51	802.73	1,580.00	0.51	B	D	2	Urban General
	US-41/Cortez Rd	44th Ave E	12,773	17,600	0.73	1,149.59	1,580.00	0.73	C	D	2	Urban General
	44th Ave Conn	301 Blvd	14,144	17,600	0.80	1,272.97	1,580.00	0.81	D	D	2	Urban General
	301 Blvd	15th St E	15,470	17,600	0.88	1,392.29	1,580.00	0.88	D	D	2	Urban General
	15th St E	45th St E	14,922	36,100	0.41	1,342.94	3,250.00	0.41	B	D	4	Urban General
44th Ave E*, west of Branden	45th St E*	Branden River*	1,266	31,400	0.04	113.97	3,360.00	0.03	B	D	4	Suburban Residential
	Branden River*	Caruso Rd	10,461	31,400	0.33	941.47	3,360.00	0.28	B	D	4	Suburban Residential
	Caruso Rd	67th St E	4,735	31,400	0.15	426.14	3,360.00	0.13	B	D	4	Suburban Residential
	67th St E	SR 70	4,625	31,400	0.15	416.23	3,360.00	0.12	B	D	4	Suburban Residential
	University Pkwy	63rd Ave E	12,899	21,700	0.59	1,160.89	1,950.00	0.60	B	D	2	Suburban Commercial
301 Blvd	63rd Ave E	SR 70	20,825	36,100	0.58	1,874.22	3,250.00	0.58	B	D	4	Urban General
	SR 70	51st Ave E	17,682	36,100	0.49	1,591.39	3,250.00	0.49	B	D	4	Urban General
	51st Ave E	49th Ave E	21,942	17,600	1.25	1,974.81	1,580.00	1.25	E	D	2	Urban General
	49th Ave E	9th St E	11,316	17,600	0.64	1,018.47	1,580.00	0.64	C	D	2	Urban General
	9th St E	44th Ave E	17,027	17,600	0.97	1,532.42	1,580.00	0.97	D	D	2	Urban General
9th St W	44th Ave E	US-41	15,626	17,600	0.89	1,406.36	1,580.00	0.89	D	D	2	Urban General
	US-41	9th St W	9,699	36,100	0.27	872.89	3,250.00	0.27	B	D	4	Urban General
	US-41 Business	301 Blvd	12,463	13,900	0.90	1,121.64	1,250.00	0.90	D	D	2	Urban Center
	301 Blvd	US-41	3,539	17,600	0.20	318.51	1,580.00	0.20	B	D	2	Urban General
	44th Ave E	US-41 Business	44,045	56,800	0.78	3,964.09	5,110.00	0.78	C	D	6	Urban General
Cortez Rd	US-41 Business	37th St W	59,461	56,800	1.05	5,351.53	5,110.00	1.05	E	D	6	Urban General
	37th St W	75th St W	31,382	36,100	0.87	2,824.42	3,250.00	0.87	D	D	4	Urban General
	75th St W	123rd St W	28,630	31,400	0.91	2,576.66	3,360.00	0.77	D	D	4	Suburban Residential
	123rd St W	Gulf Dr	16,958	17,600	0.96	1,526.18	1,580.00	0.97	D	D	2	Urban General
	17th Ave NW	SR 64	13,764	17,600	0.78	1,238.78	1,580.00	0.78	C	D	2	Urban General
75th St W	SR 64	Cortez Rd	21,036	31,400	0.67	1,893.25	3,360.00	0.56	C	D	4	Suburban Residential
	Cortez Rd	53rd Ave W	16,297	55,700	0.29	1,466.71	5,290.00	0.28	B	D	4	Rural
53rd Ave W	75th St W	51st St W	2,423	55,700	0.04	218.03	5,290.00	0.04	B	D	4	Rural
	51st St W	US-41	26,427	31,400	0.84	2,378.46	3,360.00	0.71	D	D	4	Suburban Residential
26th St W	SR 64/Manatee Ave	Cortez Rd	20,371	36,100	0.56	1,833.39	3,250.00	0.56	B	D	4	Urban General
	Cortez Rd	53rd Ave W	19,820	36,100	0.55	1,783.84	3,250.00	0.55	B	D	4	Urban General
	53rd Ave W	Bayshore Gardens Pkwy	12,011	36,100	0.33	1,081.01	3,250.00	0.33	B	D	4	Urban General
	Bayshore Gardens Pkwy	Florida Blvd	9,470	36,100	0.26	852.28	3,250.00	0.26	B	D	4	Urban General
nquistador	53rd Ave W	34th St W	12,883	22,400	0.58	1,159.50	2,020.00	0.57	B	D	2	Suburban Residential
Florida Blvd	34th St W	26th St W	5,616	17,600	0.32	505.42	1,580.00	0.32	B	D	2	Urban General
	26th St W	US-41	9,470	17,600	0.54	852.28	1,580.00	0.54	B	D	2	Urban General
34th St W	Florida Blvd	60th Ave W	5,616	17,600	0.32	505.42	1,580.00	0.32	B	D	2	Urban General
	60th Ave W	Cortez Rd	19,837	36,100	0.55	1,785.33	3,250.00	0.55	B	D	4	Urban General
Bayshore Gardens	34th St W	26th St W	11,011	36,100	0.31	991.02	3,250.00	0.30	B	D	4	Urban General
	26th St W	US-41	20,922	36,100	0.58	1,882.94	3,250.00	0.58	B	D	4	Urban General
57th Ave W	34th St W	301 Blvd	13,104	17,600	0.74	1,179.32	1,580.00	0.75	C	D	2	Urban General
	301 Blvd	44th Ave E	9,250	17,600	0.53	832.46	1,580.00	0.53	B	D	2	Urban General
15th St E	44th Ave E	US-301	12,993	17,600	0.74	1,169.41	1,580.00	0.74	C	D	2	Urban General
	US-301	SR 64	13,544	17,600	0.77	1,218.96	1,580.00	0.77	C	D	2	Urban General
17th Ave W	59th St W	51st St W**	3,964	17,600	0.23	356.77	1,580.00	0.23	B	D	2	Urban General
	43rd St W	US-301	3,414	13,900	0.25	307.22	1,250.00	0.25	B	D	2	Urban Center
43rd St W	SR 64	Cortez Rd	11,011	17,600	0.63	991.02	1,580.00	0.63	C	D	2	Urban General
	Cortez Rd	53rd Ave W	6,677	22,400	0.30	600.96	2,020.00	0.30	B	D	2	Suburban Residential
51st St W	SR 64	Cortez Rd	12,663	17,600	0.72	1,139.68	1,580.00	0.72	C	D	2	Urban General
	Cortez Rd	53rd Ave W	8,809	22,400	0.39	792.82	2,020.00	0.39	B	D	2	Suburban Residential
59th St W	Riverview Blvd	SR 64	6,938	17,600	0.39	624.44	1,580.00	0.40	B	D	2	Urban General
	SR 64	Cortez Rd	15,416	17,600	0.88	1,387.43	1,580.00	0.88	D	D	2	Urban General
Whitfield Ave	US-41	301 Blvd	4,625	22,400	0.21	416.23	2,020.00	0.21	B	D	2	Suburban Residential
	301 Blvd	36th St E	7,928	21,700	0.37	713.54	1,950.00	0.37	B	D	2	Suburban Commercial
	36th St E	University Pkwy	6,166	22,400	0.28	554.97	2,020.00	0.27	B	D	2	Suburban Residential
9th St E	SR 64/Manatee Ave	301 Blvd	9,250	38,300	0.24	832.46	3,450.00	0.24	B	D	4	Urban Center
	301 Blvd	57th Ave E	14,755	36,100	0.41	1,327.97	3,250.00	0.41	B	D	4	Urban General
	57th Ave E	63rd Ave E	6,276	36,100	0.17	564.88	3,250.00	0.17	B	D	4	Urban General
	63rd Ave E	Whitfield Ave	5,175	17,600	0.29	465.78	1,580.00	0.29	B	D	2	Urban General
	Whitfield Ave	Tallevast Rd	3,524	17,600	0.20	317.13	1,580.00	0.20	B	D	2	Urban General
Tallevast Rd	US-41	Ponce De Leon Ave	9,800	17,600	0.56	882.01	1,580.00	0.56	B	D	2	Urban General
	Ponce De Leon Ave	301 Blvd	10,791	17,600	0.61	971.20	1,580.00	0.61	C	D	2	Urban General
	301 Blvd	Lockwood Ridge Rd	11,011	31,400	0.35	991.02	3,360.00	0.29	B	D	4	Suburban Residential
le Ave/39th	University Pkwy	Whitfield Ave	4,845	22,400	0.22	436.05	2,020.00	0.22	B	D	2	Suburban Residential
	Whitfield Ave	63rd Ave	4,845	22,400	0.22	436.05	2,020.00	0.22	B	D	2	Suburban Residential
	63rd Ave	SR 70	6,497	22,400	0.29	584.70	2,020.00	0.29	B	D	2	Suburban Residential
37th St E	39th St E	SR 70	3,083	22,400	0.14	277.49	2,020.00	0.14	B	D	2	Suburban Residential
	SR-70	38th Ave E	4,074	22,400	0.18	366.68	2,020.00	0.18	B	D	2	Suburban Residential

ROADWAY	SEGMENT		DAILY VOLUME	DAILY CAPACITY	DAILY V/C	PK HR VOLUME	PK HR CAPACITY	VOL/CAP RATIO	PROJECTED LOS	ADOPTED LOS	NUMBER OF LANES	CONTEXT
	FROM	TO										
26th Ave E	45th St E	15th St E	5,726	22,400	0.26	515.33	2,020.00	0.26	B	D	2	Suburban Residential
	15th St E	US-41 Business	3,744	13,900	0.27	336.95	1,250.00	0.27	B	D	2	Urban Center
38th Ave E	37th St E	US-301	8,919	22,400	0.40	802.73	2,020.00	0.40	B	D	2	Suburban Residential
	US-301	15th St E	1,046	17,600	0.06	94.15	1,580.00	0.06	B	D	2	Urban General
27th St E	38th Ave E	26th Ave E	8,259	22,400	0.37	743.27	2,020.00	0.37	B	D	2	Suburban Residential
	26th Ave E	SR 64	12,553	22,400	0.56	1,129.77	2,020.00	0.56	B	D	2	Suburban Residential
30th Ave E	27th St E	15th St E	7,268	22,400	0.32	654.08	2,020.00	0.32	B	D	2	Suburban Residential
	15th St E	US-41	7,268	17,600	0.41	654.08	1,580.00	0.41	B	D	2	Urban General
	US-41	US-41 Business	12,553	13,900	0.90	1,129.77	1,250.00	0.90	D	D	2	Urban Center
	US-41 Business	26th St W	10,681	17,600	0.61	961.29	1,580.00	0.61	C	D	2	Urban General
University Pkwy	301 Blvd	US-301	28,079	54,100	0.52	2,527.11	4,870.00	0.52	B	D	6	Suburban Commercial
	US-301	Lockwood Ridge Rd	52,304	54,100	0.97	4,707.36	4,870.00	0.97	D	D	6	Suburban Commercial
	Lockwood Ridge Rd	Honore Ave	65,518	54,100	1.21	5,896.59	4,870.00	1.21	E	D	6	Suburban Commercial
	Honore Ave	I-75	67,720	54,100	1.25	6,094.80	4,870.00	1.25	E	D	6	Suburban Commercial
	I-75	Lakewood Ranch Blvd	52,884	54,100	0.98	4,759.59	4,870.00	0.98	D	D	6	Suburban Commercial
	Lakewood Ranch Blvd	Lorraine Rd	24,776	31,400	0.79	2,229.80	3,360.00	0.66	C	D	4	Suburban Residential
Old Farm Rd	Whitfield Ave	Honore Ave	2,643	22,400	0.12	237.85	2,020.00	0.12	B	D	2	Suburban Residential
Lorraine Rd	University Pkwy	Players Dr	22,374	31,400	0.71	2,013.66	3,360.00	0.60	C	D	4	Suburban Residential
	Players Dr	SR 70	16,962	31,400	0.54	1,526.57	3,360.00	0.45	B	D	4	Suburban Residential
	SR 70	SR 64	13,728	22,400	0.61	1,235.51	2,020.00	0.61	C	D	2	Suburban Residential
Lodge Rd/63	SR 70	85th St Ct E	1,927	22,400	0.09	173.43	2,020.00	0.09	B	D	2	Suburban Residential
Caruso Rd	44th Ave E	SR 70	10,461	22,400	0.47	941.47	2,020.00	0.47	B	D	2	Suburban Residential
57th St E	SR 64	44 Ave E	7,157	22,400	0.32	644.17	2,020.00	0.32	B	D	2	Suburban Residential
9th Ave W	51st St W	43rd St W	6,580	17,600	0.37	592.24	1,580.00	0.37	B	D	2	Urban General
	43rd St W	22nd St W	7,378	17,600	0.42	663.99	1,580.00	0.42	B	D	2	Urban General
	22nd St W	15th St E	7,708	38,300	0.20	693.72	3,450.00	0.20	B	D	4	Urban Center
9th Ave NW	99th St NW	75th St NW	3,414	22,400	0.15	307.22	2,020.00	0.15	B	D	2	Suburban Residential
17th Ave NW	9th Ave NW	75th St NW	551	22,400	0.02	49.55	2,020.00	0.02	B	D	2	Suburban Residential
Northern Pkwy	26th St W	36th Ave W	4,625	17,600	0.26	416.23	1,580.00	0.26	B	D	2	Urban General
36th Ave W	43rd St W	Southern Parkway	1,431	17,600	0.08	128.83	1,580.00	0.08	B	D	2	Urban General
	Southern Parkway	Cortez Rd	4,625	17,600	0.26	416.23	1,580.00	0.26	B	D	2	Urban General
Singletary Rd	Sarasota County Line	SR 70	716	14,000	0.05	68.00	1,330.00	0.05	B	D	2	Rural
Waka-Wauchu	SR 64	SR 70	1,101	14,000	0.08	104.61	1,330.00	0.08	B	D	2	Rural
Duette Rd	SR 62	SR 64	1,487	14,000	0.11	141.22	1,330.00	0.11	B	D	2	Rural
SR 37	Polk County Line	SR 62	2,973	14,000	0.21	282.44	1,330.00	0.21	B	D	2	Rural
CR 39	Hillsborough County Line	SR 62	2,863	14,000	0.20	271.98	1,330.00	0.20	B	D	2	Rural
Anna Bethany	SR 64	SR 70	2,423	14,000	0.17	230.14	1,330.00	0.17	B	D	2	Rural
White Eagle Blvd	SR 64	44th Ave E	7,513	31,400	0.24	676.18	3,360.00	0.20	B	D	4	Suburban Residential
	44th Ave E	SR 70	8,797	31,400	0.28	791.73	3,360.00	0.24	B	D	4	Suburban Residential
44th Ave E*	Lakewood Ranch Blvd	White Eagle Blvd	3,924	31,400	0.12	353.20	3,360.00	0.11	B	D	4	Suburban Residential
	White Eagle Blvd	Lorraine Rd	3,565	31,400	0.11	320.89	3,360.00	0.10	B	D	4	Suburban Residential
10th St W	US-41/US-301	US-41 Business	21,582	17,600	1.23	1,942.41	1,580.00	1.23	E	D	2	Urban General
	US-41 Business	Tarpon Rd	4,184	17,600	0.24	376.59	1,580.00	0.24	B	D	2	Urban General
24th Ave W	10th St W	17th St W	10,571	22,400	0.47	951.38	2,020.00	0.47	B	D	2	Suburban Residential
4th St W	US-41 Business	20th Ave W	2,753	17,600	0.16	247.76	1,580.00	0.16	B	D	2	Urban General
14th Ave W	23rd St W	4th St W	2,643	22,400	0.12	237.85	2,020.00	0.12	B	D	2	Suburban Residential
23rd St W	14th Ave W	US-41 Business	3,524	17,600	0.20	317.13	1,580.00	0.20	B	D	2	Urban General
7th St W	US-41/US-301	US-41 Business	6,827	17,600	0.39	614.43	1,580.00	0.39	B	D	2	Urban General
Haben Blvd	US-301	US-41/US-301	9,622	31,400	0.31	865.96	3,360.00	0.26	B	D	4	Suburban Residential
Uihlein Rd	SR 64	SR 70	5,800	31,400	0.18	521.97	3,360.00	0.16	B	D	4	Suburban Residential
Engeland Pkwy	Lakewood Ranch Blvd	White Eagle Blvd	11,639	31,400	0.37	1,047.51	3,360.00	0.31	B	D	4	Suburban Residential
	White Eagle Blvd	Bourneside Blvd	5,162	31,400	0.16	464.59	3,360.00	0.14	B	D	4	Suburban Residential
Masters Ave	Lorraine Rd	Players Dr	10,639	31,400	0.34	957.53	3,360.00	0.28	B	D	4	Suburban Residential
	Players Dr	Bourneside Blvd	2,922	31,400	0.09	263.02	3,360.00	0.08	B	D	4	Suburban Residential
Bourneside Blvd	Masters Ave	SR 64	2,334	31,400	0.07	210.10	3,360.00	0.06	B	D	4	Suburban Residential
Clay Gully Rd	Sarasota County Line	Sugar Bowl Rd	440	14,000	0.03	41.84	1,330.00	0.03	B	D	2	Rural
Sugar Bowl Rd	SR 70	Sarasota County Line	440	14,000	0.03	41.84	1,330.00	0.03	B	D	2	Rural
17th St W	West End of Road	10th St W	661	22,400	0.03	59.46	2,020.00	0.03	B	D	2	Suburban Residential
Gulf Dr	Pine Ave	SR 64	22,023	17,600	1.25	1,982.05	1,580.00	1.25	E	D	2	Urban General
	SR 64	Cortez Rd	11,011	17,600	0.63	991.02	1,580.00	0.63	C	D	2	Urban General
	Cortez Rd	Coquina Park	14,677	17,600	0.83	1,320.94	1,580.00	0.84	D	D	2	Urban General
	Coquina Park	Sarasota County Line	10,901	17,600	0.62	981.11	1,580.00	0.62	C	D	2	Urban General

Figure 28. 2045 Level of Service Table

ROADWAY	SEGMENT		DAILY VOLUME	DAILY CAPACITY	DAILY V/C	PK HR VOLUME	PK HR CAPACITY	VOL/CAP RATIO	PROJECTED LOS	ADOPTED LOS	NUMBER OF LANES	CONTEXT
	FROM	TO										
I-75	Hillsborough County Line	Moccasin Wallow Rd	131,025	141,700	0.92	13,757.63	13,890.00	0.99	C	C	10	Transitioning
	Moccasin Wallow Rd	North I-275 Ramps	136,475	141,700	0.96	12,282.75	13,890.00	0.88	C	C	10	Transitioning
	North I-275 Ramps	South I-275 Ramps	125,466	141,700	0.89	11,291.94	13,890.00	0.81	C	C	10	Transitioning
	South I-275 Ramps	US-301	156,275	162,000	0.96	14,064.75	14,580.00	0.96	C	C	10	Urbanized
	US-301	SR 64	160,678	162,000	0.99	14,461.02	14,580.00	0.99	C	C	10	Urbanized
	SR 64	SR 70	201,691	162,000	1.25	18,152.19	14,580.00	1.25	D	C	10	Urbanized
I-275	SR 70	Sarasota County Line	195,676	162,000	1.21	17,610.84	14,580.00	1.21	D	C	10	Urbanized
	Hillsborough County Line	US-19	85,493	79,000	1.08	8,976.77	8,690.00	1.03	D	C	4	Transitioning
	US-19	US-41	63,304	59,000	1.07	5,697.36	5,780.00	0.99	D	C	4	Transitioning
US-41	US-41	I-75	79,684	79,000	1.01	7,171.56	8,690.00	0.83	D	C	4	Urbanized
	Hillsborough County Line	Inland Transport St	31,764	55,700	0.57	2,858.76	5,290.00	0.54	B	D	4	Rural
	Inland Transport St	I-275	49,354	55,700	0.89	4,441.86	5,290.00	0.84	D	D	4	Rural
	I-275	45th St E	40,601	55,700	0.73	3,654.09	5,290.00	0.69	C	D	4	Rural
	45th St E	US-19 S	40,601	36,600	1.11	3,654.09	3,290.00	1.11	E	D	4	Suburban Commercial
	45th St E	US-19 N	40,601	36,600	1.11	3,654.09	3,290.00	1.11	E	D	4	Suburban Commercial
	US-19 S	Little Palm Inn	49,564	54,100	0.92	4,460.76	4,870.00	0.92	D	D	6	Suburban Commercial
	US-19 N	Little Palm Inn	49,564	54,100	0.92	4,460.76	4,870.00	0.92	D	D	6	Suburban Commercial
	Little Palm Inn	17th St E	53,465	36,100	1.48	4,811.85	3,250.00	1.48	E	D	4	Urban General
	17th St E	US-301	64,303	36,100	1.78	5,787.27	3,250.00	1.78	E	D	4	Urban General
	US-301	SR 64/Manatee Ave	76,202	53,900	1.41	6,858.18	4,850.00	1.41	E	D	6	Urban Center
	SR 64/Manatee Ave	SR 64/6th Ave	88,868	53,900	1.65	7,998.12	4,850.00	1.65	E	D	6	Urban Center
	SR 64/6th Ave	US-301	90,313	53,900	1.68	8,128.17	4,850.00	1.68	E	D	6	Urban Center
	US-301	301 Blvd	54,187	53,900	1.01	4,876.83	4,850.00	1.01	E	D	6	Urban Center
	301 Blvd	41st Ave E	46,240	36,100	1.28	4,161.60	3,250.00	1.28	E	D	4	Urban General
	41st Ave E	44th Ave E	46,240	36,100	1.28	4,161.60	3,250.00	1.28	E	D	4	Urban General
	44th Ave E	14th St W	55,767	56,800	0.98	5,019.03	5,110.00	0.98	D	D	6	Urban General
	Cortez Rd	SR 70	45,321	56,800	0.80	4,078.89	5,110.00	0.80	C	D	6	Urban General
	SR 70	63rd Ave W	51,686	56,800	0.91	4,651.74	5,110.00	0.91	D	D	6	Urban General
	63rd Ave W	Tallevast Rd	59,314	56,800	1.04	5,338.26	5,110.00	1.04	E	D	6	Urban General
	Tallevast Rd	Sarasota County Line	47,690	56,800	0.84	4,292.10	5,110.00	0.84	D	D	6	Urban General
US-301	Hillsborough County Line	Moccasin Wallow Rd	18,859	14,000	1.35	1,791.61	1,330.00	1.35	E	D	2	Rural
	Moccasin Wallow Rd	Rutland Rd	28,888	31,400	0.92	2,599.92	2,980.00	0.87	D	D	4	Rural Town
	Rutland Rd	Chin Rd	26,177	31,400	0.83	2,355.93	3,360.00	0.70	C	D	4	Suburban Residential
	Chin Rd	100th Dr E	32,242	31,400	1.03	2,901.78	3,360.00	0.86	D	D	4	Suburban Residential
	100th Dr E	Old Tampa Rd	31,654	36,600	0.86	2,848.86	3,290.00	0.87	D	D	4	Suburban Commercial
	Old Tampa Rd	I-75	58,523	36,600	1.60	5,267.07	3,290.00	1.60	E	D	4	Suburban Commercial
	I-75	19th St E	42,247	56,800	0.74	3,802.23	5,110.00	0.74	C	D	6	Urban General
	19th St E	Ellenton Gillette Rd	43,007	36,100	1.19	3,870.63	3,250.00	1.19	E	D	4	Urban General
	Ellenton Gillette Rd	US-41	43,729	38,300	1.14	3,935.61	3,450.00	1.14	E	D	4	Urban Center
	10th St W	SR 64/Manatee Ave	76,202	38,300	1.99	6,858.18	3,450.00	1.99	E	D	4	Urban Center
	SR 64/Manatee Ave	SR 64/6th Ave	88,868	53,900	1.65	7,998.12	4,850.00	1.65	E	D	6	Urban Center
	SR 64/6th Ave	US-41	90,313	53,900	1.68	8,128.17	4,850.00	1.68	E	D	6	Urban Center
	US-41	15th St E	30,026	38,300	0.78	2,702.34	3,450.00	0.78	C	D	4	Urban Center
	15th St E	38th Ave E	31,912	38,300	0.83	2,872.08	3,450.00	0.83	D	D	4	Urban Center
	38th Ave E	SR 70	52,020	36,100	1.44	4,681.80	3,250.00	1.44	E	D	4	Urban General
	SR 70	63rd Ave E	59,245	56,800	1.04	5,332.05	5,110.00	1.04	E	D	6	Urban General
	63rd Ave E	Sarasota County Line	56,355	56,800	0.99	5,071.95	5,110.00	0.99	D	D	6	Urban General
US-41 Business	US-41 N	Bayshore Rd	21,782	36,600	0.60	1,960.38	3,290.00	0.60	C	D	4	Suburban Commercial
	US-41 S	Bayshore Rd	21,782	36,600	0.60	1,960.38	3,290.00	0.60	C	D	4	Suburban Commercial
	Bayshore Rd	17th St W	43,564	36,600	1.19	3,920.76	3,290.00	1.19	E	D	4	Suburban Commercial
	17th St W	10th St W	32,637	36,100	0.90	2,937.33	3,250.00	0.90	D	D	4	Urban General
	10th St W	7th St W	34,085	36,100	0.94	3,067.65	3,250.00	0.94	D	D	4	Urban General
	7th St W	Riverside Dr	45,518	36,100	1.26	4,096.62	3,250.00	1.26	E	D	4	Urban General
	Riverside Dr	SR 64/Manatee Ave	58,451	38,300	1.53	5,260.59	3,450.00	1.52	E	D	4	Urban Center
	SR 64/Manatee Ave	10th St W	36,125	38,300	0.94	3,251.25	3,450.00	0.94	D	D	4	Urban Center
	10th St W	Martin Luther King Ave W	16,762	38,300	0.44	1,508.58	3,450.00	0.44	B	D	4	Urban Center
	Martin Luther King Ave W	26th Ave W	27,455	38,300	0.72	2,470.95	3,450.00	0.72	C	D	4	Urban Center
US-19	26th Ave W	30th Ave W	27,311	36,100	0.76	2,457.99	3,250.00	0.76	C	D	4	Urban General
	30th Ave W	Cortez Rd/US-41	36,386	36,100	1.01	3,274.74	3,250.00	1.01	E	D	4	Urban General
	I-275 W	Terra Ceia Rd	12,703	31,400	0.40	1,206.79	2,980.00	0.40	B	D	4	Rural Town
	I-275 E	Terra Ceia Rd	12,703	31,400	0.40	1,143.27	2,980.00	0.38	B	D	4	Rural Town
	Terra Ceia Rd	45th St Ct W	30,042	31,400	0.96	2,703.78	3,360.00	0.80	D	D	4	Suburban Residential
SR 62	45th St Ct W	US-41 S	26,194	36,600	0.72	2,357.46	3,290.00	0.72	C	D	4	Suburban Commercial
	45th St Ct W	US-41 N	26,194	36,600	0.72	2,357.46	3,290.00	0.72	C	D	4	Suburban Commercial
	Hardsee County Line	SR 37	8,928	14,000	0.64	848.16	1,330.00	0.64	C	D	2	Rural
SR 64	SR 37	CR 39	10,900	14,000	0.78	1,035.50	1,330.00	0.78	C	D	2	Rural
	CR 39	US-301	21,801	14,000	1.56	2,071.10	1,330.00	1.56	E	D	2	Rural
	Hardsee County Line	Wauchula Rd	6,069	14,000	0.43	546.21	1,330.00	0.41	B	D	2	Rural
	Wauchula Rd	CR 675	8,381	14,000	0.60	796.20	1,330.00	0.60	C	D	2	Rural
	CR 675	Lorraine Rd	14,039	14,000	1.00	1,333.71	1,330.00	1.00	D	D	2	Rural
	Lorraine Rd	White Eagle Blvd	25,515	55,700	0.46	2,296.35	5,290.00	0.43	B	D	4	Rural
	White Eagle Blvd	Lakewood Ranch Blvd	34,227	31,400	1.09	3,080.43	3,360.00	0.92	D	D	4	Suburban Residential
	Lakewood Ranch Blvd	Lena Rd	73,695	54,100	1.36	6,632.55	4,870.00	1.36	E	D	6	Suburban Commercial
	Lena Rd	I-75	51,860	54,100	0.96	4,667.40	4,870.00	0.96	D	D	6	Suburban Commercial
	I-75	57th St E	85,255	54,100	1.58	7,672.95	4,870.00	1.58	E	D	6	Suburban Commercial
	57th St E	17th St E	59,313	56,800	1.04	5,338.17	5,110.00	1.04	E	D	6	Urban General
	17th St E	15th St E	48,738	56,800	0.86	4,386.42	5,110.00	0.86	D	D	6	Urban General
	17th St E	15th St E	48,738	53,900	0.90	4,386.42	4,850.00	0.90	D	D	6	Urban Center
	15th St E	12th St E	32,115	53,900	0.60	2,890.35	4,850.00	0.60	C	D	6	Urban Center
	15th St E	10th St E	32,115	53,900	0.60	2,890.35	4,850.00	0.60	C	D	6	Urban Center
	12th St E	9th St E	29,623	53,900	0.55	2,666.07	4,850.00	0.55	B	D	6	Urban Center
	10th St E	9th St E	27,455	53,900	0.51	2,470.95	4,850.00	0.51	B	D	6	Urban Center

ROADWAY	SEGMENT		DAILY VOLUME	DAILY CAPACITY	DAILY V/C	PK HR VOLUME	PK HR CAPACITY	VOL/CAP RATIO	PROJECTED LOS	ADOPTED LOS	NUMBER OF LANES	CONTEXT
	FROM	TO										
	9th St E	US-41/US-301	29,623	53,900	0.55	2,666.07	4,850.00	0.55	B	D	6	Urban Center
	9th St E	US-41/US-301	26,733	53,900	0.50	2,405.97	4,850.00	0.50	B	D	6	Urban Center
	US-41/US-301	10th St W	55,396	53,900	1.03	4,985.64	4,850.00	1.03	E	D	6	Urban Center
	US-41/US-301	10th St W	55,396	53,900	1.03	4,985.64	4,850.00	1.03	E	D	6	Urban Center
	10th St W	15th St W	35,403	53,900	0.66	3,186.27	4,850.00	0.66	C	D	6	Urban Center
	10th St W	SR 64/Manatee Ave	30,345	53,900	0.56	2,731.05	4,850.00	0.56	B	D	6	Urban Center
	15th St W	26th St W	49,674	36,100	1.38	4,470.66	3,250.00	1.38	E	D	4	Urban General
	26th St W	51st St W	41,864	36,100	1.16	3,767.76	3,250.00	1.16	E	D	4	Urban General
	51st St W	75th St W	40,521	36,600	1.11	3,646.89	3,290.00	1.11	E	D	4	Suburban Commercial
	75th St W	Flamingo Dr	25,653	22,400	1.15	2,308.77	2,020.00	1.14	E	D	2	Suburban Residential
	Flamingo Dr	Gulf Dr	21,301	17,600	1.21	1,917.09	1,580.00	1.21	E	D	2	Urban General
	Desoto County Line	Singletary Rd	13,992	14,000	1.00	1,329.24	1,330.00	1.00	D	D	2	Rural
	Singletary Rd	CR 675	17,260	14,000	1.23	1,639.70	1,330.00	1.23	E	D	2	Rural
	CR 675	Lorraine Rd	21,130	55,700	0.38	1,901.70	5,290.00	0.36	B	D	4	Rural
	Lorraine Rd	Lakewood Ranch Blvd	39,082	48,000	0.81	3,517.38	4,960.00	0.71	C	D	6	Suburban Residential
	Lakewood Ranch Blvd	I-75	79,475	54,100	1.47	7,152.75	4,870.00	1.47	E	D	6	Suburban Commercial
	I-75	Fairway Gardens Dr	105,485	54,100	1.95	9,493.65	4,870.00	1.95	E	D	6	Suburban Commercial
	Fairway Gardens Dr	Lockwood Ridge Rd	105,179	54,100	1.94	9,466.11	4,870.00	1.94	E	D	6	Suburban Commercial
	Lockwood Ridge Rd	US-301	59,694	56,800	1.05	5,372.46	5,110.00	1.05	E	D	6	Urban General
	US-301	15th St E	48,410	56,800	0.85	4,356.90	5,110.00	0.85	D	D	6	Urban General
	15 St E	US-41	45,518	36,100	1.26	4,096.62	3,250.00	1.26	E	D	4	Urban General
	Buckeye Rd	US-301	17,584	55,700	0.32	1,670.48	5,290.00	0.32	B	D	4	Rural
	Carter Rd	Carter Rd	11,915	14,000	0.85	1,131.93	1,330.00	0.85	D	D	2	Rural
	Carter Rd	Buckeye Rd	13,178	14,000	0.94	1,251.91	1,330.00	0.94	D	D	2	Rural
	ney Point Rd	US-41	5,941	14,000	0.42	534.69	1,330.00	0.40	B	D	2	Rural
	Bud Rhoden Rd	Buckeye Rd	14,590	14,000	1.04	1,386.05	1,330.00	1.04	E	D	2	Rural
	Bud Rhoden Rd/36th Ave	Moccasin Wallow Rd	20,352	22,400	0.91	1,831.68	2,020.00	0.91	D	D	2	Suburban Residential
	37th St E	US-301	16,191	14,000	1.16	1,457.19	1,330.00	1.10	E	D	2	Rural
	US-301	Manatee River	1,998	17,600	0.11	179.82	1,580.00	0.11	B	D	2	Urban General
	US-41	Bud Rhoden Rd/36th Ave E	27,916	55,700	0.50	2,512.44	5,290.00	0.47	C	D	4	Rural
	Moccasin Wallow Rd	Bud Rhoden Rd/36th Ave E	55,248	31,400	1.76	4,972.32	3,360.00	1.48	E	D	4	Suburban Residential
	I-75	US-301	47,500	31,400	1.51	4,275.00	3,360.00	1.27	E	D	4	Suburban Residential
	Buffalo Rd	Moccasin Wallow Rd	7,882	22,400	0.35	709.38	2,020.00	0.35	B	D	2	Suburban Residential
	US-41	36th Ave E	10,236	21,700	0.47	921.24	1,950.00	0.47	B	D	2	Suburban Commercial
	69th St E	36th Ave E	18,803	22,400	0.84	1,692.27	2,020.00	0.84	D	D	2	Suburban Residential
	Buffalo Rd	Erie Rd	14,487	22,400	0.65	1,303.83	2,020.00	0.65	C	D	2	Suburban Residential
	US 41	75 St Ct E	4,165	14,000	0.30	374.85	1,330.00	0.28	B	D	2	Rural
	75 St Ct E	US 41	3,279	22,400	0.15	295.11	2,020.00	0.15	B	D	2	Suburban Residential
	73rd St E	US-41	3,329	18,000	0.18	299.61	1,710.00	0.18	B	D	2	Rural Town
	Erie Rd	US-301	23,793	14,000	1.70	2,141.37	1,330.00	1.61	E	D	2	Rural
	69th St E	US-301	14,637	22,400	0.65	1,317.33	2,020.00	0.65	C	D	2	Suburban Residential
	Erie Rd	US-301	19,974	22,400	0.89	1,797.66	2,020.00	0.89	D	D	2	Suburban Residential
	Ft Hamer Rd	US-301	20,310	22,400	0.91	1,827.90	2,020.00	0.90	D	D	2	Suburban Residential
	Mulholland Rd	Upper Manatee River Rd	18,725	22,400	0.84	1,685.25	2,020.00	0.83	D	D	2	Suburban Residential
	son Ranch Rd	US-301	12,767	22,400	0.57	1,149.03	2,020.00	0.57	B	D	2	Suburban Residential
	ld Tampa Rd	Ft Hamer Rd	21,375	22,400	0.95	1,923.75	2,020.00	0.95	D	D	2	Suburban Residential
	Chin Road	US-301	7,940	22,400	0.35	714.60	2,020.00	0.35	B	D	2	Suburban Residential
	alm View Rd	36th Ave E	2,063	22,400	0.09	185.67	2,020.00	0.09	B	D	2	Suburban Residential
	28th Ave E	69th St E	2,696	22,400	0.12	242.64	2,020.00	0.12	B	D	2	Suburban Residential
	Palm View Rd	49th St E	1,611	22,400	0.07	144.99	2,020.00	0.07	B	D	2	Suburban Residential
	49th St E	US-19	6,294	14,000	0.45	566.46	1,330.00	0.43	B	D	2	Rural
	Canal Rd	US-41	3,968	14,000	0.28	357.12	1,330.00	0.27	B	D	2	Rural
	39th St E	US-301	11,849	22,400	0.53	1,066.41	2,020.00	0.53	B	D	2	Suburban Residential
	39th St E	Canal Rd	2,610	14,000	0.19	234.90	1,330.00	0.18	B	D	2	Rural
	Mendoza Rd/37th	Canal Rd	3,629	14,000	0.26	326.61	1,330.00	0.25	B	D	2	Rural
	36th Ave E	Victory Rd	17,878	22,400	0.80	1,609.02	2,020.00	0.80	D	D	2	Suburban Residential
	Victory Rd	Mendoza Rd/37th St E	7,885	22,400	0.35	709.65	2,020.00	0.35	B	D	2	Suburban Residential
	21st St Ct E	49th St E	526	14,000	0.04	47.34	1,330.00	0.04	B	D	2	Rural
	20th St E	US-301	1,509	14,000	0.11	135.81	1,330.00	0.10	B	D	2	Rural
	2nd Ave E	Canal Rd	2,961	22,400	0.13	266.49	2,020.00	0.13	B	D	2	Suburban Residential
	29th St E	Canal Rd	1,136	14,000	0.08	102.24	1,330.00	0.08	B	D	2	Rural
	36th Ave E	I-75*	512	14,000	0.04	46.08	1,330.00	0.03	B	D	2	Rural
	I-75*	60th Ave	2,943	14,000	0.21	264.87	1,330.00	0.20	B	D	2	Rural
	60th Ave E	Mendoza Rd/37th St E	11,773	22,400	0.53	1,059.57	2,020.00	0.52	B	D	2	Suburban Residential
	51st Ave E	US-301	6,936	21,700	0.32	624.24	1,950.00	0.32	B	D	2	Suburban Commercial
	51st Ave E	Canal Rd	10,181	17,600	0.58	916.29	1,580.00	0.58	B	D	2	Urban General
	17th St E	Canal Rd	10,049	17,600	0.57	904.41	1,580.00	0.57	B	D	2	Urban General
	US-301	SR 64	11,288	14,000	0.81	1,072.36	1,330.00	0.81	D	D	2	Rural
	SR 64	SR 70	2,526	14,000	0.18	239.97	1,330.00	0.18	B	D	2	Rural
	olf Course Rd	Ft Hamer Rd	3,476	22,400	0.16	330.22	2,020.00	0.16	B	D	2	Suburban Residential
	N Rye Rd	CR 675	18,181	22,400	0.81	1,636.29	2,020.00	0.81	D	D	2	Suburban Residential
	Upper Manatee Rd	Rye Rd	33,958	31,400	1.08	3,056.22	3,360.00	0.91	E	D	4	Suburban Residential
	Ft Hamer Rd	SR 64	32,936	31,400	1.05	2,964.24	3,360.00	0.88	E	D	4	Suburban Residential
	ulholland Rd	Ft Hamer Rd	3,854	22,400	0.17	366.13	2,020.00	0.18	B	D	2	Suburban Residential
	Waterline Rd	Rye Rd	1,863	14,000	0.13	167.67	1,330.00	0.13	B	D	2	Rural
	Port Harbour	Upper Manatee River Rd	8,980	22,400	0.40	808.20	2,020.00	0.40	B	D	2	Suburban Residential
	River Strand	Kay Rd	12,538	22,400	0.56	1,128.42	2,020.00	0.56	B	D	2	Suburban Residential
	Lakewood Ranch Blvd	SR 64	30,215	31,400	0.96	2,719.35	3,360.00	0.81	D	D	4	Suburban Residential
	River Club Blvd	SR 70	25,295	31,400	0.81	2,276.55	3,360.00	0.68	C	D	4	Suburban Residential
	Blvd	River Club Blvd	23,941	31,400	0.76	2,154.69	3,360.00	0.64	C	D	4	Suburban Residential
	Honore Ave	University Blvd	19,410	22,400	0.87	1,746.90	2,020.00	0.86	D	D	2	Suburban Residential
	University Park Ln	Lockwood Ridge Rd	16,529	31,400	0.53	1,487.61	3,360.00	0.44	B	D	4	Suburban Residential

ROADWAY	SEGMENT		DAILY VOLUME	DAILY CAPACITY	DAILY V/C	PK HR VOLUME	PK HR CAPACITY	VOL/CAP RATIO	PROJECTED LOS	ADOPTED LOS	NUMBER OF LANES	CONTEXT
	FROM	TO										
63rd Ave W	Lockwood Ridge Rd	US-301	19,653	31,400	0.63	1,768.77	3,360.00	0.53	C	D	4	Suburban Residential
	US-301	US-41	18,732	36,100	0.52	1,685.88	3,250.00	0.52	B	D	4	Urban General
Lockwood Ridge Rd	University Pkwy	Tallevast Rd	30,113	31,400	0.96	2,710.17	3,360.00	0.81	D	D	4	Suburban Residential
45th St E	Tallevast Rd	SR 70	36,107	31,400	1.15	3,249.63	3,360.00	0.97	E	D	4	Suburban Residential
	26th Ave E	SR 70	27,905	31,400	0.89	2,511.45	3,360.00	0.75	D	D	4	Suburban Residential
44th Ave E*, east of Branden River	US-41/Cortez Rd	44th Ave E	11,705	17,600	0.67	1,053.45	1,580.00	0.67	C	D	2	Urban General
	US-41/Cortez Rd	44th Ave E	16,762	17,600	0.95	1,508.58	1,580.00	0.95	D	D	2	Urban General
	44th Ave Conn	301 Blvd	18,561	17,600	1.05	1,670.49	1,580.00	1.06	E	D	2	Urban General
	301 Blvd	15th St E	22,227	17,600	1.26	2,000.43	1,580.00	1.27	E	D	2	Urban General
	15th St E	45th St E	26,768	36,100	0.74	2,409.12	3,250.00	0.74	C	D	4	Urban General
	45th St E*	Branden River*	31,315	31,400	1.00	2,818.35	3,360.00	0.84	D	D	4	Suburban Residential
44th Ave E*, west of	Branden River*	Caruso Rd	27,760	31,400	0.88	2,498.40	3,360.00	0.74	D	D	4	Suburban Residential
	Caruso Rd	67th St E	24,091	31,400	0.77	2,168.19	3,360.00	0.65	C	D	4	Suburban Residential
	67th St E	SR 70	7,869	31,400	0.25	708.21	3,360.00	0.21	B	D	4	Suburban Residential
301 Blvd	University Pkwy	63rd Ave E	15,884	21,700	0.73	1,429.56	1,950.00	0.73	C	D	2	Suburban Commercial
	63rd Ave E	SR 70	20,878	36,100	0.58	1,879.02	3,250.00	0.58	B	D	4	Urban General
	SR 70	51st Ave E	28,154	36,100	0.78	2,533.86	3,250.00	0.78	C	D	4	Urban General
	51st Ave E	49th Ave E	20,010	17,600	1.14	1,800.90	1,580.00	1.14	E	D	2	Urban General
	49th Ave E	9th St E	20,010	17,600	1.14	1,800.90	1,580.00	1.14	E	D	2	Urban General
	9th St E	44th Ave E	21,296	17,600	1.21	1,916.64	1,580.00	1.21	E	D	2	Urban General
	44th Ave E	US-41	21,296	17,600	1.21	1,916.64	1,580.00	1.21	E	D	2	Urban General
	US-41	9th St W	19,369	36,100	0.54	1,743.21	3,250.00	0.54	B	D	4	Urban General
9th St W	US-41 Business	301 Blvd	16,355	13,900	1.18	1,471.95	1,250.00	1.18	E	D	2	Urban Center
	301 Blvd	US-41	4,644	17,600	0.26	417.96	1,580.00	0.26	B	D	2	Urban General
Cortez Rd	44th Ave E	US-41 Business	55,767	56,800	0.98	5,019.03	5,110.00	0.98	D	D	6	Urban General
	US-41 Business	37th St W	78,030	56,800	1.37	7,022.70	5,110.00	1.37	E	D	6	Urban General
	37th St W	75th St W	31,300	36,100	0.87	2,817.00	3,250.00	0.87	D	D	4	Urban General
	75th St W	123rd St W	36,294	31,400	1.16	3,266.46	3,360.00	0.97	E	D	4	Suburban Residential
	123rd St W	Gulf Dr	24,236	17,600	1.38	2,181.24	1,580.00	1.38	E	D	2	Urban General
75th St W	17th Ave NW	SR 64	28,134	17,600	1.60	2,532.06	1,580.00	1.60	E	D	2	Urban General
	SR 64	Cortez Rd	24,416	31,400	0.78	2,197.44	3,360.00	0.65	C	D	4	Suburban Residential
	Cortez Rd	53rd Ave W	21,489	55,700	0.39	1,934.01	5,290.00	0.37	B	D	4	Rural
53rd Ave W	75th St W	51st St W	17,223	55,700	0.31	1,550.07	5,290.00	0.29	B	D	4	Rural
	51st St W	US-41	34,680	31,400	1.10	3,121.20	3,360.00	0.93	E	D	4	Suburban Residential
26th St W	SR 64/Manatee Ave	Cortez Rd	18,784	36,100	0.52	1,690.56	3,250.00	0.52	B	D	4	Urban General
	Cortez Rd	53rd Ave W	18,530	36,100	0.51	1,667.70	3,250.00	0.51	B	D	4	Urban General
	53rd Ave W	Bayshore Gardens Pkwy	15,762	36,100	0.44	1,418.58	3,250.00	0.44	B	D	4	Urban General
	Bayshore Gardens Pkwy	Florida Blvd	12,427	36,100	0.34	1,118.43	3,250.00	0.34	B	D	4	Urban General
Inquistador Florida Blvd	53rd Ave W	34th St W	22,083	22,400	0.99	1,987.47	2,020.00	0.98	D	D	2	Suburban Residential
	34th St W	26th St W	11,679	17,600	0.66	1,051.11	1,580.00	0.67	C	D	2	Urban General
	26th St W	US-41	18,084	17,600	1.03	1,627.56	1,580.00	1.03	E	D	2	Urban General
34th St W	Florida Blvd	60th Ave W	11,679	17,600	0.66	1,051.11	1,580.00	0.67	C	D	2	Urban General
	60th Ave W	Cortez Rd	25,481	36,100	0.71	2,293.29	3,250.00	0.71	C	D	4	Urban General
Bayshore Gardens	34th St W	26th St W	17,774	36,100	0.49	1,599.66	3,250.00	0.49	B	D	4	Urban General
	26th St W	US-41	27,455	36,100	0.76	2,470.95	3,250.00	0.76	C	D	4	Urban General
57th Ave W	34th St W	301 Blvd	12,211	17,600	0.69	1,098.99	1,580.00	0.70	C	D	2	Urban General
15th St E	301 Blvd	44th Ave E	12,138	17,600	0.69	1,092.42	1,580.00	0.69	C	D	2	Urban General
	44th Ave E	US-301	13,172	17,600	0.75	1,185.48	1,580.00	0.75	C	D	2	Urban General
	US-301	SR 64	17,774	17,600	1.01	1,599.66	1,580.00	1.01	E	D	2	Urban General
17th Ave W	59th St W	51st St W**	13,999	17,600	0.80	1,259.91	1,580.00	0.80	D	D	2	Urban General
	43rd St W	US-301	12,328	13,900	0.89	1,109.52	1,250.00	0.89	D	D	2	Urban Center
43rd St W	SR 64	Cortez Rd	14,450	17,600	0.82	1,300.50	1,580.00	0.82	D	D	2	Urban General
	Cortez Rd	53rd Ave W	8,763	22,400	0.39	788.67	2,020.00	0.39	B	D	2	Suburban Residential
51st St W	SR 64	Cortez Rd	16,618	17,600	0.94	1,495.62	1,580.00	0.95	D	D	2	Urban General
	Cortez Rd	53rd Ave W	8,135	22,400	0.36	732.15	2,020.00	0.36	B	D	2	Suburban Residential
59th St W	Riverview Blvd	SR 64	12,862	17,600	0.73	1,157.58	1,580.00	0.73	C	D	2	Urban General
	SR 64	Cortez Rd	23,637	17,600	1.34	2,127.33	1,580.00	1.35	E	D	2	Urban General
Whitfield Av	US-41	301 Blvd	6,069	22,400	0.27	546.21	2,020.00	0.27	B	D	2	Suburban Residential
	301 Blvd	36th St E	8,549	21,700	0.39	769.41	1,950.00	0.39	B	D	2	Suburban Commercial
	36th St E	University Pkwy	10,793	22,400	0.48	971.37	2,020.00	0.48	B	D	2	Suburban Residential
9th St E	SR 64/Manatee Ave	301 Blvd	12,138	38,300	0.32	1,092.42	3,450.00	0.32	B	D	4	Urban Center
	301 Blvd	57th Ave E	19,967	36,100	0.55	1,797.03	3,250.00	0.55	B	D	4	Urban General
	57th Ave E	63rd Ave E	18,026	36,100	0.50	1,622.34	3,250.00	0.50	B	D	4	Urban General
	63rd Ave E	Whitfield Ave	15,884	17,600	0.90	1,429.56	1,580.00	0.90	D	D	2	Urban General
	Whitfield Ave	Tallevast Rd	4,495	17,600	0.26	404.55	1,580.00	0.26	B	D	2	Urban General
Tallevast Rd	US-41	Ponce De Leon Ave	12,861	17,600	0.73	1,157.49	1,580.00	0.73	C	D	2	Urban General
	Ponce De Leon Ave	301 Blvd	11,719	17,600	0.67	1,054.71	1,580.00	0.67	C	D	2	Urban General
	301 Blvd	Lockwood Ridge Rd	10,586	31,400	0.34	952.74	3,360.00	0.28	B	D	4	Suburban Residential
e Ave/39th	University Pkwy	Whitfield Ave	15,509	22,400	0.69	1,395.81	2,020.00	0.69	C	D	2	Suburban Residential
	Whitfield Ave	63rd Ave	7,017	22,400	0.31	631.53	2,020.00	0.31	B	D	2	Suburban Residential
37th St E	63rd Ave	SR 70	10,824	22,400	0.48	974.16	2,020.00	0.48	B	D	2	Suburban Residential
	39th St E	SR 70	5,104	22,400	0.23	459.36	2,020.00	0.23	B	D	2	Suburban Residential
	SR-70	38th Ave E	5,730	22,400	0.26	515.70	2,020.00	0.26	B	D	2	Suburban Residential
26th Ave E	45th St E	15th St E	7,514	22,400	0.34	676.26	2,020.00	0.33	B	D	2	Suburban Residential
	15th St E	US-41 Business	7,795	13,900	0.56	701.55	1,250.00	0.56	B	D	2	Urban Center
38th Ave E	37th St E	US-301	11,705	22,400	0.52	1,053.45	2,020.00	0.52	B	D	2	Suburban Residential
	US-301	15th St E	4,691	17,600	0.27	422.19	1,580.00	0.27	B	D	2	Urban General
27th St E	38th Ave E	26th Ave E	11,643	22,400	0.52	1,047.87	2,020.00	0.52	B	D	2	Suburban Residential
	26th Ave E	SR 64	14,917	22,400	0.67	1,342.53	2,020.00	0.66	C	D	2	Suburban Residential
30th Ave E	27th St E	15th St E	9,537	22,400	0.43	858.33	2,020.00	0.42	B	D	2	Suburban Residential
	15th St E	US-41	11,220	17,600	0.64	1,009.80	1,580.00	0.64	C	D	2	Urban General
	US-41	US-41 Business	16,473	13,900	1.19	1,482.57	1,250.00	1.19	B	D	2	Urban Center

ROADWAY	SEGMENT		DAILY VOLUME	DAILY CAPACITY	DAILY V/C	PK HR VOLUME	PK HR CAPACITY	VOL/CAP RATIO	PROJECTED LOS	ADOPTED LOS	NUMBER OF LANES	CONTEXT
	FROM	TO										
University Pkwy	US-41 Business	26th St W	14,017	17,600	0.80	1,261.53	1,580.00	0.80	D	D	2	Urban General
	301 Blvd	US-301	40,299	54,100	0.74	3,626.91	4,870.00	0.74	C	D	6	Suburban Commercial
	US-301	Lockwood Ridge Rd	49,895	54,100	0.92	4,490.55	4,870.00	0.92	D	D	6	Suburban Commercial
	Lockwood Ridge Rd	Honore Ave	85,978	54,100	1.59	7,738.02	4,870.00	1.59	E	D	6	Suburban Commercial
	Honore Ave	I-75	88,868	54,100	1.64	7,998.12	4,870.00	1.64	E	D	6	Suburban Commercial
	I-75	Lakewood Ranch Blvd	69,399	54,100	1.28	6,245.91	4,870.00	1.28	E	D	6	Suburban Commercial
Old Farm Rd	Lakewood Ranch Blvd	Lorraine Rd	32,513	31,400	1.04	2,926.17	3,360.00	0.87	D	D	4	Suburban Residential
	Whitfield Ave	Honore Ave	3,359	22,400	0.15	302.31	2,020.00	0.15	B	D	2	Suburban Residential
Lorraine Rd	University Pkwy	Players Dr	22,531	31,400	0.72	2,027.79	3,360.00	0.60	C	D	4	Suburban Residential
	Players Dr	SR 70	22,475	31,400	0.72	2,022.75	3,360.00	0.60	C	D	4	Suburban Residential
Lodge Rd/6	SR 70	SR 64	17,493	22,400	0.78	1,574.37	2,020.00	0.78	C	D	2	Suburban Residential
	SR 70	85th St Ct E	11,958	22,400	0.53	1,076.22	2,020.00	0.53	B	D	2	Suburban Residential
Caruso Rd	44th Ave E	SR 70	13,728	22,400	0.61	1,235.52	2,020.00	0.61	C	D	2	Suburban Residential
57th St E	SR 64	44 Ave E	16,400	22,400	0.73	1,476.00	2,020.00	0.73	C	D	2	Suburban Residential
9th Ave W	51st St W	43rd St W	10,912	17,600	0.62	982.08	1,580.00	0.62	C	D	2	Urban General
	43rd St W	22nd St W	12,191	17,600	0.69	1,097.19	1,580.00	0.69	C	D	2	Urban General
	22nd St W	15th St E	14,029	38,300	0.37	1,262.61	3,450.00	0.37	B	D	4	Urban Center
9th Ave NW	99th St NW	75th St NW	13,944	22,400	0.62	1,254.96	2,020.00	0.62	C	D	2	Suburban Residential
7th Ave NW	9th Ave NW	75th St NW	5,109	22,400	0.23	459.81	2,020.00	0.23	B	D	2	Suburban Residential
Thern Park	26th St W	36th Ave W	13,456	17,600	0.76	1,211.04	1,580.00	0.77	C	D	2	Urban General
36th Ave W	43rd St W	Southern Parkway	8,769	17,600	0.50	789.21	1,580.00	0.50	B	D	2	Urban General
	Southern Parkway	Cortez Rd	9,549	17,600	0.54	859.41	1,580.00	0.54	B	D	2	Urban General
Ingletary Rd	Sarasota County Line	SR 70	2,793	14,000	0.20	265.34	1,330.00	0.20	B	D	2	Rural
ka-Wauchi	SR 64	SR 70	1,445	14,000	0.10	137.28	1,330.00	0.10	B	D	2	Rural
Duette Rd	SR 62	SR 64	3,002	14,000	0.21	285.19	1,330.00	0.21	B	D	2	Rural
SR 37	Polk County Line	SR 62	4,383	14,000	0.31	416.39	1,330.00	0.31	B	D	2	Rural
CR 39	Hillsborough County Line	SR 62	6,769	14,000	0.48	643.06	1,330.00	0.48	B	D	2	Rural
na Bethany	SR 64	SR 70	5,440	14,000	0.39	516.80	1,330.00	0.39	B	D	2	Rural
White Eagle Blvd	SR 64	44th Ave E	7,466	31,400	0.24	671.94	3,360.00	0.20	B	D	4	Suburban Residential
	44th Ave E	SR 70	11,544	31,400	0.37	1,038.96	3,360.00	0.31	B	D	4	Suburban Residential
44th Ave E	Lakewood Ranch Blvd	White Eagle Blvd	11,297	31,400	0.36	1,016.73	3,360.00	0.30	B	D	4	Suburban Residential
	White Eagle Blvd	Lorraine Rd	12,857	31,400	0.41	1,157.13	3,360.00	0.34	B	D	4	Suburban Residential
10th St W	US-41/US-301	US-41 Business	23,192	17,600	1.32	2,087.28	1,580.00	1.32	E	D	2	Urban General
	US-41 Business	Tarpon Rd	13,219	17,600	0.75	1,189.71	1,580.00	0.75	C	D	2	Urban General
24th Ave W	10th St W	17th St W	13,872	22,400	0.62	1,248.48	2,020.00	0.62	C	D	2	Suburban Residential
4th St W	US-41 Business	20th Ave W	3,149	17,600	0.18	283.41	1,580.00	0.18	B	D	2	Urban General
14th Ave W	23rd St W	4th St W	4,037	22,400	0.18	363.33	2,020.00	0.18	B	D	2	Suburban Residential
23rd St W	14th Ave W	US-41 Business	11,812	17,600	0.67	1,063.08	1,580.00	0.67	C	D	2	Urban General
7th St W	US-41/US-301	US-41 Business	8,959	17,600	0.51	806.31	1,580.00	0.51	B	D	2	Urban General
Haben Blvd	US-301	US-41/US-301	17,807	31,400	0.57	1,602.63	3,360.00	0.48	B	D	4	Suburban Residential
Uihlein Rd	SR 64	SR 70	10,781	31,400	0.34	970.29	3,360.00	0.29	B	D	4	Suburban Residential
ngeland Pkwy	Lakewood Ranch Blvd	White Eagle Blvd	17,315	31,400	0.55	1,558.35	3,360.00	0.46	B	D	4	Suburban Residential
	White Eagle Blvd	Bourneside Blvd	12,651	31,400	0.40	1,138.59	3,360.00	0.34	B	D	4	Suburban Residential
Masters Av	Lorraine Rd	Players Dr	13,962	31,400	0.44	1,256.58	3,360.00	0.37	B	D	4	Suburban Residential
	Players Dr	Bourneside Blvd	2,925	31,400	0.09	263.25	3,360.00	0.08	B	D	4	Suburban Residential
Burnside B	Masters Ave	SR 64	3,004	31,400	0.10	270.36	3,360.00	0.08	B	D	4	Suburban Residential
Day Gully R	Sarasota County Line	Sugar Bowl Rd	1,422	14,000	0.10	135.09	1,330.00	0.10	B	D	2	Rural
ugar Bowl R	SR 70	Sarasota County Line	558	14,000	0.04	53.01	1,330.00	0.04	B	D	2	Rural
17th St W	West End of Road	10th St W	6,756	22,400	0.30	608.04	2,020.00	0.30	B	D	2	Suburban Residential
Gulf Dr	Pine Ave	SR 64	21,913	17,600	1.25	1,972.17	1,580.00	1.25	E	D	2	Urban General
	SR 64	Cortez Rd	23,375	17,600	1.33	2,103.75	1,580.00	1.33	E	D	2	Urban General
	Cortez Rd	Coquina Park	16,659	17,600	0.95	1,499.31	1,580.00	0.95	D	D	2	Urban General
	Coquina Park	Sarasota County Line	15,547	17,600	0.88	1,399.23	1,580.00	0.89	D	D	2	Urban General

Figure 29. Manatee County Roadway Level of Service – 2028 Map

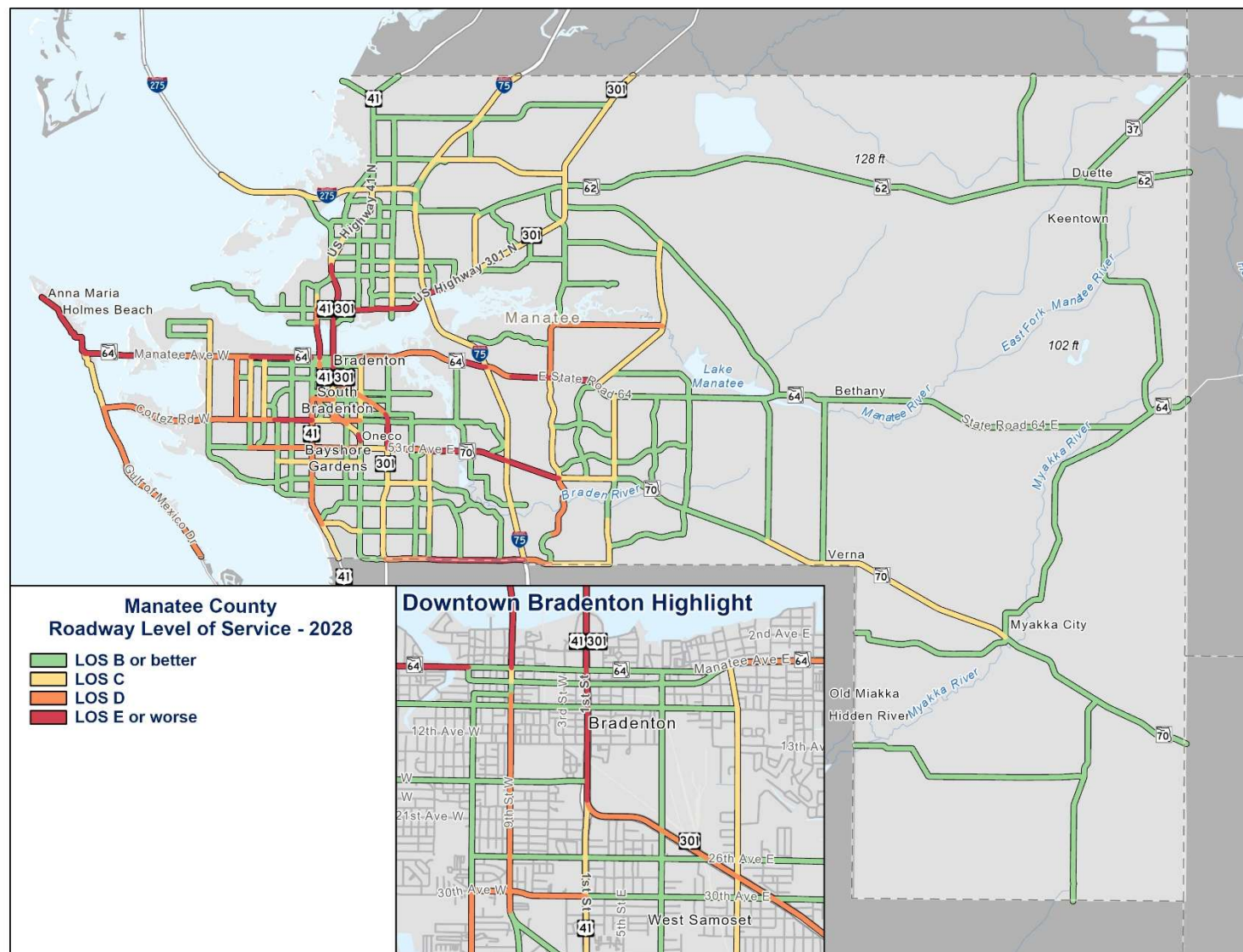
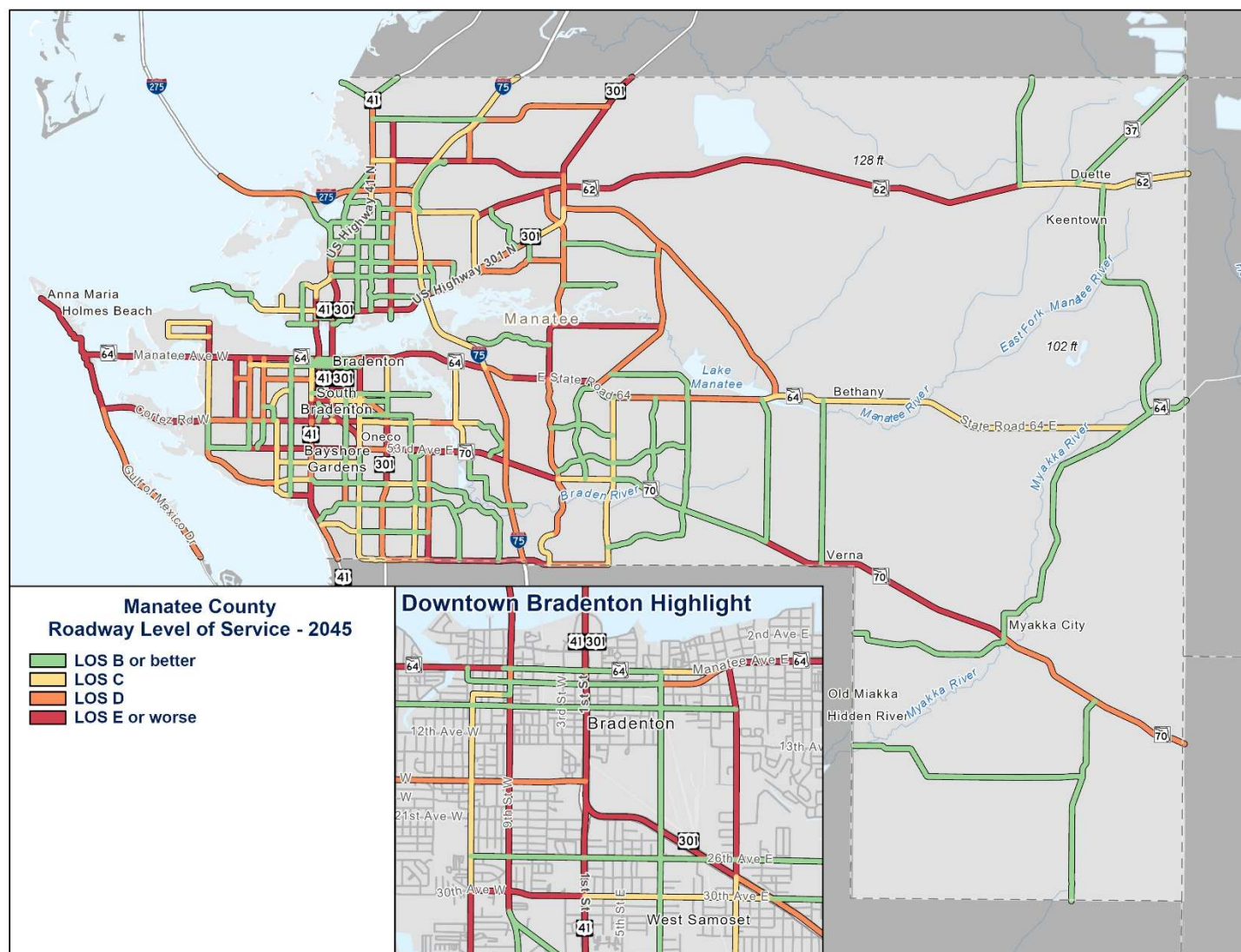


Figure 30. Manatee County Roadway Level of Service – 2045 Map



2025 Data Inventory and Analysis

06
HOUSING



Introduction

Pursuant to the requirements of Chapter 163 of the 2023 Florida Statutes, the **Housing Element** consists of a data inventory and analysis (DIA) that influences the overarching goals, objectives, and policies that will guide housing development within Manatee County. The County's housing trends and needs are evaluated in order to ensure a proper mix of housing types are available to accommodate diverse housing needs and achieve a livable community.

Housing Inventory and Existing Housing Characteristics

This section deals with the characteristics and conditions of the existing housing stock in the County. In order to compile this analysis, the primary sources of data include the U.S. Census Bureau and the American Community Survey (ACS). These specific resources were applied as they comprise some of the most current and accurate information available.

Dwelling Units by Structure Type

A table of dwelling units by structure type for the County of Manatee is displayed in Figure 31. Single-family detached homes make up the majority of the inventoried housing units within Manatee County.

Figure 31. Dwelling Units by Structure

Dwelling Units	Units	Percent
Single Family	105,225	67.3%
1-unit, detached	94,584	60.5%
1-unit, attached	10,641	6.8%
Multi-Family	32,450	20.8%
2 units	3,797	2.4%
3 or 4 units	5,463	3.5%
5 to 9 units	6,347	4.1%
10 or more units	16,843	10.8%
Mobile Home or Other Type of Housing	18,579	11.9%
Total	156,254	100%

Source: U.S. Census Bureau, 2021 American Community Survey 5-year Estimates

Dwelling Units by Tenure

A comparison between owner-occupied dwelling units and renter-occupied dwelling units in Manatee County is presented in Figure 32. As depicted below, approximately 74.6% of the County's occupied dwelling units are occupied by the owner while 25.4% are occupied by renters.

Figure 32. Dwelling Units by Tenure

Tenure	Units	Percent
Owner-Occupied	116,557	74.6%
Renter-Occupied	39,697	25.4%
Total Occupied Housing Units	156,254	100%

Source: U.S. Census Bureau, 2021 American Community Survey 5-year Estimates

Household Size

Information about persons per household in the occupied dwelling units in Manatee County can be seen in Figure 33.

The average household size is 2.50 people per dwelling unit according to the U.S. Census Bureau's 2021 American Community Survey 5-Year Estimates.

Figure 33. Persons per Household

Persons per Household	Number	Percent
Total Occupied Housing Units	156,254	100%
1-person household	44,783	28.7%
2-person household	67,073	42.9%
3-person household	19,674	12.6%
4-or-more person household	24,724	15.8%

Source: U.S. Census Bureau, 2021 American Community Survey 5-year Estimates

Housing Vacancy

Based on the 2017-2021 American Community Survey (ACS) 5-Year Estimates, the County experienced a vacancy rate of 23% for all housing units, with many of those units being for seasonal, recreational, or occasional use. Figure 34 shows the number of vacant housing units according to the circumstances creating vacant units.

The County's vacancy rate of 23% for all housing units is higher than that experienced statewide, which is a 16.3% vacancy rate according to the U.S. Census Bureau.

Figure 34. Vacancy Status of Housing Units

Vacant Housing Units by Type	Units	Percent	
		% of Vacant Units	% of All Units
Total Housing Units	202,950	-	100%
Total Vacant Housing Units	46,696	100%	23%
Vacant Units for Rent	7,266	15.6%	3.6%
Rented, Not Occupied	1,051	2.3%	0.5%
For Sale Only	2,697	5.8%	1.3%
Sold, Not Occupied	1,522	3.3%	0.7%
For Seasonal, Recreational, or Occasional Use	28,418	60.9%	14%
Vacant Units for Migrant Workers	270	0.5%	0.1%
Other Vacant Units	5,472	11.7%	2.4%

Source: U.S. Census Bureau, 2021 American Community Survey 5-year Estimates

Housing Age

Figure 35 displays the age of year-round housing units in Manatee County. The highest percentage of year-round housing unit construction took place between 1980-1999.

Figure 35. Dwelling Units by Age of Construction

Year Structure Built	Units	Percent
2020 or later	1,070	0.7%
2010 to 2019	21,724	13.9%
2000 to 2009	31,698	20.3%
1980 to 1999	49,007	31.4%
1960 to 1979	37,999	24.3%
1940 to 1959	12,600	8.0%
1939 or earlier	2,156	1.4%

Source: U.S. Census Bureau, 2021 American Community Survey 5-year Estimates

Monthly Rent

Figure 36 shows the monthly gross rents for specified renter-occupied housing units in Manatee County. Median gross rent in the County is \$1,151.

Figure 36. Gross Rent

Gross Rent	Units	Percent
Less than \$200	162	0.4%
\$200 to \$399	534	1.3%
\$400 to \$599	1,282	3.2%
\$600 to \$799	2,496	6.2%
\$800 to \$999	4,867	12.3%
\$1,000 to \$1,499	15,083	38.0%
\$1,500 to \$1,999	9,802	24.7%
\$2,000 to \$2,499	2,614	6.6%
\$2,500 to \$2,999	873	2.2%
\$3,000 or more	591	1.5%
No cash rent	1,420	3.6%
Median (dollars)	\$1,151	

Source: U.S. Census Bureau, 2021 American Community Survey 5-year Estimates

Monthly Cost of Owner-Occupied Units

The monthly owner costs with a mortgage are shown in Figure 37. This provides context in terms of the value of owning a home and affordability of owning a home when compared to renting.

Figure 37. Owner Costs

Owner Costs (with a Mortgage)	Housing Units with a Mortgage	Percent
Less than \$200	97	0.1%
\$200 to \$399	0	0.0%
\$400 to \$599	1,460	2.2%
\$600 to \$799	2,545	3.8%
\$800 to \$999	5,606	8.4%
\$1,000 to \$1,499	17,407	26.1%
\$1,500 to \$1,999	17,659	26.5%
\$2,000 to \$2,499	8,732	13.1%
\$2,500 to \$2,999	6,789	10.2%
\$3,000 or more	6,410	9.6%
Median (dollars)	\$1,672	

Source: U.S. Census Bureau, 2021 American Community Survey 5-year Estimates

Home Value

Home values have risen significantly in the past decade, with a significant spike in 2021 and 2022. Figure 38 displays the home value index over a 10 year period.

Figure 38. 10-Year Home Value Index

Year	Average Sale Price	% Increase
2023 (through October 2023)	\$456,607.34	3%
2022	\$444,266.04	32%
2021	\$336,813.96	19%
2020	\$283,751.64	4%
2019	\$271,686.96	4%
2018	\$261,795.24	5%
2017	\$249,938.37	6%
2016	\$236,771.55	9%
2015	\$217,270.31	9%
2014	\$198,724.86	13%
2013	\$176,298.05	-

Source: [Zillow.com](https://www.zillow.com), Retrieved November 2023

Value of Owner-Occupied Housing Units

The median home value in Manatee County is \$345,900, which is higher than the median value for the state of Florida, which is \$248,700. The owner-occupied units by value are shown in Figure 39.

Figure 39. Owner-Occupied Units by Value

Owner-Occupied Units by Value	Units	Percent
Less than \$50,000	1,612	2.4%
\$50,000 to \$99,999	1,185	1.8%
\$100,000 to \$299,999	23,739	35.6%
\$300,000 to \$499,999	25,232	37.8%
\$500,000 to \$749,999	9,102	13.6%
\$750,000 to \$999,999	2,396	3.6%
\$1,000,000 or more	3,439	5.2%
Median (dollars)	\$345,900	

Source: U.S. Census Bureau, 2021 American Community Survey 5-year Estimates

Household Income

The median household income levels for Manatee County are shown in Figure 40. The median household income for the County is \$64,964.

Figure 40. Household Income

Income Characteristics	
Median Household Income (YEAR dollars)	\$64,964
Per Capita Income (YEAR dollars)	\$38,008
Persons in Poverty, in percent	10.36%

Source: U.S. Census Bureau, 2021 American Community Survey 5-year Estimates

Low- to Moderate-Income Households

The most recent information from the USHUD defines very low income, low income, and moderate income as the following:

- Very Low Income: Households that earn up to 30 percent of the Area Median Income (AMI).
- Low Income: Households earning greater than 30 percent AMI and up to 50 percent of the AMI.
- Moderate Income: Households greater than 50 percent AMI and up to 80 percent AMI.

Ratio of Income to Housing Costs

The ratio between housing costs and income within Manatee County are denoted in Figure 41 and Figure 42. Affordable housing is determined by comparing the cost of housing to household income. Florida Statutes defines affordable housing as monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of the median adjusted gross annual income for households.

Rent to Income Ratio

Figure 41. Rent to Income Ratio

Gross Rent as a Percentage of Household Income	Units	Percent
Less than 30%	16,661	42.0%
30 – 49.9%	10,593	26.7%
50% or more	10,325	26.0%
Not Computed	2,118	5.3%
Total Renter Occupied Units	39,697	100%

Source: U.S. Census Bureau, 2021 American Community Survey 5-year Estimates

Owner-Occupied Costs to Income Ratio

Figure 42. Owner-Occupied Costs to Income Ratio

Gross Costs as a Percentage of Household Income	Units	Percent
With Mortgage, Less than 30%	46,447	37.2%
With Mortgage, More than 30%	20,258	16.2%
Without Mortgage, Less than 30%	48,512	38.9%
Without Mortgage, More than 30%	9,140	7.3%
Not computed	460	0.4%
Total Owner-Occupied Units	124,817	100%

Source: U.S. Census Bureau, 2021 American Community Survey 5-year Estimates

Cost Burden

Figure 43 depicts cost burden by income for renter-occupied households, while Figure 44 depicts cost burden by income for owner-occupied households. Cost-burdened households pay more than 30 percent of income for rent or mortgage costs. Data for this section has been supplied by the Shimberg Center for Housing Studies.

Figure 43. Amount of Income Paid for Housing by Household Income – Renter Occupied

Household Income	30% or Less	30.1% - 50%	More than 50%
30% AMI or less	1,115	1,047	7,278
30.01-50% AMI	1,963	4,167	3,800
50.01-80% AMI	5,681	5,396	730
80.01-100% AMI	4,510	1,591	165
Greater than 100% AMI	11,499	732	78

Source: Shimberg Center for Housing Studies, 2021 Estimates

Figure 44. Amount of Income Paid for Housing by Household Income - Owner Occupied

Household Income	30% or Less	30.1% - 50%	More than 50%
30% AMI or less	2,607	1,878	5,267
30.01-50% AMI	7,008	3,028	3,324
50.01-80% AMI	16,133	4,589	1,795
80.01-100% AMI	10,978	2,055	499
Greater than 100% AMI	57,985	3,585	328

Source: Shimberg Center for Housing Studies, 2021 Estimates

Inventory of Substandard Units

The Census provides indicators for substandard housing by measuring overcrowding and the lack of complete plumbing, kitchen, or heating equipment. Overall substandard housing makes up a very small percentage of the overall occupied units in Manatee County. An analysis of substandard housing is displayed in Figure 45.

Figure 45. Substandard Housing

Substandard Housing	Units	% of Total Occupied Units
Overcrowded (1.01 or More Persons per Room)	3,493	2.2%
No Fuel Used	1,979	1.3%
Lacking Complete Kitchen Facilities	1,225	0.8%
Lacking Complete Plumbing Facilities	483	0.3%

Source: U.S. Census Bureau, 2021 American Community Survey 5-year Estimates

Mobile Homes

The County of Manatee recognizes the importance of housing choices to meet the housing needs of different types of households. Licensed mobile home parks in Manatee County include:

- Aloha Estates MHP
- Arbor Terrace RV Resort - A
- Arbor Terrace RV Resort – B
- Bayshore Windmill Village MHP - A
- Bayshore Windmill Village MHP - B
- Belle Groves MHP
- Braden Castle MHP
- Bradenton Tropical Palms MHP
- Capital Trailer Court
- Carlyn Estates MHP
- Casa Del Rey MHP
- Casa Loma MHP
- Chateau Village MHP
- Christian Retreat MHP
- Citrus Grove MHP
- Coach House MHP
- Colonial Mobile Manor MHP
- Colony Cove Lakes MHP
- Colony Cove North MHP - A
- Colony Cove North MHP - B
- Colony Cove South MHP - A
- Colony Cove South MHP - B
- Colony Cove West MHP
- Colony Lake Est. MHP - A
- Colony Lake Est. MHP - B
- Colony Lake Est. MHP - C
- Cortez Plaza MHP
- Cortez Trailer Park
- Country Lakes Village II MHP
- Country Lakes Village MHP
- Desoto Mobile Estates
- Ellenton Gardens Travel Resort
- Encore RV Resort - Sarasota N
- Fair Lane Acres MHP - A
- Fair Lane Acres MHP - B
- Fiesta Grove RV Resort
- Fishermans Cove RV Park
- Floridana MHP
- Frog Creek RV Park
- Gar-Fair MHP
- Gold Tree MHP - A
- Gold Tree MHP - B
- Golf Lakes Estates MHP - A
- Golf Lakes Estates MHP - B
- Hawaiian Village MHP
- Heather Hills MHP
- Hi-Way Shores MHP
- Holiday Cove RV Resort
- Horseshoe Cove RV Park
- Imperial Lakes MHP - A
- Imperial Lakes MHP - B
- J&N MHP
- Jet MHP
- J-J MHP
- K & K MHP
- Kingston MHP
- Kozy MHP
- Lazy Acre MHP
- Lazy Oaks RV Park
- Leisure Lake Co-op MHP - A
- Leisure Lake Co-op MHP - B
- Lincoln Arms MHP
- Linger Lodge RV Resort
- Lloyds MHP
- Lone Oak MHP
- Luxor MHP
- M & K MHP
- Manatee Trailer Park
- Mary Ann MHP
- Mel-Mar Village MHP
- Mermaids Manor MHP
- Miles Trailer Park
- North River Estates MHP
- Orange Grove MHP
- Palm Bay MHP
- Palm Grove MHP
- Palm Lake Estates MHP - A
- Palm Lake Estates MHP - B
- Palm Village MHP
- Palma Sola Shores MHP
- Palmetto MHP
- Paradise Bay Estates MHP - A
- Paradise Bay Estates MHP - B
- Pegel Point Estates MHP
- Pelican Pier MHP
- Pescara Lake MHP
- Pic Town MHP
- Pine Haven MHP
- Pines Trailer Park
- Piney Point MHP
- Pioneer Trailer Park
- Plantation Grove MHP
- Plantation Village MHP
- Plaza Mobile Court MHP
- Pleasant Lake RV Resort
- Rainbow Village MHP
- Ridgewood MHP - A
- Ridgewood MHP - B
- River Oaks MHP
- Rocky Bluff Trailer Park
- Royal Garden Estates MHP
- Sandpiper MHP
- Sarasota Bay Travel Trailer Park
- Seabreeze Mobile Est. MHP
- Shadow Brook MHP
- Skyway Village Est. MHP

- Southern Pines MHP
- Southernaire MHP
- Star Trailer Park
- Sugar Creek Country Club MHP
- Sugar Creek Est. MHP
- Sugar Creek Resort MHP
- Sun Key Village MHP
- Sunny Acres MHP
- Sunny Shores MHP
- Sunset Village MHP
- Swan Lake Village MHP
- Terra Ceia Manor MHP
- Terra Ceia Village RV Resort
- Terra Siesta MHP - A
- Terra Siesta MHP - B
- The Gardens MHP - A
- The Gardens MHP - B
- Tidevue Est. MHP - A
- Tidevue Est. MHP - B
- Tradewinds MHP
- Trailer Estates MHP - A
- Trailer Estates MHP - B
- Trailer Estates MHP - C
- Trailer Estates MHP - D
- Trailer Estates MHP - Overview
- Tree Lakes MHP
- Tropic Isles MHP - A
- Tropic Isles MHP - B
- Tropical Gardens RV Park
- Try-Mor MHP
- Twin Oaks MHP
- Two Rivers MHP
- Veranda Springs MHP
- Villa Del Sol MHP
- Village on the Green MHP - A
- Village on the Green MHP - B
- Village on the Green MHP - C
- Village on the Green MHP - Overview
- Vista Del Lago MHP
- Waterside Club MHP
- Wayside Glen MHP
- Westwinds Village MHP
- Wilhelms MHP
- Windmill Manor MHP - A
- Windmill Manor MHP - B
- Winterset Travel Trailer Park
- WT MHP

Housing for Special Needs

Special housing needs are necessary for the elderly, children, and those who have physical or emotional needs that require special residential accommodations. Such residential accommodations may or may not demand on-site professional medical assistance, twenty-four-hour assistance, or other special facilities. In some cases, special housing situations can involve a group of unrelated residents that share living accommodations because their physical or emotional needs require special services or assistance from other group members.

Manatee County recognizes the importance of providing housing for special needs. The State of Florida has adopted laws that control local government regulation of certain residential facilities serving special needs groups. These laws ensure that there are adequate sites for group homes in every community throughout the State (Chapter 419, F.S.). Special housing accommodations for Manatee's residents can include nursing homes and group homes. Group homes can be further defined as a community residential home, adult family care homes, assisted living facilities, and family foster homes. These special housing facilities are generally defined as follows:

Nursing Homes: Any institution, building residence, private home, or other place, whether operated for profit or not, which provides 24-hour nursing care, personal care, or custodial care for persons not related to the owner or manager by blood or marriage. The person under such care resides overnight at the home. See Section 400.021(12) F.S.

Assisted Living Facilities: A facility designed to provide personal care services in the least restrictive and most home-like environment. These facilities can range in size from one resident to several hundred and may offer a wide variety of personal and nursing services designed specifically to meet an individual's personal needs. See Section 400.402, F.S.

Adult Family Care Homes: A full-time, family-type living arrangement, in a private home, under which a person who owns or rents the home provides room, board, and personal care, on a 24-hour basis, for no more than five disabled adults or frail elders who are not relatives. See Section 400.618, F.S.

Community Residential Home: A dwelling unit licensed to serve clients of the Department of Children and Family Services, which provides a living environment for seven to fourteen unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. See Section 419.001, F.S.

Family Foster Home: A private residence in which children who are unattended by a parent or legal guardian are provided 24-hour care. Such homes include emergency shelter family homes, family foster group homes, and

specialized foster homes for children with special needs. A person who cares for a child of a friend for a period not to exceed 90 days, a relative who cares for a child and does not receive reimbursement for such care from the state or federal government, or an adoptive home which has been approved by the department or by a licensed child-placing agency for children placed for adoption is not considered a family foster home. See Section 409.175 FS.

Figure 46. Assisted Housing Inventory

Development Name	Street Address	City	Housing Program	Total Units	Assisted Units	Affordability Start Date	Year Built	Owner
510 11 th Avenue West	510 11 th Avenue West	Bradenton	Public Housing	1	1	2014	Not avail	--
524 11 th Avenue West	524 11 th Avenue West	Bradenton	Public Housing	1	1	2008	2008	--
Addison	702 6th Avenue East	Bradenton	Housing Credits 9%;SAL	90	77	2017	2019	Housing Trust Group LLC
Astoria on 9th	9th St W and 23rd Ave W	Bradenton	Extremely Low Income; Housing Credits 4%;National Housing Trust Fund (NHTF);SAIL; State Bonds	120	120	2022	Not avail	--
Bradenton Village	101 15th Avenue Circle West	Bradenton	Housing Credits 9%; Public Housing	160	160	2000	2002	Telesis Miami Corporation
Bradenton Village II	104 17th Avenue West	Bradenton	Housing Credits 9%	36	36	2007	2010	Telesis Miami Corporation
Bradenton Voa Living Center	1128 11TH ST W	Bradenton	Rental Assistance / HUD; Section 811 Capital Advance	9	8	1996	1920	Bradenton VOA Living Center, Inc.
Centre Court - Bradenton	4255 52nd Place West	Bradenton	Housing Credits 4%; Local Bonds; SAIL	180	180	2000	2000	Harmony Housing Advisors, Inc.
Desoto Towers	1523 SIXTH AVE W	Bradenton	Section 231; State Bonds; State HOME	204	129	1970	1970	--
Elm Lake	6318 14th Street East	Bradenton	Housing Credits 9%	64	64	1997	1983	Harmony Housing Advisors, Inc.
G D ROGERS ADDN		Bradenton	Public Housing	0	--	1960	Not Avail	--
Grand Palms	1715 14th Street	Bradenton	Housing Credits 9%	72	72	2016	2018	JIC Florida Development, LLC
Holiday Heights Voa Living Center	4807 18th St W.	Bradenton	Rental Assistance / HUD; Section 811 Capital Advance	18	17	2004	2006	Holiday Heights VOA Living Center, Inc.
Lake East I	2511 16th St. Ct. East	Bradenton	Rental Assistance / HUD; Section 515	40	40	1979	1982	Faith Presbyterian Village, Inc.

Development Name	Street Address	City	Housing Program	Total Units	Assisted Units	Affordability Start Date	Year Built	Owner
Lake East II	2511 16th St. Ct. East	Bradenton	Rental Assistance / HUD; Section 515	22	22	1981	1981	Faith Presbyterian Village, Inc.
Lincoln Village	Scattered Sites	Bradenton	Housing Credits 9%	500	45	2019	Not Avail	--
Manatee County Voa Living Center	912 63RD AVENUE W.	Bradenton	Rental Assistance / HUD; Section 202 Capital Advance	11	10	1994	1985	Manatee County VOA Living Center, Inc.
Mira Lagos	358 34th Ave Drive East	Bradenton	Housing Credits 9%	226	226	1991	1987	Pacifica Companies LLC
New Singeltary	1403 3rd Street West	Bradenton	Housing Credits 9%; Public Housing	117	117	2002	2002	Telesis Miami Corporation
Oaks at Lakeside	3505 53rd Avenue E	Bradenton	Housing Credits 9%	96	96	2018	Not Avail	--
Pine Village	2803 46th Avenue Dr W	Bradenton	Public Housing	80	77	1982	1982	--
Presbyterian Villas Of Bradenton	6125 14TH ST W	Bradenton	Rental Assistance / HUD; Section 236	210	93	1971	1970	Presbyterian Home of Bradenton, Inc.
River Trace	2710 River Trace Circle	Bradenton	Housing Credits 4%; Local Bonds; State Bonds	178	178	1999	2001	Dominium LLC
River Trace Homes	1449 17th Street Circle East	Bradenton	Housing Credits 4%; HC 9%, Local Bonds, SAIL	40	40	1993	1996	Dominium LLC
Riverview6	Intersection of 8th St W and 7th Ave W	Bradenton	Housing Credits 9%	92	92	2019	Not Avail	--
Sabal Cove	5385 30th Street East	Bradenton	Local Bonds; SAIL; State Bonds	264	264	2000	2002	CED Companies
Sandpiper Place	26th Street W & 46th Avenue W	Bradenton	Housing Credit 9%	92	92	2019	Not Avail	--
Village At Cortez	4880 51st Street West	Bradenton	Local Bonds	200	200	2005	2005	CED Companies
Village Central	1201 5th Street West	Bradenton	Housing Credits 9%	25	25	2005	2009	Telesis Miami Corporation
Voa Manatee	5711 & 5713 9th Street Circle E	Bradenton	Demonstration Project; State HOME	4	4	1992	1981	Volunteers of America of Florida Inc.
W D Suggs	906 21st St E	Bradenton	Public Housing	122	121	1976	1965	--
Water's Edge Of Bradenton Apartments	2015 32nd Avenue West	Bradenton	Local Bonds	101	101	Not Avail	2008	--
Woodbury	955 53rd Street East	Bradenton	Housing Credits 9%	270	270	1994	1995	Reliant Group Inc.

Development Name	Street Address	City	Housing Program	Total Units	Assisted Units	Affordability Start Date	Year Built	Owner
Woodwinds Apartments	1800 WOODWINDS DR	Bradenton	HUD Mark-to Market; Refi Section 221(d)(4) MR	96	96	1983	1983	Woodwinds Associates, Ltd.
Oaks At Ellenton	1651 East 36th Avenue	Ellenton	Housing Credits 9%; SAIL	168	168	1994	1996	Harmony Housing Advisors, Inc.
Rosewood Manor	1673 40th Avenue Circle East	Ellenton	Rental Assistance/ RD; Section 515	43	43	1991	1991	T. Mannausa and Company
Tuscany Lakes	3550 58th Place East	Ellenton	Housing Credits 4%; Section 223(f) Refi / Purchase; State Bonds	348	348	2002	2003	--
La Mirada Gardens	1515 55th Avenue Drive E	Oneco	Housing Credits 4%	144	144	2003	2003	Related Companies of New York
Courtney	699 Haben Blvd.	Palmetto	Housing Credits 9%	72	72	2022	Not Avail	--
Holy Cross	504 West 26th Street	Palmetto	Rental Assistance / HUD; Section 202 Capital Advance	68	68	2006	2006	Holy Cross Manor, Inc.
Holy Cross Manor II	520 W. 26th Street	Palmetto	Rental Assistance / HUD; Section 202 Capital Advance	68	68	2011	1958	Holy Cross Manor II, Inc.
Palmetto Trace	708 2nd Avenue East	Palmetto	Housing Credits 9%	196	196	1996	1998	Starwood Capital group
Palmetto Villas	2407 13th Avenue Drive East	Palmetto	Housing Credits 9%; Rental Assistance / RD; Section 515	49	49	1979	1978	Flynn Development Corporation
Reef at Riviera	751 Haben Boulevard	Palmetto	Housing Credits 4%	224	224	2020	Not Avail	--
The Courtney	699 HABEN BLVD	Palmetto	Rental Assistance / HUD; Section 202 Capital Advance	72	71	1996	1996	National Church Residences of Palmetto FL Inc.
Parrish Oaks	5111 Oxford Road	Parrish	Extremely Low Income; Housing Credits 4%; SAIL; State Bonds	120	120	2017	Not Avail	Southport Development, Inc.
Parrish Oaks II	5111 Oxford Rd. Parrish FL	Parrish	Extremely Low Income; Housing	48	48	2020	Not Avail	--

Development Name	Street Address	City	Housing Program	Total Units	Assisted Units	Affordability Start Date	Year Built	Owner
			Credits 4%; SAIL; State Bonds					

Source: Shimberg Center for Housing Studies, Retrieved October 2023

Historical Structures

Manatee County prides itself on preserving and protecting historical structures in the community. For in-depth discussion of Historical Resources in the County, see the Historic and Cultural Element DIA.

Analysis

Projected Population & Number of Dwelling Units

The population projections, which reflect the same numbers provided in the Future Land Use Element, are shown in Figure 47. Based on the County's 2.5 persons per household, the required housing units needed to meet demand are also provided. Housing Demand is increasing over time.

Figure 47. Project Housing Needs

Year	Population	Housing Units Needed
2025	447,800	179,120
2030	486,300	194,520
2035	517,300	206,920
2040	541,600	216,640
2045	562,300	224,920

Source: Kimley-Horn & Associates, Inc., 2023; University of Florida Bureau of Economic and Business Research (BEBR), 2023;

07

HISTORIC AND CULTURAL



Introduction

The Historic and Cultural Element is an optional comprehensive plan element under Florida's Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes). Manatee County greatly values its history and culture, and this Historic and Cultural Element will help to keep track of and maintain the historic and cultural sites within the County.

Manatee County protects its historical resources in order to preserve the cultural, architectural, and archaeological history of the County, and to provide opportunities for education, aesthetic value, and passive enjoyment of the resources. The County's Land Development Code (LDC) protects historic resources by designating them with a Historical and Archaeological Overlay Districts. These areas have special regulations applied to them in order to preserve the character of the existing resource(s). Development or construction within the Historical and Archaeological Overlay Districts may be subject to a review by the County's Historic Preservation Board.

The Comprehensive Planning Division works closely with the Division of Historical Resources of the Manatee County Clerk's Office. The Clerk's Office manages the Manatee County Historical Village as well as the 1912 Schoolhouse in Cortez. Manatee County also works closely with the state Division of Historical Resources and the federal National Register of Places.

Brief History

Manatee County's rich history is centered around the Manatee River. The river flows for 55 miles from Tampa Bay to the northeast corner of Manatee County. Among the County's historical sites are four burial mounds belonging to native tribes who lived in Manatee County as early as 8,000 B.C.E. These tribes inhabited what is now Manatee County for thousands of years before Hernando DeSoto (namesake of DeSoto County), a Spanish explorer, journeyed to Florida in 1539, entering through the mouth of Manatee River.

Upon the United States government's acquisition of Florida in 1819, they encouraged Americans to settle in the area as an effort to control the Seminole and other native tribes still living in the area. After roughly 25 years (1817-1842) of war between the Seminoles and the United States government, and after the area began to recover from the Panic of 1837, the area finally gained enough residents to be established as a county in 1855. The County government functioned out of a small courthouse built in 1860. This building is now on the National Register of Historic Places and is part of the Manatee Village Historic Park.

Historic Preservation Board

Manatee County's Historic Preservation Board (HPB) was established in order to preserve and protect the County's archaeologically and historically significant sites. The HPB is composed of five volunteer members who are appointed by the County Commission. The advisory board consists of professional members from disciplines such as architecture, archaeology, conservation, landscape architecture, historic preservation, or related areas. The HPB will meet a minimum of four (4) times a year. The Board will continue to educate the public on the value of preserving historic resources, participate in training programs as funds are available, assist in the surveying and inventorying of historic and archaeological sites, and promote the local historic landmark program.

To further demonstrate the County's commitment to saving what is important from the past for future generations, Manatee County Government became a Certified Local Government as of October 27, 2014. The Certified Local Government Program is a preservation partnership between local, state, and national governments focused on promoting historic preservation at the local level. The program is jointly administered by the National Park Service (NPS) and the Florida State Historic Preservation Office (SHPO).

As a Certified Local Government, local cultural and historic resources significant to the history of Manatee County may be granted a *locally significant* historic landmark designation. The designation provides protection to those sites worthy of preservation. Any exterior improvements/renovations would require a Certificate of Appropriateness.

Matching grant funds may be available to conduct surveys to identify and evaluate significant historic properties, to fund the preparation of National Register nominations as well as funding development of preservation education materials, publications, or other media presentations of the community's history.

Historical and Archaeological Overlay Districts

Historical and Archaeological Overlay Districts are designated areas of the County wherein additional LDC and State Regulations are enforced to prevent destruction of or modification to historic structures, artifacts, and/or district characteristics.

Historic Vista Protection Areas

Historic Vista Protection Areas are designated areas of the County wherein additional LDC and State Regulations are enforced to protect and perpetuate certain vistas for designated public places within the County.

Burial Mounds

Platform Mounds. There are four platform or "temple" mounds known in Manatee County. These are large structural mounds, usually in the shape of truncated pyramids with an access ramp up one side; similar mounds in northwest Florida had structures on their summit. Platform mounds were built by the latest prehistoric culture, known as Safety Harbor, and were being used when the first European explorers landed in Florida. Platform Mounds are associated with large village settlements and these sites offer a valuable look into the social structures of the Safety Harbor peoples. Of these four sites, the **Madira Bickel Mound** is a State Archaeological Site, and listed on the National Register of Historic Places; the **Portavant and Pillsbury Mounds** are covered by the County Historical/Archaeological Overlays. The **Harbor Key Mound** is located along the west shore of Bishop Harbor and seems to be protected from development by virtue of its mangrove wetland location, although its remote location makes it a prime target for vandals.

Special Projects

Burton Store

The Burton Store is a visual document of the architectural, economic, and social history of the Florida fishing village known as Cortez, Florida. It is the oldest commercial building in the community, and the center around which the Village of Cortez grew. This nineteenth century store is commonly referred to as the Burton Store after proprietor Jesse Burton, who leased the building shortly after it was completed for W. A. Adams in 1890, later becoming an early turn of the century waterfront hotel.

Built on pilings over the water and connected to the Bratton Dock, the Burton Store is also referred to as the Bratton Store. The Bratton's were among the first settlers in the area, and their dock was one of the most important structures in the small community prior to 1890 when the area was called Hunter's Point.

Due to the efforts of the Cortez Village Historical Society and the Organized Fisherman of Florida, the Burton Store was saved from demolition in 1991 when the original site was purchased by the U.S. Coast Guard. The Burton Store was held for 16 years on the Cortez waterfront. In 2007 the Burton Store was moved to the 1912 School House grounds. The schoolhouse had been purchased in 1999 with a Florida Communities Trust Grant.

Funding for rehabilitation of this 1890 waterfront store has been provided from six (6) different sources, including Manatee County Board of County Commissioners, Marie Selby Foundation, Manatee County's Community Development Block Grant (CDBG), Manatee County's Historic Society, and Bright House Network. When completed, the revitalized Burton Store will serve as a multi-use facility providing programs on the history and culture of Cortez. The store will also host a small research library that will serve to educate visitors about the chain of environmental interactions that occur in the bay.

Staff is provided from the Manatee County Clerk of the Circuit Court's Office of Historic Preservation to coordinate and oversee the restoration, and to coordinate volunteers for the rehabilitation.

1912 Cortez School House / Florida Maritime Museum

The 1912 Cortez Schoolhouse/Florida Maritime Museum at Cortez was originally known as the Cortez Rural Graded School, one of the first brick schools in the county. This building was the second schoolhouse for the community of Cortez. The original schoolhouse was a one room wooden building that still stands in the center of Cortez Village. When the new brick building opened, it consisted of two classrooms with a small center storeroom and office space.

During the hurricane of 1921, it served as a refuge when most of the village of Cortez was destroyed. In 1933, under the Federal Works Progress Administration program, an auditorium was added, creating the current T-shaped floor plan. This building served as a schoolhouse until 1961, at which time it was leased out and used as an art school. It was ultimately sold to Robert Sailors, a master weaver, who made the building his home and studio.

The Cortez Schoolhouse is listed on the National Register of Historic Places as part of the Cortez Historic District, which was designated in 1995. The Schoolhouse and grounds were purchased with a grant from Florida Communities Trust in December 1999.

The project undertaken has been a full restoration of the Schoolhouse, transforming the building into the Florida Maritime Museum at Cortez. This restoration plan includes the removal of hazardous materials, structural stabilization and repair, joists, sub flooring, upgrade of electrical system, installation of environmental and mechanical systems, roof replacement, testing stucco for removal, cleaning and repair of exterior walls, the porch, addition of a handicapped ramp to the building and rehabilitation of exterior doors and windows.

Additional phases, completed through September 2007, include the restoration of the interior and the addition of museum exhibits. Extensive site plan improvements include pathways, exterior lighting, parking lot, plantings of native species and improvements to groundwater retention.

Funding for this work is being provided by a grant from Florida Department of State, Bureau of Historic Resources, with matching funds from Manatee County Clerk of the Circuit Courts, Manatee County Board of County Commissioners, Florida Institute for Saltwater Heritage, and local donors.

The full-time professional staff of Historic Sites Manager, Curator, and Educator/Volunteer Coordinator are working on site. Following completion of the exhibits, the building was opened to the general public in December 2007.

Crosley Carriage House

Manatee County acquired the Crosley Estate in 1991. A great deal of time and effort has been invested in the restoration of the main house and property.

On May 12, 2008, the Historic Preservation Board of Manatee County approved a Certificate of Appropriateness to allow the restoration of the Carriage House. Manatee County has hired John Parks of Renker, Eich, Parks Architects, Inc., of St. Petersburg, Florida. John has 29 years of experience restoring historic structures. Manatee County will oversee the restoration work which will return the Carriage House to its original appearance. The Carriage House is to be used to support the activities at the main house as originally intended.

National Register of Historic Places

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. Figure 48 shows the current sites on the National Register of Historic Places that are within Manatee County.

Figure 48. National Register of Historic Places, Manatee County

Property Name	Address	Area of Significance	Level of Significance
Austin House	227 Delmar Ave. Sarasota, FL	Architecture	Local
John M. Beasley House	7706 Westmoreland Dr. Sarasota, FL	Community Planning and Development	Local
Judah P. Benjamin Memorial	3708 Patten Ave. Ellenton, FL	Politics/Gov't Architecture Social History	National
Braden Castle Park Historic District	Roughly bound by the Manatee and Braden Rivers, Ponce DeLeon St. and Pelot Ave.	Community Planning and Development Exploration/Settlement Architecture	State
Bradenton Carnegie Library	1405 Fourth Ave. Bradenton, FL	Architecture Social History	Local
Bradenton's Woman's Club	1705 Manatee Ave. W. Bradenton, FL	Social History Architecture	Local
Cortez Historic District	Bound by Cortez Rd, 119 th St. W, Sarasota Bay, and 124 th St. Ct. W Cortez, FL	Exploration/Settlement Commerce Architecture Maritime History	Local
Curry Houses Historic District	4 th Ave. E. between 12 th and 14 th Sts. E. Bradenton, FL	Exploration/Settlement Military Transportation	Local
DeSoto National Memorial	5 mi. W of Bradenton	Exploration/Settlement	National
Duette School	40755 FL 62 Parrish, FL	Education	Local
Johnson Helm House	2104 53 rd St. Bradenton, FL	Architecture	Local
Rufus P. Jordan House	760 Broadway St. Longboat Key, FL	Community Planning and Development	Local

Kreissle Forge	7947 Tamiami Trail Sarasota, FL	Commerce / Art Industry	Local
Madira Bickel Mounds	Terra Ceia Island, FL	Historic - Aboriginal	National
Manatee County Courthouse	1115 Manatee Ave. W Bradenton, FL	Politics / Gov't	Local
Manatee County Courthouse (Original)	Manatee Ave. and 15 th St. Bradenton, FL	Politics / Gov't	State
Midway Subdivision Historic District	7201 15 th St. E Sarasota, FL	Community Planning and Development	Local
Palmetto Armory	810 6 th St. W Palmetto, FL	Military Social History	Local
Palmetto Historic District	Roughly bound by 21 st Ave, 7 th St, 5 th Ave, and the Manatee River Palmetto, FL	Commerce Agriculture Transportation Exploration/Settlement Architecture	Local
Portavant Mound Site	Palmetto, FL	Historic - Aboriginal	State
Egbert Reasoner House	3004 53 rd Ave. E Oneco, FL	Agriculture Commerce Architecture	State
Regina Shipwreck Site	Offshore of Bradenton Beach	Historic – Nonaboriginal	State
Reid-Woods House	373 Whitfield Ave. Sarasota, FL	Architecture	Local
Richardson House	1603 1 st Ave. W Bradenton, FL	Architecture	Local
Seagate	6565 N. Tamiami Trail Sarasota, FL	Architecture	Local
Shaw's Point Archeological District	Bradenton, FL	Historic – Nonaboriginal	State
Paul M. Souder House	242 Greenwood Ave. Sarasota, FL	Architecture Community Planning and Development	Local
Stevens-Gilchrist House	235 Delmar Ave. Sarasota, FL	Community Planning and Development	Local
Village Improvement Association Hall	1505 Center Rd. Terra Ceia, FL	Social History Entertainment / Recreation	Local
Villa Serena Apartments	7014 Willow St. Sarasota, FL	Architecture Community Planning and Development	Local
Whitfield Estates Lantana Avenue Historic District	332-336 Lantana Ave.	Community Planning and Development Architecture	Local
Whitfield Estates – Broughton Street Historic District	7207, 7211, 7215, 7219, and 7316 Broughton St. Sarasota, FL	Architecture Community Planning and Development	Local
Woman's Club of Palmetto	910 Sixth St. W Palmetto, FL	Architecture Social History	Local

Source: National Register of Historic Places, Retrieved October 2023

Educational Resources

An important part of protecting historical, cultural, and archaeological resources is to provide citizens with the opportunity to learn about these assets. One of the County's key goals is to continue to offer the citizens of Manatee County a responsive, innovative, proactive program of library service that is capable of upgrading the educational, recreational, civic, and cultural quality of life in the community.

Manatee County currently has a number of resources that residents and tourists alike can access to learn more about the County's history and culture.

Manatee County Clerk of the Circuit Court: Historical Records Library. Located in a 1918 Carnegie Library, the Historical Records Library offers researchers governmental records dating back to 1855. Deed books, marriage licenses, probate files, court records, County Commission minute books, aerial maps, historic maps, school yearbooks, and voter registration books are some of the items that are available to researchers.

Manatee County Clerk of the Circuit Court: Historical Resources. The Historical Resources Department promotes the preservation and protection of Manatee County's past. They work with a variety of government agencies and non-profits and operate two museums, two historical villages, and a historical archive. From collecting artifacts, restoring historic buildings, cataloging archives, or designing exhibits and programs to educate residents, this department "seeks to make the past come alive." Their [website](#) has several resources including the ability to search court, board, and official records.

Florida Maritime Museum. This museum is located in the historic fishing village of Cortez and highlights the local fishing history from native cultures to early settlers and modern commercial fisheries. They also have a small library of books on maritime topics which are available to the public. The museum states their purpose is "to collect, preserve, and share traditional knowledge, cultural artifacts, and personal stories specific to Florida's fishing and maritime heritage.

Manatee County Agricultural Museum. Established in 1995, the Manatee County Agricultural Museum's mission is "to preserve, share, and educate the community about Manatee County's agricultural heritage and to support local agriculture today and into the future." The exhibits at this [museum](#) focus on Manatee County's primary commodities including livestock, vegetables, citrus, horticulture, and commercial fishing. The museum displays equipment, tools, photographs, and exhibits.

Manatee History Day. This is a competition that takes place as a local affiliate of National History Day and serves as a contest to inspire students to delve into history through the use of primary sources. Students use resources such as newspapers, government records, photographs, diaries, and oral history interviews to craft their entries based on the assigned theme.

Manatee Village Historical Park. This museum consists of several exhibits and a collection of historical and replica buildings from the County's settlement history and serves to preserve and share the heritage of Manatee County's founding period (1840-1918). In addition to the exhibits and buildings, the museum has online [digital exhibits](#) which allow residents of Manatee County to learn about the area's history right from their phone.

Palmetto Historical Park. This historical park boasts a number of impressive buildings, including a replica chapel, a cottage, Cyprus House Military Museum, and the 1914 Carnegie Library. There are interactive opportunities for children, including writing on slates at the Schoolhouse and checking for mail at the 1880 Post Office.

Historical Marker Interactive Map. On Manatee County's website, they have a link to a Florida Historical Marker Interactive Map that allows people to search for historical markers all throughout Florida. Clicking on an identified marker brings up detailed information about the site's history and importance to the County.

Florida Railroad Museum. This museum serves to preserve Florida's railroad history. Visitors can ride the train along a six-mile rail line between Parrish and Willow, Florida in rural Manatee County. The museum has several different functioning passenger cars and cabooses allowing for an array of experiences. They also have a variety of active and non-active locomotives dating back to the 1920's, offering visitors a rich history of trains and railroads in Florida.

08

RECREATION AND OPEN SPACE



Introduction

The purpose of the Recreation and Open Space Element is to plan for a comprehensive system of public and private sites for recreation, including, but not limited to, parks and playgrounds, natural reservations, beaches and public access to beaches, waterways, parkways, waterways, and other recreational facilities. As part of this Data Inventory and Analysis (DIA), Manatee County incorporates by reference the Manatee County Parks, Recreation, and Open Space (PROS) Master Plan 2021, as may be amended, prepared by Kimley-Horn & Associates, Inc.

Existing Facilities

Figure 49 below provides an inventory of the parks and recreation facilities in Manatee County. There have been no updates to this table since its 2021 iteration.

Figure 49. Parks and Recreation Inventory

Park Name	Acres	Facilities	Classification
Airport Perimeter Trail	--	--	Undeveloped*
Alderwood Park	0.51	Open Space	Undeveloped
Anna Maria Bayfront Park	9.72	Grills Pavilion Picnic Tables Shower	Local
Bennett Park & Preserve	180.00	Canoe/Kayak Launch Disc Golf Course Fishing Pier Nature Trail Picnic Pavilion and Tables Playground Hiking Trails Soccer Field Open Play Field Volleyball Courts Outdoor Fitness Equipment	District
Bishop Point Park	0.21	Picnic Tables	Local
Blackstone Park	32.24	Batting Cages Concessions Dog Park Little League Fields Pavilion Rentals (3) Picnic Tables Playground Racquetball Courts (2) Soccer Fields Skate Park Softball Fields	District
Braden River Park	78.00	Baseball Fields Batting Cages Canoe/Kayak Launch Concessions Little League Fields Picnic tables	District

		Playground (covered) Soccer Fields	
Buffalo Creek Golf Course	394.53	Golf Course	Special
Buffalo Creek Park	41.89	Baseball Fields Batting Cages Basketball Courts (2) Concessions Football Field Little league Fields Multi-Purpose Trail Pavilion Picnic Tables Playground Soccer Fields	District
Bunker Hill Community Park	--	Canoe/Kayak Launch Fishing Pier Nature Trail Open Play Field Pavilion Rental Picnic Tables Playground Soccer Fields Trails – 1.2 Miles	Local
Conservatory Park & Preserve	55.54	Education Area – Outdoors Pavilion Rentals (2) Pier Trail with Exercise Stations	Local
Coquina North & South Boat Ramp	--	Boat Ramp	Special
Coquina Beach Park	96.00	Picnic Tables Pavilions Beach Area Boat Ramps Playground Volleyball Court Jettie	Regional
Cortez Creek Preserve	9.23	--	Preserve
Country Club East Park	14.48	Grill Pavilion Rental Picnic Tables Playground Soccer/Football Field	Local
Crane Park	27.68	Pavilion Picnic Tables Playground	Local
Creekwood Park	26.26	Dog Park Gazebo Multi-Purpose Trail – 2/5 mile Pavilion Rental Picnic Tables Playground	Local
Curiosity Creek Preserve	198.76	--	Preserve
Devil's Elbow Preserve	10.00	--	Preserve

Duette Preserve	21,904.50	Camping Fishing Grills Pavilion Trails	Preserve
East Bradenton Park	7.42	Basketball Courts Fruit Tree Food Forest Multi-Purpose Field Multi-Purpose Trail with Exercise Stations – ¼ mile Obstacle Course Pavilion Rental Picnic Tables Playground Swimming Pool and Splash Pad	District
Emerson Point Preserve	231.25	Beach Fishing Pier Grills Pavilions (3) Trails	Preserve
Falkner Farms Park	--	--	Undeveloped*
Flamingo Cay Conservation Area	--	--	Preserve
Ft. Hamer Park & Boat Ramp	7.32	Boat Ramp Dock Pavilion Rental Picnic Tables	Special
G.T. Bray Park	139.23	Amphitheater Baseball Fields Basketball Courts Disc Golf Dog Park Fitness Center Little League Fields Multi-Purpose Field Multi-Purpose Trail Pavilion Rentals (7) Picnic Tables Playgrounds Pool Recreation Center Skate Park Soccer Fields Softball Fields Tennis Courts	Regional
Gateway North Park	26.52	--	Undeveloped
Geraldson's Community Farm	20.68	--	Preserve
Greenbrook Park East	16.22	Pavilion Picnic Tables Playground	Local
Greer Island Park	20.41	--	Preserve
Headwaters at Duette Preserve	2221.45	Pavilion Trails	Preserve

Hidden Harbor Park	298.11	--	Undeveloped*
Highland Shores Boat Ramp	0.89	Boat Ramp	Special
Jiggs Landing Preserve & Boat Ramp	5.05	Boat Ramp Fishing pier Grills Open Space Pavilion Playground Trails	Preserve
John H. Marble Park	6.72	Basketball Courts Bocce Ball Courts Pavilions Picnic Tables Pool and Splash Pad Recreation Center Tennis Courts	District
Johnson Preserve at Braden River	44.02	--	Preserve
Kingfish Boat Ramp	7.00	Picnic Tables Boat Ramp Boardwalk	Special
Kinnan Park	18.86	--	Local
Lakewood Ranch Park	147.87	Baseball Fields Basketball Courts Batting Cages Concessions Football Fields Little League Fields Pavilion Rental Pickleball Courts Picnic Tables Playgrounds Racquetball Soccer Fields Softball Fields Tennis Courts	District
Leffis Key Preserve	1.20	Trails (no dogs)	Preserve
Lincoln Park	17.37	Basketball Courts Football Fields Grills Multi-Purpose Trail – ½ mile Pavilion Rentals (4) Picnic Tables Playgrounds Soccer Fields Splash Pad	District
Magellan Park	0.25	--	Undeveloped
Manatee County Golf Course	146.40	Golf Course	Special
Manatee Palms Park	0.74	Picnic Tables	Local
Manatee Public Beach	15.65	Picnic Tables Beach Area Boardwalk Recreation Center	Regional

		Playground Volleyball Court	
Manatee Riverwalk Boat Ramp	--	Boat Ramp	Undeveloped*
McArthur Park	3.13	Picnic Tables	Local
Moody Branch Preserve	946.83	Pavilion Trails (no dogs or bikes)	Preserve
Myakka Community Park	17.72	Community Center Historic Building Multi-Purpose Trail (Paved) Pavilion Rental Picnic Tables Playground Soccer Fields Softball Fields	Local
Neal Preserve	124.74	Pavilion Trails (no dogs)	Preserve
Ola Mae Sims Park	2.04	Basketball Court Dog Park Multi-Purpose Trail Picnic Tables	Local
Palma Sola Boat Ramp		Boat Ramp	Special
Palma Sola Park	23.02	Baseball Fields Concessions Football Fields Grills Pavilion Rental Picnic Tables Playground Softball Fields Tee Ball Field	Local
Palma Sola Scenic Highway Butterfly Garden	0.34	Butterfly Garden	Special
Palmetto Trails Connectivity & Mobility Project	--	--	Undeveloped*
Peninsula Bay Boat Ramp	--	Boat Ramp	Undeveloped*
Perico Preserve	184.22	Trails (no dogs)	Preserve
Pillsbury Mound Archaeological Site	0.94	--	Preserve
Pine Island Preserve	87.04	--	Preserve
Pomello Park	6.26	--	Undeveloped
Portosueno Park	2.19	Picnic Tables	Local
Premier Sports Campus	161.00	Concessions Field Hockey Fields Football Fields Lacrosse Fields Rugby Fields Soccer Fields	Undeveloped*
Pride Community Park	12.48	Basketball Courts Gazebo Multi-Purpose Trail – 3/10 mile Pavilion Rentals (3) Picnic Tables Playgrounds	District

		Splash Pad Volleyball Courts	
Riverview Pointe Preserve	11.70	Beach Trails	Preserve
Robinson Preserve	705.41	Beach Canoe/Kayak Launch Fishing Pier Grills Open Space Pavilion Playground Trails	Preserve
Rose Park	0.68	Boardwalk Dock Fishing Pier	Local
Rubonia Park	4.51		Local
Rye Preserve	531.439	Camping Canoe/Kayak Launch Fishing Pier Grills Pavilion Playground Trails	Preserve
Senrab Park	1.26	Open Play Area	Local
Seville Park	2.91	Open Play Field	Local
Sixty-sixth Street Park	40.41	--	Undeveloped
Skywalk Boat Ramp	--	Boat Ramp	Undeveloped*
State Road 64 Boat Ramp	1.98	Boat Ramp	Special
Sunny Shores Park	1.63	Grills Picnic Tables	Local
Sylvan Oaks Park	4.18	Grills Open Play Field Picnic Tables	Local
Tara Park	6.33	--	Undeveloped
Terra Ceia Boat Ramp	6.19	--	Undeveloped*
Twin Rivers Preserve at Gamble Creek	250.66	--	Preserve
Ungarelli Preserve	65.02	Pavilion Trails	Preserve
University Place Community Park	9.55	Grills Multi-Purpose Field Pavilion Rental Picnic Tables Playground Tennis Courts	Local
Parrish Community Park	--	Boardwalk Flex Lawn/Festival Grounds Performance Pavilion Picnic Tables Playground Splash Pad Trails	Undeveloped*

Walker Crews Conservation Area	5.00	--	Preserve
Warner Bayou Boat Ramp	5.40	Boat Ramp	Special
Washington Park & Preserve	81.11	Multi-Purpose Trail Multi-Use Field Pavilion Playground	Undeveloped*
Whitfield Park	10.26	Pavilion Rentals (2) Picnic Tables Playground Softball Field	Local
Winston Tract Preserve	--	--	Preserve

Source: Manatee County Parks, Recreation, and Open Space Master Plan 2021

Parks Master Plan

The PROS Master Plan (2021) aimed to identify public facility needs as well as opportunities for continued success. The Plan looked not only at the short term but considered future needs as well. The inventory of parks and recreation areas in Figure 49 was received from this PROS Master Plan, along with the analysis below.

Levels of Service

Figure 50 identifies the County's existing Recreation Levels of Service (LOS). Due to the in-depth review and analysis of the Recreation LOS completed as part of the 2021 Manatee County PROS Master Plan, a local and regional comparison of levels of service was not conducted as part of this DIA.

Figure 50. Recreation Levels of Service

Park Type	LOS
Local Park	1 per 10,000 residents
District Park	1 per 100,000 residents
Regional Park	1 per 500,000 residents*

*Residents include only individuals living in unincorporated Manatee County.

Analysis of Need for Facilities

An analysis was completed on the need for facilities through the Manatee County PROS Master Plan. The Manatee County Parks and Natural Resources Department meets or exceeds Acreage Level of Service in all categories, however this can be deceiving due to the presence of large preserves (like Duette Preserve) which account for much of the park acreage while not readily accessible, due to location/distance, to residents of the County.

Since 2021, the population projected between 2025 and 2040 has increased, resulting in a decrease in acres of parkland per 1,000 residents without any acquisition.

Figure 51. Projected Recreation Acreage - Comparing 2021 to 2023

Year	2019	2020	2025	2030	2035	2040
Population Projections (2021)	387,414	395,800	434,600	466,500	493,800	519,200

Acres of Parkland per 1000 Residents	77.9	76.34	69.52	64.77	61.19	58.19
Population Projections (2023)			447,800	486,300	517,300	541,600
Acres of Parkland per 1000 residents			67.47	62.13	58.41	55.79

(Based on 30,214 acres of Manatee County Maintained Parkland)

Source: Manatee County PROS Master Plan, 2021; University of Florida Bureau of Economic and Business Research, 2023;

Figure 52. Parks Projected Needs

Local Parks (1 park per 10,000 residents)			
Existing Condition	Year	Population	Projected Need
24 Local Parks	2025	447,800	45 parks
	2030	486,300	49 parks
	2035	517,300	52 parks
	2040	541,600	55 parks
	2045	562,300	57 parks
District Parks (1 park per 100,000 residents)			
Existing Condition	Year	Population	Projected Need
10 District Parks	2025	447,800	5 parks
	2030	486,300	5 parks
	2035	517,300	6 parks
	2040	541,600	6 parks
	2045	562,300	6 parks
Regional Parks (1 acre per 500,000)			
Existing Condition	Year	Population	Projected Need
5 Regional Parks	2025	447,800	1 park
	2030	486,300	1
	2035	517,300	2
	2040	541,600	2
	2045	562,300	2

09

PUBLIC FACILITIES



Introduction

Manatee County owns and operates various facilities that provide potable water, wastewater, and solid waste services to retail customers within the County. Additionally, they provide services to four wholesale customers pursuant to terms of respective franchise agreements. This DIA shall identify the nature of the existing facilities within Manatee County and will include the following language:

- Design capacity of the facility
- Current demand on the facility capacity and the level of service provided by the facility
- Impact on adjacent natural resources

The DIA will also provide an analysis of future public facilities for Manatee County by determining future service demands as well as necessary levels of service to meet them.

Potable Water

Manatee County is the owner and operator of the Manatee County potable water treatment and distribution system inclusive of all structures designed to collect, treat, and distribute potable water.

Service Area

Manatee County presently supplies potable water to unincorporated areas of Manatee County, the three cities on Anna Maria Island (Holmes Beach, Bradenton Beach, and Anna Maria), the Cities of Bradenton and Palmetto, the Town of Longboat Key, and Sarasota County. The Cities of Bradenton and Palmetto, the Town of Longboat Key, and Sarasota County are wholesale customers, while the remainder of the service area is served as retail customers.

Water Sources

Existing raw water sources for potable water supply in Manatee County consist of both surface water and groundwater sources. Lake Manatee is the primary source of raw water for the County water system. Lake Manatee is a reservoir on the Manatee River contained by the Lake Manatee Dam, an earthen impoundment located 13 miles (mi) east of Bradenton. The County is permitted to withdraw an annual average of 19.086 MGD of groundwater from the East County Wellfield (ECW), a property comprising approximately 33 square miles in northern Manatee County. The ECW is comprised of approximately 24.8 miles of transmission mains that distribute raw water from seven production wells to the Lake Manatee WTP.

Water Treatment Plant

All potable water distributed by Manatee County is currently treated at the Lake Manatee WTP. The total permitted maximum day operating capacity of the plant is 84 MGD. The surface water treatment units are designed to treat up to 54 MGD, and the groundwater treatment units can treat up to 30 MGD. Currently there is adequate treatment capacity for the planning period. The County is in the process of designing and constructing a 5 MGD reverse osmosis water treatment facility in order to help meet projected future demands.

Potable Water Level of Service (LOS)

The County's current LOS for potable water is an average daily flow of 110 gallons of potable water per capita per day of total population served to be distributed as follows:

- 65 GPCPD for all residential users.
- 30 GPCPD for all business, industrial, and institutional users.
- 15 GPCPD for all miscellaneous and unaccounted uses.

Figure 53 summarizes projected demands through 2040 on an annual average basis.

Figure 53. Annual Average Demand

Users	2021	2025	2030	2035	2040
Manatee County	36.99	40.77	45.53	50.79	56.60
City of Bradenton	0.26	0.50	0.50	0.50	0.50
Town of Longboat Key	1.91	2.50	2.50	2.50	2.50
City of Palmetto	1.38	2.00	2.00	2.00	2.00
Sarasota County	3.88	1.04	0	0	0
Total Annual Average Demand	44.42	46.81	50.53	55.79	61.60

Water Conservation

The County supports and promotes water conservation in alignment with the Southwest Florida Water Management District (SWFWMD) through the development of policy and rules, public information programs, incentive programs, and planning and resource management.

Wastewater

Manatee County is the owner and operator of the Manatee County wastewater collection and treatment system inclusive of all structures designed to collect and treat wastewater and to distribute reclaimed water.

Service Area

Manatee County presently provides wastewater services to unincorporated areas of Manatee County, the three cities on Anna Maria Island (Holmes Beach, Bradenton Beach, and Anna Maria), and the Town of Longboat Key. The Town of Longboat Key is a wholesale customers while the remainder of the service area is served as retail customers.

Water Reclamation Facilities

Manatee County owns and operates three water reclamation facilities (WRFs): the North Water Reclamation Facility (NWRF), Southwest Water Reclamation Facility (SWWRF), and Southeast Water Reclamation Facility (SEWRF). The SWWRF has a permitted capacity of 15.0 MGD, on an annual average daily flow (AADF) basis. The NWRF and the SEWRF have permitted capacities of 7.5 and 11.0 MGD, respectively, on a three-month rolling average daily flow (TMRADF).

Wastewater Level of Service

Because the County operates three water reclamation facilities, each facility has its own service area and therefore its own level of service standard. The wastewater level of service for each service area is as follows:

- North service area – 80 GPCPD
- Southeast service area – 85 GPCPD
- Southwest service area – 115 GPCPD

Figure 54. SWWRF – Permitted Capacity 15.0 MGD

Year	Projected AADF (MGD)
2025	13.89
2030	14.51
2040	15.70

Figure 55. SEWRF – Permitted Capacity 11.0 MGD

Year	Projected AADF (MGD)
2025	9.66
2030	10.91
2040	11.98

Figure 56. NWRF – Permitted Capacity 7.5 MGD

Year	Projected AADF (MGD)
2025	5.39
2030	7.31
2040	11.10

The SEWRF is currently being expanded to 14.0 MGD and the County has programmed into their 5 year capital plan the expansion of the SWWRF to 18.0 MGD and the NWRF to 12.0 MGD.

Water Reuse and Biosolids

County manages a large master reuse system that distributes reclaimed water to over 8,600 metered customers. Approximately 75% of the wastewater treated by the County's water reclamation facilities is reclaimed and distributed for irrigation purposes. Additionally, the County owns and operates a biosolids treatment facility (BTF) located at the SEWRF. Solids residuals generated by the three water reclamation facilities are transferred to the BTF and treated to produce a pelletized product used mostly as fertilizer for agricultural operations.

Solid Waste

The County owns and operates an integrated solid waste management system within unincorporated areas of Manatee County inclusive of all facilities and structures designed to collect and dispose of solid waste.

Service Area

The County provides solid waste collection services for residential and commercial accounts in the unincorporated areas of the County, the three island cities on Anna Maria (Holmes Beach, Bradenton Beach, Anna Maria), the Town of Longboat Key, and the City of Palmetto. The City of Bradenton provides most collection services for its residents and commercial facilities but utilize the County's landfill for disposal.

Facilities

The county owns and operates the Lena Road Landfill and its associate facilities including scale house, yard waste processing area, equipment maintenance and fueling facility, operations building, recycling and community drop off areas, and administration building. The Lena Road Landfill processes over 417,000 tons of material annually including recycled and alternative disposal materials, yard waste, household hazardous waste, electronics, scrap metal, white goods and waste tires.

Solid Waste Level of Service

*Solid waste disposal needs are based upon the following:

- A landfill disposal rate (generation rate less diverted materials) of four and one-half pounds per capita.
- A solid waste compaction rate of 1,200 pounds per cubic yard.

The Lena Road Landfill currently has approximately 15 years of life. The County is planning to submit an application to the FDEP prior to June 1, 2024 requesting and operating permit modification. Once approved, the landfill will

gain an additional 21.1 years of life. This will allow the County sufficient time to identify a new site for the permitting and construction of a new landfill.

Recycling and Diverted Waste

The County recycles 60% of all the waste it receives at the Lena Road Landfill. The County also accepts yard waste, white goods, scrap metal, household hazardous wastes, electronic scrap, and waste tires. These materials are processed by contractors and are recycled or transported offsite for proper disposal.

*County staff in consultation with their EOR have decided to drop the third LOS for a variety of reasons.

Stormwater Sub-Element

The treatment of stormwater discharges is an important issue that has instigated the construction of storage facilities designed to either detain or retain runoff. Detention facilities reduce the rate of discharge. They temporarily impound runoff and allow only gradual release. The outlet structure design is critical to detention facility performance. Retention facilities are designed to percolate the storm event and eliminate the discharge to surface waters. Both retention and detention facilities target the "first flush" of pollutants. The accumulation of grease, oils and sediments that are transported by runoff must be eliminated from the area surface waters. This is the primary goal of stormwater management.

REGULATORY FRAMEWORK

Federal

Section 208 of the federal Water Pollution Control Act dictates the need for stormwater management to protect the quality of surface waters.

Section 405 of the federal 1987 Clean Water Act requires the EPA to establish permit regulations for stormwater. A National Pollutant Discharge Elimination System (NPDES) permit program was developed for municipal and county stormwater systems. A Municipal Separate Storm Sewer System (MS4) is a publicly owned conveyance or system of conveyances designed to collect and convey stormwater and discharge to Waters of the State.

For the Manatee County's MS4 Phase 1 Permit (FLS000036), Manatee County is the primary permittee and the City of Bradenton Beach, the City of Holmes Beach, the City of Anna Maria, the City of Palmetto, and the FDOT District 1 – Manatee are co-permittees for the MS4. The City of Bradenton, a municipality located within Manatee County, has a separate MS4 Phase 1 permit (FLS000037). The Lakewood Ranch area of Manatee County operates under a MS4 Phase 2 permit (FLR04E107). The NPDES MS4 Phase 1 permit has specific conditions of issuance. The County has monitoring and reporting requirements, as well as an annual compliance report that must be submitted in accordance with the permit conditions.

State

The Florida Department of Environmental Protection (FDEP) is charged with the implementation of the State 404 Program regulating discharges of dredged or fill material into waters within the jurisdiction of the State in accordance with Clean Water Act (CWA) Section 404(g-l). Chapter 62-25 of the Florida Administrative Code (F.A.C.) was repealed on February 8, 2017 but is still applicable for grandfathered activities in accordance with sections 373.414 (11, 12a, 13, 14, 15) and section 373.4145(6) of the Florida Statutes (F.S.).

The FDEP Total Maximum Daily Load (TMDL) initiative evaluates water bodies throughout the State to determine impaired water bodies due to current pollutant levels and to determine the maximum pollutant loading a water body can accept. Each water body has a unique Water Body Identification (WBID). Under the Impaired Waters Rule, Chapter 62-303 F.A.C., the Biennial Assessment process was implemented in 2021. FDEP assesses all waterbodies over a two-year cycle to increase the frequency of assessment of the water quality conditions.

FDEP TMDLs have been adopted for the Little Manatee River (South Fork) waterbody (WBID 1790); the Little Manatee River waterbody (WBID 1742A); and the Manatee River Basin which includes Gilly Creek waterbody (WBID 1840); the Nonsense Creek waterbody (WBID 1913); the Braden River above Ward Lake (WBID 1914); the Rattlesnake Slough waterbody (WBID 1923); and the Cedar Creek waterbody (WBID 1926). Treatment techniques are to be based on the targeted pollutant. In addition, there is also a Manatee River Basin Management Action Plan (BMAP) developed to establish a monitoring network to collect data to evaluate the effectiveness of implemented water quality improvement strategies and refine the basin management in the future.

Stormwater management policy is a complex interweaving of both the quality and the quantity of rainfall and runoff. The State addresses surface water management in Chapter 62-40 F.A.C. This relates specifically to the many man-made improvements in the Manatee County drainage system, such as flood control facilities. This Chapter provides the State with a methodology for assuring stream flow while also addressing aquifer recharge. The Southwest Florida Water Management District (SWFWMD) regulates stormwater management systems via Division 40D F.A.C., including pollutants from urban areas, oil, gasoline and grease that are washed off the streets and the runoff from agricultural areas that contains excessive nutrients causing eutrophication and fish kills. Capturing the first flush (the volume that carries most of the pollutants) in detention ponds or swales is the primary objective of the SWFWMD permitting process.

To minimize pollutants and the impact on water quality due to development and re-development, treatment systems are required. The volume of runoff treated is related to the size of the development. In general, 100 acres is the size project which triggers lower volumes of treatment storage. (The first 0.5 inch vs. the first 1.0 inch of runoff.)

One of the primary concerns of the State Rule is the “follow-up storm”. Many facilities can adequately treat the first storm. A recurrence can result in direct discharge. Thus, the State emphasizes that capacity must be available 72 hours after the initial storm. This is relevant to both retention areas and swales.

One consideration in portions of Manatee County service area is stormwater discharge into wetlands. Chapter 62 F.A.C provides guidelines for those discharges. The State must be assured that the discharge is compatible with the ecological characteristics of the wetlands. Wetlands can be effective in the reduction of solids transport and can effectively remove nitrogen from the discharge. Non-jurisdictional wetlands may also be utilized for stormwater management. These wetlands are identified as either unconnected or connected by artificial or intermittent methods.

In 2021, Section 403.9302, Florida Statutes, was enacted and requires a 20-year Stormwater Needs Analysis from local governments providing stormwater services. In 2022, local governments providing stormwater services complied and submitted with supporting documentation to the County a 20-year Stormwater Needs Assessment. In the future, a Stormwater Needs Analysis must be complied and submitted with supporting documentation to the County every five years with the next reporting cycle in 2027.

Local Government

The County has had stormwater management regulations since 1989. Manatee County Code of Ordinances includes Chapter 2-10 – DRAINAGE AND FLOOD CONTROL. ARTICLE II – FLOODPLAIN MANAGEMENT is the Floodplain Management Ordinance for Unincorporated Manatee County. ARTICLE III – STORMWATER MANAGEMENT SYSTEM provides for financing, operations, maintenance, improvements, inspections, and mitigation for water quantity and water quality for the public stormwater management system.

Ordinance 91-25 established a public stormwater management system and the authority to maintain and operate the stormwater management system including the authority to plan, develop and implement stormwater management plans; finance, construct, maintain, rehabilitate, inspect, and manage new and existing stormwater management facilities; collect stormwater utility fees including stormwater management assessments; and implement and enforce the provisions of Ordinance 91-25 and other related duties as may be directed by the board. Since the adoption of local regulations, the County has developed Watershed Management Plans and constructed numerous drainage improvement projects to enhance water quality and reduce flooding.

Capital requirements of the stormwater management system are funded by a user charge. This charge is billed to all developed property in proportion to the amount of impervious surface. A capital facilities charge was instituted as a portion of the stormwater drainage utility fee. The charge is used to pay for capital improvements of the existing County stormwater drainage facilities and for future capital improvements that may be established within the County for stormwater drainage facilities. The charge is reduced for developed properties where volumes of stormwater are retained on-site.

EXISTING CONDITIONS

The volume of stormwater runoff is variable and responsive to the intensity and duration of a storm. In the Manatee County service area, 85 - 90% of the rainfall events are low-intensity high-frequency storms (moderate storms) with total accumulations of less than one inch. Prior to development, natural drainage features were well suited to convey and store the runoff volume of the moderate storms. The high-intensity low-frequency storms (severe storms) created a volume of runoff that exceeded the natural system capacity and created temporary flooding.

With development, the response to flooding was conveyance at a faster rate. Canals were constructed and large-diameter culverts were installed to move the water off the land. These systems were adequate until upstream basins were developed and started contributing runoff at faster and faster rates. These increases in impervious surface area and resultant runoff are the driving force behind comprehensive stormwater management planning. Manatee County has observed temporary flooding in portions of its service area. It is the desire of the County to minimize impact and recovery time from observable events.

Stormwater management in Manatee County is concerned with both quality and quantity. The County has utilized both structural and non-structural elements to accomplish the objective of controlling the volume, rate of flow and pollutant load of post development runoff. The retention and detention basins represent structural elements designed to remove pollutants and reduce discharge volume. Grassy swales are primary examples of non-structural elements that simulate natural overland flow systems but inhibit the transport of sediments.

The County has the responsibility to manage stormwater within the service area. The County has adopted and refines the uniform design standards for development, which are responsive to the rainfall intensity and duration experienced in Manatee County. The County is also responsible for maintenance of the conveyance elements to ensure the continued functionality and capacity of the system.

The design storm utilized in Manatee County and the adopted level-of-service standard is the 25-year, 24-hour event. The 25-year 24-hour design storm event has a 4% chance of happening in any given year. This storm produces a total rainfall of nine inches during a 24-hour period. The new development design standards are directed towards abating the flow and pollutant load of this design storm.

Drainage Basins

Based on the April 2005 Storm Water Management Master Plan Basin Boundaries map, the Sarasota Bay and Tampa Tierra Direct waterbodies are Outstanding Florida Waters (OFW) protected by Section 403.061 (27) of the Florida Statutes. OFW are worthy of special protection because of their natural attributes. Areas draining directly to these water bodies require 150% water quality treatment.

The Lake Manatee Reservoir Watershed and the Horse Creek Watershed, part of the Peace River Watershed, are sources of potable water for Manatee County and the Peace River Manasota Regional Water Supply Authority and therefore require 150% water quality treatment.

The Evers Reservoir Watershed and the Rattlesnake Slough Watershed are also potable water sources for Manatee County and require 150% water quality treatment. In addition, the Evers Reservoir Watershed requires a 25% reduction in allowable runoff and the Rattlesnake Slough Watershed requires a 50% reduction in allowable runoff.

Bowlees Creek, Pearce Drain, Frog Creek and Gamble Creek are basins of known flooding. Development and re-development in these basins require a 50% reduction in allowable runoff.

Approximately 10 square miles of the headwaters of the Cow Pen Slough Watershed is located in Manatee County. The area drains south to Sarasota County and is part of the Dona Bay Watershed ICPR4 model.

Coastal Analysis

In the Effective Flood Insurance Study (FIS) published on August 26, 2021 by the Federal Emergency Management Agency (FEMA), for the areas of Manatee County that are impacted by coastal flooding processes, coastal flood hazard analyses were performed to provide estimates of coastal Base Flood Elevations (BFEs). Coastal BFEs reflect the increase in water levels during a flood event due to extreme tides and storm surge as well as overland wave effects. Models used to conduct the coastal analysis include ADCIRC, CHAMP, CSHORE, and RUNUP 2.0. The coastal analysis was combined with riverine modeling to create an integrated floodplain accounting for coastal flooding sources and riverine flooding sources.

Watershed Management Plans (WMP)

The SWFWMD has Watershed Management Plans for Bowlees Creek, the Braden River, Buffalo Canal / Frog Creek, the City of Bradenton, Gamble Creek, Mill Creek, Pearce Drain / Gap Creek and Cypress Strand. Through the SWFWMD Cooperative Funding Initiative (CFI), Manatee County is working on six (6) WMPs. Four (4) of the six (6) WMPs are in the second year of a two-year project and should be completed by the end of 2024:

Piney Pointe, Bishops Harbor and Curiosity Creek WMP - In the Effective FEMA FIS, Letter of Map Revision (LOMR) 06-04-C664P Hydrologic and Hydraulic analysis was performed using the Hillsborough County Storm Water Management Model (HCSWMM) for Curiosity Creek. LOMR 06-04-C664P Hydrologic and Hydraulic analysis was performed using the Hillsborough County Storm Water Management Model (HCSWMM) for Curiosity Creek Tributary.

The current scope of the CFI project is to complete a WMP including floodplain analysis, Stormwater Level of Service analysis (LOS), Surface Water Resource Assessment (SWRA), and Best Management Practices (BMP) alternative analysis for the Piney Pointe, Bishops Harbor, and Curiosity Creek watersheds in Manatee County. The goal of year 2 of 2 of the WMP project is to complete the Watershed Evaluation and Watershed Management Plan phases of the project.

Manatee County WMP – Buffalo Canal/Frog Creek WMP - In the Effective FEMA FIS, a watershed-wide hydrologic model was initiated by the Southwest Florida Water Management District (SWFWMD) and Manatee County. The Buffalo Canal/Frog Creek Watershed Management Plan was prepared by SWFWMD (SWFWMD 2010). The plan incorporates digital topographic information, watershed evaluation, and watershed management plan elements from the SWFWMD Guidelines and Specifications (G&S) (SWFWMD 2002). This plan formed the basis for the March 17, 2014 study. Instabilities in the models were reviewed and addressed in several ways to insure that peak flood stage results are reasonable.

The current scope of the CFI project is to complete a WMP including floodplain analysis, Stormwater LOS analysis, a SWRA, and a BMP alternative analysis for the Buffalo Canal/Frog Creek watershed in Manatee County. The goal of year 2 of 2 of the WMP project is to complete the Watershed Evaluation and Watershed Management Plan phases of the project.

Manatee County WMP – Cedar Hammock West and South and Palma Sola WMP – In the Effective FEMA FIS, the U.S. Army Corps of Engineers Jacksonville District produced a new hydrologic and hydraulic study for the Wares Creek (Cedar Hammock) watershed for the March 17, 2014 countywide update (USACE 1990). The Drainage Basin Runoff Model (DABRO) software (Golding, B.C. 1986) was used to compute hydrographs and discharges based on Soil Conservation Service (SCS) unit hydrograph methods. Hydraulic profiles were computed with the HEC-2 program.

The current scope of the CFI project is to complete a WMP including floodplain analysis, Stormwater LOS analysis, a SWRA, and a BMP alternative analysis for the Cedar Hammock West and South, and Palma Sola watersheds in Manatee County. The goal of year 2 of 2 of the WMP project is to complete the Watershed Evaluation and Watershed Management Plan phases of the project.

Manatee County WMP – Braden River WMP Update – In the Effective FEMA FIS, the Braden River is divided into several sections:

Braden River West Channel (outfall to Manatee River) - Discharges were determined using USGS regional regression equations with modifications for urbanization (USGS 1982; Water Supply Paper 1984)

DS - Seg 1 - Combined probability analysis was calculated for each riverine cross section that intersected the coastal surge.

MID - Seg 2 - Discharges were determined using USGS regional regression equations with modifications for urbanization (USGS 1982; Water Supply Paper 1984). Cross sections for portions of Braden River were provided by the Southwest Florida Water Management District (SWFWMD 1983).

US - Seg 3 - Discharges were determined using USGS regional regression equations with modifications for urbanization (USGS 1982; Water Supply Paper 1984). Cross sections for portions of Braden River were provided by the Southwest Florida Water Management District (SWFWMD 1983).

The current scope of the CFI project is to complete a WMP including floodplain analysis, Stormwater LOS analysis, a SWRA, and a BMP alternative analysis for the Braden River watershed in Manatee County. The goal of year 2 of 2 of the WMP project is to complete the Watershed Evaluation and Watershed Management Plan phases of the project.

Two (2) of the six (6) WMPs are in the first year of a two-year project and should be completed by the end of 2025:

Manatee County WMP - Gamble Creek Watershed Management Plan Update - In the Effective FEMA FIS, the combined probability analysis was calculated for each riverine cross section that intersected the coastal surge.

The current scope of the CFI project is to complete a WMP including floodplain analysis, Stormwater LOS analysis, a SWRA, and a BMP alternative analysis for the Gamble Creek watershed in Manatee County. The goal of year 1 of 2 is to develop a comprehensive GIS based inventory of stormwater system and begin the Watershed Evaluation phase of the project.

Manatee County WMP - Lake Manatee Watershed Management Plan –The current scope of the CFI project is to complete a WMP including floodplain analysis, Stormwater LOS analysis, a SWRA, and a BMP alternative analysis for the Lake Manatee watershed in Manatee County. The goal of year 1 of 2 is to develop a comprehensive GIS based inventory of stormwater system and begin the Watershed Evaluation phase of the project.

Water Quantity (Flood Protection)

Manatee County utilized stormwater management planning to support the continued viability of its stormwater management system. The primary objective in the Stormwater Management Program is to limit peak flows from future development and re-development to equivalent or less pre-development peak flows. With this concept in mind, the design of the stormwater management system can be addressed accordingly.

Groundwater Recharge

Alterations in the flow of surface water have the potential to disrupt the region's groundwater supply and recharge system. For example, lowering the water table in order to create flood storage capacity in man-made retention systems can reduce the recharge capacity of the local surficial aquifer. For this reason, stormwater management facilities must be designed to protect and enhance groundwater recharge, especially in those areas demonstrated to have significant recharge potential.

Water Quality

Streets are a potential source of surface water pollution. The combination of hydro-carbon, rubber, and organic contaminants are carried off by stormwater runoff. In urban areas, the pollutant load is conveying in a directly connected impervious system. The best method of mitigating this non-point source pollution is a combination of structural and non-structural methods. Where practical, new roads should include grassy swales for pretreatment to trap pollutants. Old systems should be subject to street sweeping and storm sewer cleaning.

The County will continue to maintain the Stormwater Management System in compliance with the requirements of the County's NPDES MS4 Phase 1 permit. In addition, the Manatee County Chapter 2-14, Article IV. - LANDSCAPE MAINTENANCE AND FERTILIZER REGULATION applies in the County to manage and regulate the proper use of fertilizers by any applicator and prohibits the disposal of grass clippings and vegetative material into a stormwater management system (drains, ditches, drainage conveyances, surface waters or roadways).

Resiliency

The County is committed to developing and implementing resilience policies to support efforts to manage and improve recovery from severe events and to sustain natural resources. The County will strive to enhance public infrastructure, services, natural systems, and resources to improve resiliency. Coordination with local and regional partners to monitor, plan, mitigate, and adapt to changing conditions of the community is advantageous to optimize the benefit to the County.

Useful Life Replacement Projects

The County continuously evaluates the condition of the stormwater management infrastructure. The WMP projects include a BMP alternative analysis and a Surface Water Resource Assessment (SWRA) with development of a list of recommended projects. Recommendations from the WMP will be evaluated for incorporation into the Capital Improvement Program (CIP). Future analysis will include condition assessments and recommendations for stormwater infrastructure repair and replacement projects.

NEEDS ASSESSMENT

The majority of the local street drains in suburban subdivisions are adequate when design conditions are maintained. It is the objective of the storm drainage utility to ensure that adequate maintenance is provided for these local systems. Included in the maintenance programs are such activities as street sweeping, sediment removal, and bank mowing and stabilization along the drainage ways.

Stormwater Needs Analysis

In 2021, Section 403.9302, Florida Statutes, was enacted and requires a 20-year Stormwater Needs Analysis from local governments providing stormwater services. In 2022, local governments providing stormwater services complied and submitted with supporting documentation to the County a 20-year Stormwater Needs Assessment. The County developed a countywide report for submittal to the [Department of Environmental Protection](#) and the [Florida Office of Economic & Demographic Research](#) (EDR). The 2022 Stormwater Needs Analysis has been completed. In the future, a Stormwater Needs Analysis must be complied and submitted with supporting documentation to the County every five years with the next reporting cycle in 2027. The Stormwater Needs Assessment documents and identifies stormwater management system improvement needs for of water quantity (flood protection); water quality (pollution reduction); groundwater recharge; resiliency; and useful life replacement projects. Five key components needed to prepare the Stormwater Needs Analysis are:

Stormwater Management Program and System Description. Detailed information regarding the County's Stormwater Management Program, the management of urban agricultural, and other stormwater runoff; and the Stormwater Management System, infrastructure (grey and green) designed to collect, control, and manage rainfall runoff to prevent flooding and any impacts on the quantity or quality of rainfall runoff. Included in this section is a list of documents and resource the County uses to track and manage stormwater infrastructure.

Geographic and Population Information. Geographic and population information for the areas the County serves, and identification of any changes to the boundary that may occur over the next 20 years is to be documented in a GIS shapefile.

Costs. The anticipated cost associated with the routine operations & maintenance (O&M); expansion of or improvements to the County's stormwater management system. The needs analysis also requires defining funding (committed or no identified funding source) for the O&M or expansion costs. O&M costs should include the cost of

any community outreach and education efforts, but all cost reporting should include only those expenditures that have or will flow through an approved budget.

Future Projects. Provide a summary list of major useful life replacement projects (single projects that make up greater than 5% of the total O&M expenditures over the most recent 5-year period) for infrastructure identified for replacement due to old age or failure over the next 20 years.

Funding. The final section compiles data for capital expenditures for recent years and looks forward past the 20-year horizon including potential funding sources to close the financial gaps.

Summary of System Improvements

A summary of proposed system improvements is included in the annual adopted budget. The project implementation program includes the current capital improvement plan. In addition to the annual adopted budget, the 20-year Stormwater Needs Assessment provides a list of water quantity (flood protection); water quality (pollution reduction); groundwater recharge; and resiliency projects.



Introduction

Pursuant to the requirements of Chapter 163 of the 2022 Florida Statutes, the Intergovernmental Coordination Element must show the relationships and state principles and guidelines to be used in coordinating with other agencies, including municipalities, Regional, State, and Federal agencies. Coordination is key to the provision of basic services and planning for future growth.

Manatee County works daily with other jurisdictional agencies. This takes place at all levels, from working with local, Regional, State, and Federal agencies. Coordination is a key element to meeting the residents' needs through basic services of potable water, protection of the environment, school planning, and Fire and Police services.

It is important for the County to evaluate the need for public facilities as identified in other Elements of this Plan. This Element will present an analysis of the fiscal capability of the County to fund needed public facilities, recommend financial policies to guide the funding of those identified improvements, and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required.

Manatee County Overview

Manatee County is located on Florida's breathtaking Gulf Coast. It is bordered by Tampa Bay and St. Petersburg to the north, Hardee and DeSoto counties to the east and Sarasota to the south. About 411,000 people call Manatee County home, but the population increases considerably in the winter. Many northerners, affectionately known as snowbirds, have second homes or rent a winter home here.

The Board of County Commissioners, together with Manatee County's five constitutional officers, comprise Manatee County Government. The Board of County Commission establishes policy for County departments and appoints the County Administrator who carries out the day-to-day business of the County. The Board is the legislative branch and governing body of Manatee County Government. The Board legislates policy to protect the health, welfare, safety and quality of life of Manatee County residents. The Board of County Commissioners is comprised of seven members. Five members are elected from single-member districts, and two are elected county-wide. Each district commissioner must reside in the district for which he or she seeks election.

Boards

The County Commission appoints members of the community to boards to advise the Commission on a wide variety of topics. These bodies act in an advisory capacity to the County Commission, the County Manager, or the departments of the County. Each appointed body has a specific scope of authority, provided by County Ordinance and/or State Statute. Advisory boards, committees or commissions having the authority to make factual determinations, review permit applications, issue permits, grant variances, or impose fines exercise a part of the County's sovereign powers and members are prohibited by Florida law from holding more than one such position. Advisory boards operate in the sunshine, as expressed in Florida's Government-in-the-Sunshine Law. All meetings and documents are open for public attendance and inspection. Advisory board applications are public documents and can be viewed by anyone who makes a public record request. There are presently __ boards that serve the County.

Affordable Housing Advisory Board

The purpose of this board is to review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan of the appointing local government and recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. There are eleven members, and all meetings will be held on select Mondays throughout the year from 3:00 p.m. - 5:00 p.m., 1112 Manatee Avenue West, Manatee Room, 5th Floor, Bradenton, FL, 34205.

Animal Services Advisory Board

The Animal Services Advisory Board of Manatee County was created by the Board of County Commissioners in 1996 for the purpose of considering reports and presentations, advising, and making recommendations to the Board in matters involving Animal Services and related issues in Manatee County, Florida, in which the Board has lawful jurisdiction. Resolution R-15-165, approved by the Board of County Commissioners on November 17, 2015, reestablished the Animal Services Advisory Board and its duties. Meetings are held on an as-needed basis at locations as coordinated by the Chairperson and staff liaison assigned to the Board.

Children's Services Advisory Board

The purpose of the Children's Services Advisory Board is to make recommendations to the County regarding the expenditure of dedicated funding, to consult with agencies dedicated to the welfare of children in an effort to minimize duplication of services, and to complete other duties assigned by the Board of County Commissioners. The meeting schedule for the Children's Services Advisory Board varies some throughout the year. During the months of June through March, meetings are held monthly on Wednesdays at 3:00 p.m. During early April through May, meetings are held weekly at 3:00 p.m., but days may vary. Meetings are usually held in the Manatee County Administrative Building, 1112 Manatee Avenue West, Bradenton, Florida, 34205, on the Fifth Floor (Manatee Room).

Code Enforcement Special Magistrate

According to Florida Statute 162.03 (2), the Code Enforcement Special Magistrate has the authority to hold hearings and impose fines against violators of the Manatee County codes and ordinances.

Citizens Oversight Committee for Infrastructure Sales Tax

The Citizens Oversight Committee for Infrastructure Sales Tax was established by the Board of County Commissioners in 2016 for the purpose of providing citizen review of expenditures of Sales Tax proceeds. The Committee shall provide an annual report to the County on the Expenditure of the Sales Surtax proceeds by the County no later than December 31 of each calendar year in which Sales Surtax proceeds are expended.

Construction Trades Board

The purpose of the Construction Trades Board is to regulate and license local contractors. The Construction Trades Board shall have the authority to discipline persons who violate applicable local code, State Statutes or Florida Building Code provisions pertaining to the activities of licensed contractors, including the authority to suspend and or revoke their licenses and impose monetary fines. Members shall serve the following terms: two members appointed for a term of two (2) years each, three members appointed for a term of three (3) years each, or two members appointed for a term of four (4) years each.

Criminal Nuisance Abatement Board

Manatee County's Nuisance Abatement program aims to promote, protect, and improve safety in Manatee County neighborhoods. The program works with the Nuisance Abatement Board, a citizen review board that can impose fines and other non-criminal penalties against someone who has pending or repeated violations of criminal nuisances.

Environmental Lands Management and Acquisition Advisory Committee

ELMAC was established in 1993 to advise the Board of County Commissioners on environmental land acquisition, environmental land management, and recreational programming. The Committee has worked with staff to establish methods to identify, evaluate and prioritize land for conservation acquisition. The roles of the Committee have expanded over the years to include: Natural Resource Value Criteria, Conservation Easements for Agricultural land, Tree Advisory Board, Implementation of Conservation and Parks Project Referendum, and History.

Historic Commission

The purpose of the Historical Commission is to collect, record, and preserve the history of Manatee County through the acceptance of donations of money and artifacts. The Manatee County Historical Commission, Inc. raises funding for building restoration and the care of collections at Manatee Village Historical Park. Programs are offered during

the year, such as the Manatee History Day, lectures on historical topics, as well as special events like Cracker Christmas, the annual Heritage Days Open House, and Spirit Voices from Old Manatee.

Historic Preservation Board

The Historic Preservation Board was established ~~in order to~~ to preserve and protect Manatee County's archaeologically, historically, and aesthetically significant sites, districts, and zones; to encourage historical and archaeological preservation; to identify historic buildings and sites and archaeological sites in Manatee County; and to insure appropriate preservation, restoration, renovation, development and adaptive reuse of historical buildings and archaeological sites.

Housing Finance Authority of Manatee County

The Authority was created as a public body corporate and politic pursuant to the Housing Finance Authority Law, following the enactment by the Board of County Commissioners of Manatee County, Florida of Ordinance No. 79-6 on July 17, 1979, as amended by Ordinance No. 91-40 enacted by the County Commission on May 7, 1991, and a resolution declaring the need for the Authority to function adopted by the County Commission on October 30, 1979. The Authority is empowered to alleviate the shortage of affordable residential housing facilities and to provide capital for investment in such facilities for low-, moderate- or middle-income families and persons within its area of operation through the issuance of its revenue bonds for the purpose of providing funds to purchase mortgage loans to finance the acquisition of single-family residences.

Library Advisory Board

The purpose of the Library Advisory Board is to recommend library policy to the Board of County Commissioners. The Library Advisory Board meets monthly at the Central Library, 1301 Barcarrota Blvd. W, Bradenton, FL.

Metropolitan Planning Organization Citizen Advisory Committee

Section 339.175, Florida Statutes, establishes Florida's Metropolitan Planning Organizations and defines their authority and responsibilities to carry out the transportation planning process required by Title 23 of the U.S. Code. This voluntary advisory board, comprised of 28 Manatee and Sarasota residents, provides input to the transportation planning process that reflects the citizens' views and attitudes.

Planning Commission

The Planning Commission was established to act as the Local Planning Agency under Section 163.3174, Florida Statutes; and to:

- Carry out such duties as may be prescribed by the Comprehensive Plan;
- Hold and regulate public hearings on Zoning Atlas Amendments, Developments of Regional Impact and Florida Quality Developments;
- Initiate, review, and make recommendations to the Board of County Commissioners regarding adoption and amendment of the text of the Land Development Code;
- Hold and regulate public hearings on applications for amendments to the text of the LDC;
- Make its special knowledge and expertise available, upon reasonable written request and authorization of the BCC, to any official, department, board, commission, or agency of the County, State, or Federal governments;
- Recommend to the BCC that special studies be performed as may be deemed necessary and proper to conduct the work of the Planning Commission, subject to the approval of the BCC and available appropriations, to adopt rules of procedure which are not inconsistent with the LDC and are necessary for the administration of the Commission's responsibility and to govern its proceedings;
- Perform any other duties which may be lawfully assigned to it.

Public Safety Coordinating Council

The Public Safety Coordinating Council shall assess the population status of all correctional facilities to ensure the authorized capacities of such facilities, as established by the Florida Department of Corrections, are not exceeded,

and make recommendations as to release programs, gain-time schedules, applicable bail bond schedules, and confinement status of inmates housed within each facility owned by the County. The Council may also develop a local correctional facilities plan for future construction needs.

Tourist Development Council

It is the duty of the Tourist Development Council to make recommendations to the Board of County Commissioners concerning the effective operation of the projects set forth in the Tourist Development Plan and the uses for which Tourist Development Tax Revenue may be expended.

Value Adjustment Board

The Value Adjustment Board appoints special magistrates to hear petitions relating to assessments filed pursuant to Section 194.011(3) Florida Statutes; complaints relating to homestead exemptions as provided under Section 196.151, Florida Statutes; appeals from exemptions denied, or disputes arising from exemptions granted upon the filing of exemption applications under Section 196.011, Florida Statutes; and appeals concerning ad valorem tax deferrals and classifications. Following special magistrate hearings, the Value Adjustment Board meets to consider and act upon the recommended decisions of the magistrates.

Agency Relationship Overview

Manatee County currently has effective, ongoing working relationships with the other local governments in the area. The County also has working relationships with a many state, regional, and local agencies through formal or informal coordination agreements or interaction as part of standard operating procedures. A list of these agencies is provided in Figure 57.

Figure 57. Coordinating Agencies

Local Governments	Abbreviation
City of Anna Maria	Anna Maria
City of Bradenton	Bradenton
City of Bradenton Beach	Bradenton Beach
City of Holmes Beach	Holmes Beach
Town of Longboat Key	Longboat Key
City of Palmetto	Palmetto
Local Public Agencies	Acronym/Abbreviation
Manatee County Emergency Management	--
Sarasota/Manatee Metropolitan Planning Organization	Sarasota/Manatee MPO
Metropolitan Planning Organization Board	MPO Board
Technical Advisory Committee	TAC
Bike/Ped/Trail Advisory Committee	--
Citizens Advisory Committee	CAC
Public Transportation Task Force	The Task Force
Transportation System Management and Operations Advisory Group	TSM&O
Transportation Resiliency Advisory Group	TRAG
Destination Zero Advisory Group	DZAG
Community Traffic Safety Team	CTST
Manatee Transportation Disadvantaged Local Coordinating Board	--
School District/Board of Manatee County	--
Regional Agencies	Acronym/Abbreviation
Tampa Bay Regional Planning Council	TBRPC
Southwest Florida Water Management District	SWFWMD

State Agencies	Acronym
Florida Department of Transportation	FDOT

Local Governments

Local governments within Manatee County limits include the following:

- City of Anna Maria ~~Text~~
- City of Bradenton
- City of Bradenton Beach
- City of Holmes Beach
- Town of Longboat Key
- City of Palmetto ~~Text~~

Local Agencies

Manatee County Emergency Management

The Emergency Management Division is responsible for Manatee County's comprehensive emergency management program. The division provides disaster planning, training, and exercises for government agencies, first responders, and partner organizations.

The Emergency Management Division includes seven full time positions, including the division manager, four emergency management coordinators, one planning manager, and one fiscal specialist.

Day-to-day, the Division manages the countywide preparedness, response, recovery, and mitigation programs; develops and executes plans and procedures; provides policy and research assistance for risks and hazards; facilitates communications and documentation; and ensures compliance with state and federal laws and regulations. The EM Division maintains mandated programs and plans required by State statutes and Federal law, including the Special Needs Program, the Local Mitigation Strategy (LMS), the Comprehensive Emergency Management Plan (CEMP), and review, approval of residential healthcare facility disaster plans.

During Emergency Operations Center (EOC) activations, the EM Division facilitates the multi-jurisdictional response and recovery activities. The EOC provides the central location for multiple levels of government and agencies to coordinate decisions, resources, and public information on a strategic level.

Sarasota/Manatee Metropolitan Planning Organization

The Sarasota/Manatee Metropolitan Planning Organization (MPO) is the regional transportation planning entity for Sarasota and Manatee Counties. MPOs are established by state and federal laws and through interlocal agreement to provide a process for local governments within the region to coordinate with the Florida Department of Transportation (FDOT), the Federal Highway Administration (FHWA), and the Federal Transit Administration (FTA). The MPO planning process is continuing, comprehensive and cooperative.

Metropolitan Planning Organization Board

The Sarasota/Manatee MPO is governed by a 17-member apportioned Board comprised of elected officials representing both counties, nine (9) cities, and a representative of the Sarasota Manatee Airport Authority. The Florida Department of Transportation (FDOT) District 1 Secretary serves as a non-voting advisor.

Technical Advisory Committee

The Technical Advisory Committee (TAC) consists of over twenty state and local planners, engineers, traffic engineers, transit operators, airport/seaport operators and environmentalists. The TAC assists the MPO by reviewing transportation plans and programs and making recommendations as to the technical adequacy of the plans and programs. TAC meetings are held at 10:00 AM in the main conference room at the MPO offices, 8100 15th Street

East, Sarasota, Florida. Members of the public are always welcome and are encouraged to participate during the public input portion of all meetings.

Bike/Ped/Trail Advisory Committee

This bi-county advisory committee is comprised of a staff representative from each jurisdiction within both Manatee and Sarasota Counties, in addition to citizen advocates of each county and municipality. This committee is charged with developing a meaningful and productive work program to promote non-motorized transportation mobility, safety and accessibility throughout the region. The Committee acts as a general advisory committee to the MPO Board, with particular emphasis on on-road and off-road bicycle facilities, walkways, sidewalks, and trails.

Citizens Advisory Committee

The Citizen Advisory Committee (CAC) assists the Metropolitan Planning Organization by providing input to the transportation planning process that reflects the citizens' views and attitudes. CAC members represent a general cross section of the citizens of Sarasota and Manatee counties including the cities within the counties.

CAC meetings are usually held at 5 PM and held in the main conference room at the MPO offices, 8100 15th Street East, Sarasota. The MPO occasionally has special meetings which will be posted on this website. The public are always welcome and are encouraged to participate during the public input portion of all meetings.

Public Transportation Task Force

The Public Transportation Task Force consists of one MPO Board member or their designated alternates representing Manatee County, Sarasota County, City of Sarasota, City of Bradenton, City of Palmetto, the Island Transportation Planning Organization, Town of Longboat Key, City of Venice, City of North Port and Sarasota Manatee Airport Authority. Non-voting Members of the Public Transportation Task Force are the MPO Executive Director or Designee, Sarasota County Administrator or Designee, Manatee County Administrator or Designee, and FDOT District 1 Secretary or Designee.

The primary purpose of the Sarasota/Manatee MPO Public Transportation Task Force is to advise the MPO Board on issues related to the development of regional inter-county public transportation services as specified in the MPO Long Range Transportation Plan. The Task Force meets quarterly, or as needed.

Transportation System Management and Operations Advisory Group

The Transportation System Management and Operations Advisory Group (TSM&O) consists of thirteen (13) Members appointed from each of the MPO's Member agencies and various advisory agencies. This group serves the Sarasota/Manatee MPO in an advisory capacity on technical matters related to Transportation System Management and Operations (TSM&O).

TSM&O meetings are held at 9:00 AM in the main conference room at the MPO offices, 8100 15th Street East, Sarasota, Florida. Members of the public are always welcome and are encouraged to participate during the public input portion of all meetings.

Transportation Resiliency Advisory Group

The Transportation Resiliency Advisory Group (TRAG) is composed of members appointed from the MPO's Member agencies. The TRAG serves the Sarasota / Manatee MPO in an advisory capacity on technical matters related to implementation of the Resiliency / Vulnerability Assessment Study and the Barrier Island Traffic Study (BITS).

TRAG meetings are held at 8:00 AM in the main conference room at the MPO offices, 8100 15th Street East, Sarasota, Florida, with hybrid component available at all meetings. Members of the public are always welcome and are encouraged to participate during the public input portion of all meetings. As is the case with ~~all of~~ the MPO's public meetings, the public is welcome to tune in to the livestream or watch an archived recording of any meeting.

Destination Zero Advisory Group

On February 28, 2022, the MPO Board adopted Destination Zero: the Sarasota / Manatee Path to Zero Fatalities and Serious Injuries. The Action Plan includes lots of data and recommendations on how to reach zero roadway fatalities

and serious injuries by 2045. One recommendation of this Action Plan was the creation of the Destination Zero Advisory Group (DZAG).

DZAG is an advisory group to facilitate the implementation of the Destination Zero Action Plan. It exists to help local jurisdictions adopt their own, tailor-made versions of our region-wide plan. DZAG is made up of safety, transportation, and engineering professionals from the MPO's jurisdictional partners.

Community Traffic Safety Team

FDOT encourages integrating the efforts of the 4 "E" (Engineering, Enforcement, Education/Public Information, and Emergency Services) disciplines into highway safety. By working together with interested citizens and other traffic safety advocates within their communities, the CTSTs help solve local traffic safety problems and promote public awareness of traffic safety best practices through campaigns that educate drivers, motorcyclists, pedestrians, and bicyclists about the rules of the road.

Manatee Transportation Disadvantaged Local Coordinating Board

The Manatee County Transportation Disadvantaged Local Coordinating Board, comprised of state agency and community representatives of the transportation disadvantaged population, was created to identify local service needs and to provide information, advice, and direction to the Manatee County Community Transportation Coordinator (CTC). The Manatee County Board of County Commissioners is the CTC for Manatee County and provides life-sustaining paratransit service, which is currently operated by Manatee County Area Transit (MCAT).

School District/Board of Manatee County

The School Board of Manatee County develops policy based on Florida and Federal laws governing schools and appoints a Superintendent to manage the day-to-day operations of the School District. The School Board is comprised of five members elected by Manatee County voters. Each member serves a four-year term. The Chair and Vice-Chair are elected annually by the School Board during an organizational meeting in November. The Superintendent, as provided by law, is the secretary and executive officer for the School Board. At the organizational meeting, the Superintendent acts as Chair until the organization of the School Board is complete.

Regional Agencies

Regional resources for intergovernmental coordination and conflict resolution include the following two organizations:

Tampa Bay Regional Planning Committee

Since 1962, the Tampa Bay Regional Planning Council has brought together local governments and gubernatorial appointees to coordinate planning for the Region's future. TBRPC provides a venue for analyzing issues, resolving problems, and sharing solutions among the jurisdictions in Citrus, Hernando, Hillsborough, Manatee, Pasco, and Pinellas Counties. Florida Statutes 186.502(4)(1) recognize Regional Planning Councils as Florida's only multipurpose regional entities in a position to plan for and coordinate intergovernmental solutions to growth-related problems on greater-than-local issues, provide technical assistance to local governments, and meet other needs of the communities in each region. TBRPC was the first of ten RPCs to be established in Florida.

Southwest Florida Water Management District

The District encompasses roughly 10,000 square miles in all or part of 16 counties and serves a population of nearly 6 million people. The goal of the District is to meet the water needs of current and future water users while protecting and preserving the water resources within its boundaries. A 13-member Governing Board oversees District activities. Members are unpaid volunteers appointed by the Governor and confirmed by the state Senate to set policy and administer the budget.

Ensuring adequate water supplies for people, animals and the environment is central to the District's mission. The District also contributes funding and technical expertise to local governments for programs that conserve water and develop alternative water supplies. Other water quality activities include various stormwater improvement projects, plugging abandoned wells and restoration of springs and other habitats that naturally filter water. Protecting water-

related natural systems increases the District's ability to carry out all its responsibilities. To protect natural systems, the District purchases lands that store floodwaters, secure future water supply or serve other water-related functions. Additional protection methods include habitat restoration and the establishment of minimum flows and levels for water bodies.

State Agencies

The relationship with most State agencies is standardized for most cities and counties, based on the specific program regulations of the State. The one agency with which the County has ongoing coordination is:

Florida Department of Transportation (FDOT)

The Florida Department of Transportation (FDOT) is an executive agency and directly reports to Governor Ron DeSantis. FDOT's continuing mission is to provide a safe transportation system that ensures the mobility of people and goods, enhances economic prosperity, and preserves the quality of our environment and communities. This mission is accomplished through a primary purpose to plan and develop (either directly or indirectly) Florida's robust transportation system. The unique nature of the Sunshine State and its year-round warm climate provides numerous opportunities to move people and goods through multiple modes including highways/streets, air, rail, sea, spaceports, transit, and ever-expanding deployment of bicycle & pedestrian facilities.

Major planning coordination with the Florida Department of Transportation (FDOT) is accomplished through the MPO, which has been previously discussed. Project planning and traffic operations issues are coordinated through the Community Development Department. Maintenance and construction coordination are accomplished through the Community Development Department and the Public Works Department.

Formalized Intergovernmental Agreements

Below is a non-exhaustive list of some of the Interlocal Agreements made with Manatee County. The county maintains these records through an online database found on the Manatee County Clerk of the Court website. Once one is on the website they may click on "Board Records", and then enter "interlocal agreement" in the search. This will generate about 1,330 reports that mention "Interlocal Agreement". This list may change over time. This information can also be found at the link below:
<https://www.google.com/search?q=interlocal+agreement&site=search=records.manateeclerk.com%2FBoardRecords%2FBrowse%2F#ip=1>

Manatee County Potable Water Agreement – Manatee and Sarasota County entered an Interlocal Agreement dated October 21, 2003, for the provision of potable water by Manatee to Sarasota, and to establish a phase out schedule of Sarasota's Reserve Capacity in the Manatee potable water system and will remain in effect until March 31, 2025.

The Merger of the Myakka City Fire Control District and the East Manatee Fire Rescue District of Manatee County- Manatee County, the Myakka City Fire Control District and the East Manatee Fire Rescue District, entered into an interlocal agreement to provide for, among other things, the orderly transfer of all assets, liabilities, fees and interested from the Myakka City Fire Control District to the East Manatee Fire Rescue District in furtherance of the merger of the special districts. This will remain in effect until all terms have been accomplished.

Interlocal Agreement for the Joint Administration of 911 Public Safety Services for Manatee County, The Sheriff of Manatee County and the Cities of Bradenton, Palmetto, and Holmes Beach- the Parties to this Agreement are public agencies individually empowered by law to appropriate funds for, procure, construct, own, maintain, use and dispose of emergency communication assets required to provide effective and efficient county-wide law enforcement dispatching services. The purpose of this agreement is to define the rights and obligations of the Parties with respect to the collaborative procurement, design, installation, testing, administration, operation, maintenance, and future replacement of components of a 911 safety delivery system.

Wastewater Interlocal Agreement with City of Bradenton- The purpose of this agreement is to define that the City agrees to provide the County wastewater collected by the City's wastewater collection system from real property and the County agrees to accept such wastewater for treatment from the City as a wholesale customer. This

agreement will remain in effect for 19 years, expiring on September 30, 2036, with an option for a 10-year renewal upon expiration.

Interlocal Agreement Between City of Anna Maria and Manatee County- The purpose of this agreement is to define that Anna Maria, an incorporated municipality within the County has contracted with the Manatee County Sheriff's office providing law enforcement services within the corporate limits of the City.

Interlocal Agreement Between City of Anna Maria and Manatee County for Funding and Construction of Transit Shelters- In 2010, The city identified four sites along a designated Anna Maria Island Scenic Highway and the county purchased and installed bus shelters throughout the public transportation service area to provide a convenience to the transit passengers. The city must own the four shelters and will be solely responsible for the maintenance, upkeep, and cleanliness for a period of not less than ten years.

Interlocal Agreement Regarding Bradenton Beach City Pier Finger Docks Project- The purpose of the Interlocal Agreement with the City of Bradenton Beach allows the County to reimburse the city up to \$850,000 from Tourist Development Tax proceeds for capital improvements to enhance multi-modal transportation at the Bradenton Beach City Pier. This agreement will remain in effect until September 30, 2024.

Inter-County Transit Service Between Manatee County and Sarasota County- Sarasota County has entered into prior Interlocal Agreements with Manatee County regarding Inter-County Transit Services through action of the Sarasota County Transportation Authority, a regional transportation authority created pursuant to Section 122-251 of the Code of Ordinances of Sarasota County.

Interlocal Agreement Regarding Artisan Lakes Parkway and Certain Eaves Bend Infrastructure-

Interlocal Agreement for School Board of Manatee County to Utilize Manatee County Government Fueling Facilities for School Buses and a Reciprocal Emergency Fueling Agreement- The purpose of this agreement is to define the School Board and the County to utilize one another's fueling facilities.

Interlocal Agreement with the City of Bradenton for Temporary Right-of-Way Maintenance for State Road 64 from 43rd Street West to 75th Street West- The City of Bradenton is in an existing agreement with FDOT on maintenance of the medians on State Road 64 between 75th Street West to 43rd Street West. Approval of the Interlocal Agreement (ILA) allows staff to assist in beautifying the five medians on State Road 64/Manatee Avenue West. This is in place as of January 3, 2023. Expiration is dependent on either party giving a 60 day written notice.

Conclusion

Goals, objectives, and policies within this plan have been included to reflect necessary coordination with other local, state, and federal agencies, as well as to acknowledge and be consistent with the provisions of aforementioned formalized agreements. These goals, objectives, and policies are found both within the Intergovernmental Coordination Element, as well as within other respective elements in the Comprehensive Plan where applicable.

Development Services

Comprehensive Planning
1112 Manatee Avenue West
Bradenton, Florida
Phone number: (941) 748-4501



BUSINESS IMPACT ESTIMATE

In accordance with Section 125.66(3)(a), Florida Statutes, a Business Impact Estimate (BIE) is required to be prepared before enacting certain ordinances and posted on Manatee County's website no later than the date the notice of intent to consider the proposed ordinance is published (which, per Section 125.66, Florida Statutes, is 10 days before the public hearing).

Proposed Ordinance Title

Ordinance 26-19/PA-25-03 COMPREHENSIVE PLAN REWRITE COUNTY – INITIATED COMPREHENSIVE PLAN TEXT AMENDMENT

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED (THE MANATEE COUNTY COMPREHENSIVE PLAN); PROVIDING A PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING AND RESTATING THE FOLLOWING ELEVEN ELEMENTS; ELEMENT 1, DEFINITIONS; ELEMENT 2, FUTURE LAND USE; ELEMENT 3, CONSERVATION; ELEMENT 4, COASTAL MANAGEMENT; ELEMENT 5, TRANSPORTATION; ELEMENT 6, HOUSING; ELEMENT 7, HISTORIC AND CULTURAL; ELEMENT 8, RECREATION AND OPEN SPACE; ELEMENT 9, PUBLIC FACILITIES; ELEMENT 11, INTERGOVERNMENTAL COORDINATION; AMENDING OTHER SUPPORTIVE MATERIAL AS DEEMED NECESSARY IN ORDER TO MAINTAIN INTERNAL CONSISTENCY; PROVIDING FOR ADOPTION OF AMENDMENTS; PROVIDING FOR EFFECT ON OTHER ORDINANCES AND REGULATIONS; PROVIDING FOR CODIFICATION, PROVIDING FOR APPLICABILITY, PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The following types of ordinances are exempt from the BIE requirement under Section 125.66(3)(c), Florida Statutes. As such, if one or more boxes are checked below, Manatee County believes that a BIE is not required by state law for the proposed ordinance referenced above. Manatee County reserves the right to revise this BIE following an initial posting. Notwithstanding, Manatee County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Manatee County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

VACANT
District 1

AMANDA
BALLARD
District 2

TAL
SIDDIQUE
District 3

MIKE
RAHN
District 4

DR. BOB
MCCANN
District 5

JASON
BEARDEN
At Large

GEORGE W.
KRUSE
At Large

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation.
- ☐ The proposed ordinance relates to the issuance or refinancing of debt.
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government.
- ☐ The proposed ordinance is an emergency ordinance.
- ☐ The ordinance relates to procurement.
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Consistent with the posting requirement set forth in Section 125.66(3)(a), Florida Statutes, the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this _____ day of _____ 2026:

1. Summary of Proposed Ordinance, Including a Statement of the Public Purpose to be Served by the Proposed Ordinance, Such as Serving the Public Health, Safety, Morals, and Welfare of the County:

The Community Planning Act codified in the applicable portions of Chapter 163, Part II, F.S. requires the County adopt and amend a Comprehensive Plan to guide the County's future development and growth. The proposed Amendments to the Comprehensive plan thus serve the public health, safety, and welfare. The proposed amendments update the Plan in a holistic manner. This includes reorganization, deletion of text that is no longer relevant, updating references, including new goals, updating best practices and making modifications that reflect current practices. These amendments may also include additions such as new incentives for the development of affordable housing and new incentives for commercial development.

2. Estimate of Direct Economic Impact of Proposed Ordinance on Private, For-Profit Businesses in the County, Including the Following

(if any):

- a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

Private for-profit businesses will not incur any compliance costs.

- b. Any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible:

There will be no charges or fees associated with this amendment.

- c. An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

There will be no regulatory costs, revenues, new charges or fees associated with this amendment.

3. A Good Faith Estimate of the Number of Businesses Likely to be Impacted by the Ordinance:

The proposed amendment does not impact businesses economically.

4. Additional Information the Board Determines May be Useful:

None.

Dear Sir / Madam,

June 5th 2026

Attn: Clerk of the Court

As agreed with the Commissioners yesterday, please find enclosed the update of the documentation submitted for the record at the County Commissioners Board meeting yesterday (6.4.26) once had I presented to the board.

If you need an **epdf** copy pls email me on norman_baillie@yahoo.com and I'll forward.

Sincerely,

A handwritten signature in black ink, appearing to read 'N. Baillie', with a horizontal line drawn underneath it.

Norman Baillie

941 330 5756 (M)

Norman B. Baillie

7136 Ashland Glen

Lakewood Ranch, FL 34202

Phone: 941-330-5756

Email: norman_baillie@yahoo.com

June 4, 2026

Via Public Record Submittal

Clerk of the Circuit Court and Comptroller

Attn: Board Records / Public Record

Manatee County Government

1112 Manatee Avenue West

Bradenton, Florida 34205

Re: Resubmittal of Complete Briefing Packet for Public Record

Request for Consideration of a New Comprehensive Plan Section Entitled

"Manatee County and Peace River Water Supply Infrastructure"

Manatee County and Peace River Water Supply Infrastructure Briefing Dossier, Including Appendix A

Dear Clerk and Members of the Board:

I respectfully submit for inclusion in the public record the enclosed complete version of the **Manatee County and Peace River Water Supply Infrastructure Briefing Dossier**, including **Appendix A: Companion Documents**.

At the public meeting where I previously submitted this dossier for the record, I also requested that the Board consider the addition of a new section to the Manatee County Comprehensive Plan entitled **"Manatee County and Peace River Water Supply Infrastructure."** That request was made to place within the County's long-range planning framework the water supply, infrastructure, financing, growth-management, and regional dependency issues addressed in the enclosed materials.

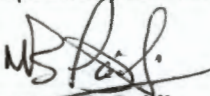
As stated at that time, the version of the dossier previously submitted for the record did not include the detailed appendix materials referenced in the body of the document. This resubmittal is intended to provide the complete packet, including Appendix A, so that the full supporting materials are available in the public record in connection with that request.

The enclosed packet is submitted for consideration in relation to long-range planning issues involving regional water supply reliability, capital infrastructure obligations, growth-related utility demand, developer cost participation, desalination planning, and related Comprehensive Plan policy matters. The enclosed materials also address the practical fiscal consequence that approval of new development carries with it an implied obligation for the County to provide water service to the approved project area at its battery limits, together with the associated infrastructure costs if those obligations are not proportionately assigned to the development creating the demand.

Accordingly, I respectfully request that this complete packet, including Appendix A, be accepted and maintained as part of the official public record, and that it be associated with my request for consideration of a new Comprehensive Plan section entitled **"Manatee County and Peace River Water Supply Infrastructure."**

Thank you for your attention to this submission and to the long-range water supply planning issues affecting Manatee County and the broader Peace River region.

Respectfully submitted,



Norman B. Baillie

ENCLOSURE

Manatee County and Peace River Water Supply Infrastructure Briefing Dossier
Including Appendix A: Companion Documents

Manatee County Board of County Commissioners

**MANATEE COUNTY AND PEACE
RIVER**

WATER SUPPLY INFRASTRUCTURE BRIEFING DOSSIER

Public Policy, Planning, and Cost-Sharing Framework for Long-Range Water Supply Infrastructure

Subject:	Peace River System Sustainability & Developer Cost-Sharing Imperative
Prepared:	May 2026
Classification:	Public Record — Briefing Packet
Contact:	Submitted for inclusion in the public record
Authority:	Manatee County Board of County Commissioners
Document Type:	Policy Briefing Dossier — Water Supply Infrastructure

EXECUTIVE SUMMARY

The Core Issue in Three Sentences

Manatee County's accelerating population growth is the primary driver of a looming regional water supply crisis in the Peace River watershed. The capital infrastructure required to meet that growth — including brackish desalination, reservoir expansion, and a potential seawater desalination facility — will cost hundreds of millions of dollars over the next two decades. Under the current funding model,

those costs fall almost entirely on existing ratepayers and taxpayers, not on the developers who profit from the growth itself.

THE CASE IN NUMBERS

+10% Manatee County population growth since 2020; one of Florida's fastest-growing counties

5 MGD Manatee County's accelerated Peace River withdrawal start (moved up to 2036 due to growth exceeding projections)

126% Water/wastewater impact fee increase unanimously approved by Hillsborough County Commissioners, December 2025 — setting the Florida precedent

WHAT THIS DOSSIER ASKS OF COMMISSIONERS

- Direct staff to commission a water infrastructure **Impact Fee Nexus Study** under Florida Statute §163.31801
- Escalate Manatee County's **Facility Investment Fees (FIFs)** for water/wastewater to full-cost-recovery level for new development
- Require binding **Developer Contribution Agreements (DCAs)** for all master-planned communities and large-scale developments (100+ units or 50,000+ sf commercial) as a condition of water service extension
- Formally engage **PRMRWSA** to develop a regional developer cost-sharing framework proportionate to demand generated by new development
- Adopt a resolution directing inclusion of **desalination infrastructure** in the Capital Improvement Element of the Manatee County Comprehensive Plan

SECTION 1: THE PEACE RIVER SYSTEM — WHAT IS AT STAKE

Southwest Florida's Primary Freshwater Lifeline

SYSTEM PROFILE

Length:	106 miles (171 km)
Drainage Basin:	~1,367 sq. miles (river proper); broader watershed ~2,363 sq. miles
Origin:	Confluence of Saddle Creek & Peace Creek, northeast of Bartow, Polk County
Terminus:	Charlotte Harbor Estuary, Punta Gorda (Charlotte County)
Major Tributaries:	Shell Creek, Joshua Creek, Charlie Creek, Payne Creek, Horse Creek
Daily Regional Supply:	>6 million gallons/day potable for multi-county system
Regulatory Authority:	Southwest Florida Water Management District (SWFWMD)
Regulatory Status:	Southern Water Use Caution Area (SWUCA) — designated 1992; indicates systemically overallocated resource

The Peace River descends through pine flatwoods, swamps, hardwood hammocks, and intensively farmed and mined landscapes before emptying into Charlotte Harbor — a Federally designated estuary of national significance that supports commercial shrimp, stone crab, and finfish industries. Charlotte Harbor's ecological health is directly dependent on freshwater inflows from the Peace River at proper salinity ratios. Reductions in Peace River flow — whether from drought, overextraction, or both — cascade directly into Charlotte Harbor, damaging nursery habitat, fisheries productivity, and the regional tourism economy.

Florida has already seen in Apalachicola Bay how altered freshwater inflows can destabilize salinity balance, damage estuarine habitat, and devastate shellfish-based local economies.

MANATEE COUNTY'S DEPENDENCY

The Peace River Manasota Regional Water Supply Authority (PRMRWSA) is the institutional vehicle through which Manatee, Charlotte, Sarasota, and DeSoto Counties collectively draw from the Peace

River. Manatee County's demand has grown faster than projected. In 2024, the county moved up its planned Peace River withdrawal start date by one year — now targeting 5 million gallons per day beginning in 2036 — specifically because population and development growth exceeded forecast assumptions. This single acceleration event illustrates the fundamental problem: growth-driven demand is consistently outpacing the planning assumptions that were used to justify existing infrastructure investment levels.

▲ ACTIVE CRISIS — MAY 2026

A 13-inch rainfall deficit has driven 100% of Charlotte County into drought conditions, with 45% classified as extreme drought. The Lake Hancock water control structure — the Upper Peace River's primary storage buffer — has been fully closed after exhausting reserves. Approximately 15 miles of the Upper Peace River (Lake Hancock to Fort Meade) is expected to run dry. Reservoir levels at the Punta Gorda intake measured 5.12 ft on May 1, 2026. **This is not a 100-year event — it is the new baseline trajectory under climate-influenced hydrology.**

SECTION 2: RISK ASSESSMENT SUMMARY

Four Converging Threats to Regional Water Security

The following table summarizes the four primary systemic risks to Peace River water supply sustainability. These risks compound one another — drought amplifies aquifer stress; growth compresses drought resilience; climate intensifies both. The convergence of all four in 2026 is not coincidental.

Risk Category	Likelihood (5-yr)	Consequence Severity	Overall Rating	Status (May 2026)
DROUGHT	High	Critical	 CRITICAL	Active — lake reserves exhausted; 15 miles of upper river expected dry
AQUIFER DRAWDOWN	High	High	 HIGH	Elevated — SWUCA active since 1992; saltwater intrusion progressing; Shell Creek TDS rising
GROWTH PRESSURE	Very High	High	 HIGH	Escalating — Manatee demand timeline accelerated; 4-county system approaching permitted withdrawal limits
CLIMATE IMPACTS	High	High	 HIGH	Increasing — longer dry seasons, intensified storms, rising sea levels compounding all other risks

Document Reference

Full risk matrix with indicators and mitigation actions available as companion document (**Attachment B: Peace River Risk Matrix — Full Detail**). See Appendix A for complete companion document index.

SECTION 3: THE INFRASTRUCTURE COST PIPELINE

What Growth Will Cost — and Who Is Being Asked to Pay

Meeting the water supply demands of Manatee County's projected growth through 2050 will require a series of major capital investments totaling an estimated **\$350 million to \$600 million over the next 25 years**. These are not optional expenditures — they are the direct consequence of population growth

driven overwhelmingly by new residential and commercial development. The question before the Commission is not whether to fund them, but **who pays**.

Project	Estimated Capital Cost	Target Operational Date	Growth Driver	Current Funding Mechanism
Peace River Reservoir No. 3 (PR3) Expansion	\$50–80M	~2030–2033	Regional demand growth across 4-county PRMRWSA service area	Rate base / bonds (ratepayers)
Babcock Ranch Water Supply (BRWS) Brackish RO Plant — 8 MGD	\$100–120M	2035	Manatee County growth exceeding Peace River surface-water supply	Rate base / utility bonds (ratepayers)
Manatee–Peace River Transmission Pipeline	\$30–60M	2034–2036	Manatee County's accelerated withdrawal timeline	TBD — likely rate base or general revenue
Regional Seawater Desalination Facility — 20–25 MGD (feasibility stage)	\$250–450M	2040–2045 (if decided by ~2033)	Combined 4-county growth; surface-water supply ceiling reached	Not yet funded — no mechanism assigned
TOTAL RANGE	\$430M–\$710M	2030–2045	New development across Manatee, Charlotte, Sarasota, DeSoto Counties	Overwhelmingly ratepayers & taxpayers under current model

Cost Estimation Methodology

These cost estimates are based on comparable Florida projects (Tampa Bay Water Apollo Beach Desalination Plant: original ~\$158M, 2003; current lifecycle cost \$500M+), SWFWMD capital program data, and engineering benchmarks for brackish/seawater RO systems. Manatee County should commission an independent cost verification study as part of the Nexus Study process.

SECTION 4: THE EQUITY PROBLEM — WHO IS PAYING, AND WHO SHOULD

Developers Profit. Residents Pay. That Equation Must Change.

THE FUNDAMENTAL INEQUITY

Under Manatee County's current water utility funding model, the capital cost of new water supply infrastructure is recovered through utility rate increases, revenue bonds repaid by all ratepayers, and general tax revenue. This means that a family in Lakewood Ranch who has lived in their home for 15 years pays the same infrastructure surcharge on their water bill as the ratepayer cost associated with a new 500-unit subdivision built last year — even though the new subdivision is the reason the infrastructure was needed. The developer who entitled, permitted, and sold that subdivision pays a one-time water/wastewater facility investment fee (FIF) and walks away. The ratepayer holds the capital debt for the next 30 years.

CURRENT MODEL vs. EQUITABLE MODEL

CURRENT MODEL	EQUITABLE MODEL
Developer pays one-time FIF (flat rate per unit, not linked to full infrastructure cost)	Developer pays FIF set at full-cost-recovery level (proportionate share per FL \$163.31801)
Capital cost balance absorbed by rate base and bonds	Large master-planned communities enter Developer Contribution Agreements (DCAs) tying entitlement to capital commitments
Existing ratepayers subsidize new development infrastructure for decades	Desal and reservoir expansion costs partially pre-funded by development pipeline
No linkage between developer entitlement and forward capital commitments (desal, reservoirs)	County retains fiscal leverage through concurrency and phased entitlement release
County's bargaining leverage lost at time of entitlement	Existing ratepayers insulated from growth-driven capital debt

THE DEVELOPER'S IMPLICIT BARGAIN

When the County approves a development order, that approval functions in practical terms as an implicit commitment that adequate water service will be provided to the development at its battery

limits when the project is built and connected. That commitment is not cost-free. If the full capital cost of the required water supply, treatment, transmission, storage, interconnection, and other enabling facilities is not assigned proportionately to the development that creates the demand, the obligation is shifted to existing ratepayers and taxpayers. In that sense, land-use approval is not merely a planning action; it is also a fiscal commitment with long-term public cost consequences. The proportionate-share doctrine embedded in Florida's Impact Fee Act exists precisely to correct this imbalance, and Manatee County has both the authority and the obligation to use it.

SECTION 5: FLORIDA PRECEDENTS — THE COMMISSION HAS COVER TO ACT

Other Florida Jurisdictions Are Already Doing This

Jurisdiction	Action	Date	Result
Hillsborough County, FL	Unanimously approved 126% water & wastewater impact fee increase on new development — phased over 4 years	December 17, 2025	South/Central FIF: \$5,865 → \$13,270 per unit. No existing ratepayer rate impact. Commissioners cited fast-growing Riverview and Brandon demand.
Charlotte County, FL	Developed Babcock Ranch Water Supply (BRWS) project to serve growth with new brackish RO supply	2024 (permit filed)	8 MGD plant targeting 2035 — demonstrates capital commitment driven directly by growth pipeline
Orange County, FL	Developer Contribution Agreements tied to water/wastewater capacity for major developments in Eastern/Northeast sectors	Ongoing	Pre-funds trunk main and plant expansions; links entitlement to capital milestones
Sarasota County, FL	Maintains 7 separate growth-related impact fee categories; evaluates water/wastewater facility charges on rolling 4-year nexus study cycle	Current	Compliant with FL §163.31801; insulated from legal challenge by rigorous nexus documentation

§ LEGAL AUTHORITY — Florida Statute §163.31801

"The Legislature finds that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth."

Under §163.31801, Manatee County may impose and escalate water/wastewater impact fees provided: (1) fees are calculated based on a current nexus study using localized data; (2) fees are accounted for separately; (3) 90 days' notice is given before imposition. Fees must reflect the proportionate share of new development's demand on capital facilities. There is no statutory cap on the fee amount — only on the rate of increase between study cycles (a separate 2021 legislative constraint on non-water/wastewater fees). **A robust nexus study is the critical prerequisite.**

SECTION 6: THE DESALINATION DECISION — A COMMISSIONER-LEVEL CALL

The Clock Is Already Running

The most consequential and time-sensitive infrastructure decision facing Manatee County is whether — and when — to commit to a regional seawater desalination capability. This is not a 2040 problem. Given the 7–10-year lead time from decision to commissioning, the decision window opens in approximately 2027–2031. The Commission should be aware of where the county sits in that timeline today.

DESALINATION DECISION TIMELINE

Milestone	Timeframe	Notes
Brackish desal (BRWS) — permit application filed	Nov. 2024	SFWMD review underway; 8 MGD capacity for Manatee County

Milestone	Timeframe	Notes
Peace River Reservoir No. 3 online	~2030–2033	Buys additional dry-season buffer; not a long-term solution
Manatee begins Peace River withdrawals (5 MGD)	2036	Timeline already accelerated once due to growth
Regional demand approaches 4-county permitted ceiling	2038–2045	Wide range depending on growth rate and conservation performance
⚡ SEAWATER DESAL DECISION MUST BE MADE	2027–2033	To be operational by 2037–2043; decision must precede operations by 7–10 years
Seawater desalination facility operational	2037–2045	\$250–450M; requires environmental permit, site selection, design, construction

COST-SHARING APPLICATION

A seawater desalination facility at the scale required — 20 to 25 MGD — cannot be funded by ratepayers alone without severe rate shock. Tampa Bay Water's Apollo Beach plant (25 MGD) cost \$158 million at 2003 prices; in 2026 dollars that project would cost \$250–\$300 million for construction alone, before financing. The single most effective mechanism to pre-fund this investment is to begin collecting growth-attributable water infrastructure impact fees now, at the full-cost-recovery rate, from every new development that will depend on this supply.

⚠ DECISION URGENCY

If the Commission does not place a seawater desalination feasibility study on the formal planning track within the next 12–18 months, the decision window begins to close. A delayed decision does not eliminate the infrastructure need — it only compresses the timeline, increases costs, and forfeits the opportunity to pre-fund through development impact fees collected over the next decade.

SECTION 7: POLICY RECOMMENDATIONS

Five Actions the Commission Can Take Now

RECOMMENDATION 1 — COMMISSION A WATER INFRASTRUCTURE IMPACT FEE NEXUS STUDY

Statutory Basis: Florida Statute §163.31801(4)(a)

Action: Direct the Manatee County Development Services Department to retain a qualified firm to update the water/wastewater Facility Investment Fee schedule using the most current growth, demand, and capital cost data. The study must establish the nexus between new development and forward infrastructure costs, including BRWS and future desalination.

Timeline: Initiate RFP within 90 days; study complete within 12 months; updated fee ordinance adopted within 6 months of study completion.

Expected Outcome: A legally defensible, fully calibrated FIF schedule that recovers the true proportionate cost of growth from developers.

RECOMMENDATION 2 — ESCALATE FACILITY INVESTMENT FEES TO FULL-COST-RECOVERY LEVEL

Statutory Basis: Florida Statute §163.31801; Manatee County Ordinance 24-43 (2024)

Action: Upon completion of the nexus study, adopt an ordinance escalating water/wastewater FIFs to full-cost-recovery levels. Phase the increase over 4 years (matching the Hillsborough County model) to minimize pipeline disruption while maintaining legal compliance. The current Manatee FIF schedule does not reflect the true forward capital cost of serving new development.

Timeline: Ordinance adoption 18–24 months from today; phased increases beginning upon adoption.

Expected Outcome: Shift of growth-attributable capital costs from rate base to development pipeline; reduced ratepayer liability by an estimated \$150–200M over 20 years.

RECOMMENDATION 3 — REQUIRE DEVELOPER CONTRIBUTION AGREEMENTS FOR LARGE-SCALE DEVELOPMENT

Statutory Basis: Florida Statute §163.3220 (Development Agreements); §163.3202 (Land Development Regulations)

Action: Amend the Land Development Code to require a Developer Contribution Agreement (DCA) as a condition of water service extension for any project exceeding 100 residential units or 50,000 square feet of commercial space. DCAs shall include: (a) a fixed dollar commitment toward regional water supply infrastructure; (b) phased entitlement release tied to capital funding milestones; (c) recapture provisions if development is not built as agreed.

Timeline: LDC amendment within 12 months.

Expected Outcome: Developers of master-planned communities contribute proportionately to the supply infrastructure their projects require, rather than receiving a committed water supply as a free good.

RECOMMENDATION 4 — ENGAGE PRMRWSA TO DEVELOP A REGIONAL DEVELOPER COST-SHARING FRAMEWORK

Authority: PRMRWSA Interlocal Agreement; Florida Statute §163.01 (Florida Interlocal Cooperation Act)

Action: Direct the County Administrator to formally request that PRMRWSA convene a working group — including Charlotte, Sarasota, and DeSoto County representatives — to develop a uniform regional developer cost-sharing allocation methodology. Growth in any one county drives demand on the shared Peace River system; cost-sharing must be coordinated across jurisdictions to be equitable and legally defensible.

Timeline: Formal request to PRMRWSA Board within 60 days; working group report within 18 months.

Expected Outcome: A regional framework that prevents one county's growth from being subsidized by another county's ratepayers.

RECOMMENDATION 5 — ADOPT A RESOLUTION DIRECTING DESALINATION PLANNING

Authority: Manatee County Comprehensive Plan; Florida Statute §163.3177 (Capital Improvements Element)

Action: Adopt a resolution directing: (a) inclusion of desalination infrastructure in the Capital Improvement Element of the Manatee County Comprehensive Plan; (b) initiation of a regional seawater desalination feasibility study in coordination with PRMRWSA and SWFWMD; (c) identification of potential desal facility sites and interconnection points within 24 months.

Timeline: Resolution adoptable immediately; feasibility study funded and initiated within 12 months.

Expected Outcome: Removes the most consequential long-range water supply decision from the category of "unaddressed risk" and places it on a formal planning track before the decision window closes.

RECOMMENDATIONS SUMMARY

#	Action	Statutory Basis	Timeline	Key Outcome
1	Commission Impact Fee Nexus Study	§163.31801(4)(a)	RFP in 90 days; study in 12 mo.	Legally defensible FIF schedule
2	Escalate FIFs to full-cost-recovery	§163.31801	Ordinance in 18–24 months	\$150–200M ratepayer liability relief
3	Require DCAs for large development	§163.3220; §163.3202	LDC amendment in 12 months	Capital pre-funding from developers
4	Engage PRMRWSA — regional framework	§163.01 Interlocal	Request in 60 days; report in 18 mo.	Equitable 4-county cost allocation

#	Action	Statutory Basis	Timeline	Key Outcome
5	Resolution directing desal planning	§163.3177 Comp Plan	Adoptable immediately	Desal on formal planning track

SECTION 8: CONCLUSION — A GENERATIONAL DECISION

The Peace River water system is under stress that is measurable, documented, and accelerating. The 2026 drought has not created this problem — it has revealed it at a speed and severity that should remove any remaining ambiguity about the urgency of action. The infrastructure costs required to secure Manatee County's water supply through 2050 are real, they are large, and they are directly traceable to the growth that developers are currently entitling, permitting, and profiting from.

The legal authority to require developers to pay their proportionate share already exists under Florida law. The precedent for doing so was set unanimously by Hillsborough County's Board of Commissioners in December 2025. The only remaining question is whether the Manatee County Commission will act before the infrastructure cost falls entirely on existing residents — or after. The window for pre-funding desalination through development impact fees closes within this Commission's term.

"Growth that cannot be sustained without subsidized infrastructure is not growth — it is deferred debt. The Commission has the authority, the precedent, and the data to correct this now."

Submitted for inclusion in the public record. The information presented herein is based on publicly available records, state agency materials, comparable project benchmarks, and PRMRWSA planning materials as of May 2026. Appendix A is included as part of the complete packet.

QUICK-REFERENCE: KEY CONTACTS & AGENCIES

Agency / Entity	Role	Relevance to This Dossier
Peace River Manasota Regional Water Supply Authority (PRMRWSA)	4-county regional water supply authority	Primary institutional partner for cost-sharing framework; manages Peace River withdrawals and reservoirs
Southwest Florida Water Management District (SWFWMD)	State water management and permitting	Issues consumptive use permits; administers SWUCA; co-funds regional supply projects
Manatee County Development Services Department	Local development review and permitting	Lead agency for nexus study RFP; administers FIF collection; LDC amendment process
Manatee County Utilities Department	Water/wastewater utility operations	Rate-setting; capital project management; connection to PRMRWSA system
Florida Department of Environmental Protection (FDEP)	State environmental regulatory oversight	Environmental resource permitting for desal facility; Charlotte Harbor estuary protection

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

Manatee County and Peace River Water Supply Infrastructure Briefing Dossier

Prepared May 2026 | Public Record Briefing Packet

Classification: Public Record — Briefing Packet

APPENDIX A: COMPANION DOCUMENTS

Reference Materials for Public Record Review

The following companion documents are referenced throughout this briefing dossier. These attachments are included for completeness of the public record and provide supporting detail relevant to the policy recommendations presented in Section 7.

Working note: The descriptors below define the intended scope of each companion document and can be used to locate or draft the attachments if separate files are not yet available.

ATTACHMENT A: PEACE RIVER SYSTEM OVERVIEW

System geography, hydrology, regulatory framework, and PRMRWSA governance structure

Feature	Summary
River corridor	The Peace River runs approximately 106 miles from Polk County to Charlotte Harbor and is one of Southwest Florida's most important surface-water sources for public supply and estuarine health.
Hydrologic pattern	The system is highly seasonal: wet-season flows are captured for storage and dry-season withdrawals depend on available river stage, reservoir storage, and aquifer support. Drought conditions sharply reduce supply reliability and ecological resilience.
Regulatory framework	Consumptive use permitting and regional water management are overseen by the Southwest Florida Water Management District (SWFWMD). The broader region also operates within the Southern Water Use Caution Area (SWUCA), reflecting long-standing stress on groundwater resources and the need for alternative supplies.
Regional governance	The Peace River Manasota Regional Water Supply Authority (PRMRWSA) is the interlocal regional entity responsible for shared supply planning and key infrastructure serving Charlotte, DeSoto, Manatee, and Sarasota Counties.

PRMRWSA's core operating model is to capture excess wet-season river flow, store it in off-stream reservoirs at the RV Griffin Reserve system, and deliver treated supply through regional transmission infrastructure. The District has identified reservoir expansion and additional alternative water supply projects as a priority

because projected population growth through 2040 is expected to increase public-supply demand substantially across the region.

Commissioner takeaway: Manatee County's water planning is inseparable from the Peace River's hydrology, PRMRWSA's shared-capacity decisions, and SWFWMD's drought and permitting constraints. The system is regional, but growth impacts are local and immediate.

ATTACHMENT B: PEACE RIVER RISK MATRIX — FULL DETAIL

Four-category assessment with indicators, trend signals, and mitigation actions

Risk	Key indicators	Observed trend	Near-term consequence	Priority mitigation
Drought / flow collapse	Rainfall deficit, river stage, reservoir elevation, shortage declarations	2026 conditions show a deep regional rainfall deficit, emergency water shortage action, and sharply reduced river resilience.	Reduced withdrawal flexibility, higher environmental stress, emergency conservation pressure	Accelerate storage, formalize shortage triggers, and expand drought-proof alternative supply
Aquifer drawdown / salinity	Groundwater level trends, chloride/TDS trends, SWUCA controls	Long-term aquifer stress remains a structural constraint on the region and increases dependence on surface water and desalination pathways.	Reduced aquifer recovery margin and greater vulnerability to saltwater intrusion	Shift future growth demand toward alternative supplies and maintain strict nexus between new demand and new capacity
Growth-driven demand	Population growth, permit volume, projected MGD demand, connection growth	Manatee's planning timeline has already moved forward once, indicating baseline forecasts are being exceeded by actual growth pressure.	Earlier capital deadlines, compressed planning windows, and higher system financing burden	Adopt updated impact fees, require developer contribution agreements, and align entitlements with verified supply timing
Climate variability / extreme events	Dry-season length, rainfall volatility, sea-level pressure, storm recovery costs	Greater rainfall volatility makes both shortage and peak-runoff management harder, increasing the value of storage and resilient treatment systems.	Higher uncertainty in design capacity, operational planning, and debt timing	Embed scenario planning in capital programming and prioritize drought-proof sources with staged trigger points

Overall assessment: The highest strategic risk is not any single stressor, but the interaction of drought, regional growth, and delayed capital response. That interaction increases the probability that future supply decisions will be made under emergency timing rather than on favorable fiscal terms.

ATTACHMENT C: DESALINATION DECISION TIMELINE

Supply-demand outlook through 2050, site-selection criteria, and Apollo Beach comparison

Time horizon	Planning implication	Notes
2026–2028	Decision framework must be formalized	Adopt trigger-based planning: demand thresholds, drought reliability thresholds, site-screening parameters, and cost-sharing framework before the region is forced into reactive procurement.
2028–2033	Likely commitment window	If a regional seawater desalination facility is needed in the late 2030s or early 2040s, site control, environmental review, permitting, design, and finance structure should begin in this window.
2033–2040	Construction and interconnection period	This window carries the highest financing and schedule risk if the decision is delayed. Transmission, concentrate management, and resilient electric service become as critical as plant design.
2040–2050	Operational and expansion phase	The region should expect the need for staged capacity additions, especially if public-supply growth outperforms current forecasts or if drought conditions reduce dependable surface-water yield.

Regional desal site evaluation criteria

- Reliable seawater intake and concentrate discharge pathway with acceptable environmental permitting risk
- High-voltage electric service availability and resilience planning for outages and storm disruption
- Proximity to major transmission corridors or feasible trunk-line interconnection to PRMRWSA member systems
- Sufficient land for pretreatment, RO process, concentrate management, and future modular expansion
- Compatibility with nearby industrial, utility, or port-adjacent uses to reduce land-use conflict

Comparative note: Tampa Bay Water Apollo Beach facility

Apollo Beach demonstrates that seawater desalination can be an important drought-proof supply, but it also shows the importance of intake/discharge dependency, power-plant adjacency assumptions, and lifecycle cost escalation. Tampa Bay Water’s existing plant provides up to 25 MGD, while current expansion planning indicates a capital cost on the order of hundreds of millions of dollars for incremental yield. For Manatee and PRMRWSA, the lesson is that early siting and infrastructure integration decisions materially affect long-term affordability and operability.

ATTACHMENT D: FLORIDA STATUTE §163.31801 — IMPACT FEE ACT (EXCERPT & PRACTICAL SUMMARY)

Water/wastewater fee authority, nexus study requirements, and update standards

The Florida Impact Fee Act recognizes impact fees as an important source of local revenue to fund infrastructure necessitated by new growth. At a minimum, a local government that adopts and collects impact fees must base the fee calculation on a study using the most recent and localized data available within four years of the current update, separately account for collections and expenditures, and provide appropriate notice before imposing or increasing a fee schedule.

Requirement	Why it matters for Manatee County
Current, localized study data	Any increase in water/wastewater impact fees must be supported by updated local growth, cost, and capacity data. This makes a new nexus study the essential first step before materially escalating facility investment fees.
Separate accounting and reporting	Collections must be traceable to the infrastructure they are meant to support, strengthening legal defensibility and public transparency.
Rational nexus / proportionate share	Fees must be reasonably connected to the need for additional capital facilities created by new development and to the benefit accruing to that development. This is the central legal basis for asking growth to fund growth-driven water capacity.
Public notice and ordinance compliance	Procedure matters as much as methodology. The County must complete adoption and notice steps cleanly to avoid avoidable challenges.

Commissioner interpretation: The statute does not guarantee that every desired fee increase will be upheld; it requires that the County do the analytical work and maintain a documented proportional relationship between new development and the capital program being funded. For water/wastewater infrastructure, that means the nexus study must clearly connect future plant, reservoir, transmission, and alternative-supply investments to the additional demand generated by growth.

Working legal point: A defensible impact fee update is strongest when paired with a transparent capital improvement program, member-jurisdiction coordination, and a record demonstrating why the County's existing fee level understates the actual future cost of serving new demand.

ATTACHMENT E: HILLSBOROUGH COUNTY ORDINANCE — WATER/WASTEWATER IMPACT FEE INCREASE, DECEMBER 2025

Ordinance summary, commission action, nexus methodology, and policy relevance

Hillsborough County approved a major increase in water and wastewater impact fees in December 2025, using a phased schedule and updated nexus analysis to shift a greater share of growth-attributable infrastructure costs to new development. The South/Central District residential schedule cited in this dossier increases from approximately \$5,865 per unit to \$13,270 per unit over the adopted phase-in period.

Component	Relevance
Updated nexus study	Demonstrates that large fee adjustments are possible when supported by current cost and capacity evidence.
Phased implementation	Provides a model for reducing market shock while still moving toward full-cost recovery.
Commission vote record	Illustrates that elected officials in a high-growth Florida county were willing to adopt a politically significant fee increase when framed as fairness to existing ratepayers.
Utility-capacity rationale	Shows how a county can tie fee policy directly to forward water/wastewater capital needs rather than treating infrastructure as an after-the-fact subsidy.

What Manatee should learn from Hillsborough

- A major fee update is more defensible when supported by a fresh, localized technical study and a clearly staged implementation schedule.
- The policy case should be framed around fairness to existing residents and alignment of infrastructure burden with the projects that cause the need.
- Manatee can adapt the structure without copying the exact schedule; the required fee level must be tied to Manatee's own forecasted capital program and demand profile.

Commissioner takeaway: Hillsborough's 2025 action is not a legal substitute for Manatee's own nexus work, but it is a strong policy precedent showing that Florida counties can materially raise water/wastewater development charges when growth is outpacing infrastructure finance.



Public Comment

Submitted On: Jun 3, 2026, 10:23AM EDT

Manatee County Government

Full Name	First Name: Kenneth Last Name: Piper
Email	piper.piperlaw@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	Comprehensive Plan Rewrite
Comment	I wish to comment on the 2025 Data Inventory and Analysis (DIA) attached to the comprehensive plan rewrite. That section is full of incomplete and stale information. I wish to discuss the 12 pages involving housing data on pages 65 to 76. On page 66, the chart at the top shows we have 156,254 occupied housing units in Manatee County. If we look at the fine print under the first chart we see it is dated 2021. In fact all three charts on page 66 have the same date. The middle chart on page 66 shows is 202,950. The chart from page 67 of DIA shows that 1070 units have been built since 2020. The county says they cannot tell us how many housing units we have. With all the expensive equipment and software we keep buying for them they cannot give that information. Let's to about this a different way, the US Census Bureau says 34,000 permits were issued between 2021 and 2024. That brings our housing stock to 190,254. The next question is how many permits were issued from Jan 1, 2025 to May 1, 2026. The answer is maybe 15,000. If we look at Moccasin Wallow Rd, Route 64 East, Route 301, and now Fort Hamer, they can easily throw up 1,000 per week. In the 74 weeks since 1-1-2025, 15,000 is a conservative estimate. That brings our current housing stock to 205,254. The 46,696 vacant units are NOT included in that figure. Let's turn to page 76 in the County's DIA. Kimley Horne says we need one housing unit for each 2.5 people in the county. From the chart on page 76 of the DIA the county says that our population in 2025 was 447,800 divide that number by 2.5 and we come up with 179,120 housing units needed now according to the chart on page 76. Remember earlier we said as an educated we have 205,254 housing units now, that would be 26,000 more units than we need right now. Let's go to the year 2035 on the chart from page 76. Looking at the fine print on the chart it is dated 2023. It appears Kimley Horne can come up with some of it's own data. In 2035 according to the chart we will need 206,920 housing units we already have 205,254 not including 46,696 vacant units. We do not need more housing and more development.



Public Comment

Submitted On: Jun 3, 2026, 10:21AM EDT

Manatee County Government

Full Name	First Name: Diana Last Name: Adams
Email	dadamm@aol.com
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	Item 11- Comp Plan Transmittal
Comment	I respectfully urge the Board to vote no on transmittal of the Comprehensive Plan rewrite at this time and to follow the unanimous recommendation of the Planning Commission to delay this action. The Comprehensive Plan is one of the most important documents guiding our county's future growth, infrastructure, environmental protection, and quality of life. Allowing less than 50 days for public review of a draft of this magnitude before the June 4 hearing is unacceptable. This is not enough time for residents to meaningfully evaluate and provide informed feedback on such a complex and far-reaching document. A delay to allow at least a 90-day public review period would demonstrate a commitment to transparency, public participation, and sound decision-making.



Public Comment

Submitted On: Jun 2, 2026, 01:54PM EDT

Manatee County Government

Full Name	First Name: Nell Last Name: Mcphillips
Email	nellmcphillips@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	Comments on Draft Comprehensive Plan
Comment	My name is Nell McPhillips, and I am a resident of Terra Ceia in Manatee County. I request that these comments be entered into the public record regarding the Draft Comprehensive Management Plan. In my view, the draft requires substantial revision before submission for state review. Terra Ceia has significant cultural, historic, and natural value, with more than 500 years of human history spanning Indigenous communities, Spanish exploration, pioneer settlement, agricultural development, and the 125-year history of the Terra Ceia Village Improvement Association. Our community has long valued stewardship, continuity, and protection of the island's character. With that in mind, I submit the following comments. The draft Plan does not adequately address the County's future needs and instead appears to repeat past approaches. It does not meaningfully address current and emerging issues such as climate resilience, infrastructure capacity, sustainability, hurricane impacts, flooding, drought, and long-term community viability. In Terra Ceia, these concerns are immediate. Aging infrastructure, unreliable electric service, saltwater intrusion, vegetation loss, wildfire risk, and repeated power outages demonstrate the need for a more realistic and forward-looking planning framework. The Plan identifies Terra Ceia as underdeveloped. That characterization is misleading and does not reflect the community's values or the physical realities of the area. Much of the remaining undeveloped land consists of mangroves and wetlands that are unsuitable for development and essential to the island's long-term resilience. These areas protect water quality, reduce flood risk, and support the ecological integrity of the Terra Ceia community. Describing Terra Ceia as underdeveloped suggests that these lands are available for future growth, when their protection is in fact critical to the community's future. General Comments Florida's 2026 Coastal Resiliency law, Senate Bill 302, made substantive changes to state law that directly affect local government planning obligations. The law amended Section 258.393, Florida Statutes, to restrict dredging and filling within the Terra Ceia Aquatic Preserve except for narrow, statutorily defined purposes such as public navigation safety and ecological restoration. It also directs the Florida Department of Environmental Protection to develop statewide nature-based coastal resiliency permitting standards that local governments must incorporate into their planning frameworks. Because the Comprehensive Plan must remain consistent with state law under Chapter 163, Florida Statutes, Manatee County should incorporate these new resiliency and aquatic preserve protections into the Coastal Management, Conservation, and Future Land Use Elements. These statutory changes materially affect the regulatory framework for coastal development and should be reflected in the County's long-range planning policies to ensure legal compliance, reduce fiscal risk, and protect vulnerable coastal resources, including Terra Ceia. Key Planning Implications To comply with these statutory changes, the Comprehensive Plan should include policies that avoid dredging and filling inconsistent with Section 258.393, prioritize nature-based adaptation, recognize the legal protections applicable to the Terra Ceia Aquatic Preserve, and limit public infrastructure expansion in high-risk coastal areas unless necessary for public safety, environmental restoration, or maintenance of existing facilities. These amendments would improve legal compliance, reduce public fiscal risk, and help protect one of Florida's most significant estuarine systems. The Plan should also require nature-based shoreline stabilization, restrict infrastructure expansion into high-risk coastal areas, and require resiliency analysis for development proposed near the Terra Ceia Aquatic Preserve. Specific Comments on the Plan Introduction 00

Page 22 of 24 – Newspaper notice alone is not sufficient for effective public outreach. The County should also post notices on its website and through official social media channels to improve access and awareness.

Page 22 of 24 – Notice for public hearings should extend beyond 500 feet when wetlands, drainage, or watershed functions may be affected. A broader radius would better inform impacted communities.

Definitions 01

Missing definition – If Terra Ceia is treated as a distinct planning area, the Plan should include a clear boundary definition consistent with other unincorporated communities.

The Plan should also define “designated community,” as its current use is unclear in relation to Terra Ceia, Parrish, Oneco, and Myakka City.

The term “neighborhood action plans,” referenced in Policy 2.2.2.4 on Page 5 of 02, should be defined in the Definitions section.

Page 2 – The agricultural definition should address agritourism directly, either within the existing definition or as a separate defined term.

Page 9 – The definition of critical habitat should be limited to federally listed species unless a separate legal basis is identified.

Page 15 – The hydric soil definition should be corrected to state: Soil that is wet long enough to periodically produce anaerobic conditions, thereby influencing the growth and regeneration of hydrophytic plants.

Page 15 – The definition of inflowing watercourses should retain the reference to hydrologic connections in areas of state or federal jurisdiction.

ELEMENT 2 Future Land Use

Page 5 – The addition of Terra Ceia to this section requires further explanation to support meaningful public comment. If the Plan intends to limit growth through a neighborhood action plan or similar mechanism, the term and implementation approach should be clearly defined.

Thank you for the opportunity to provide feedback on this important Draft Comprehensive Plan. And for your consideration to not forward this on to the state until citizens' concerns are addressed.



Public Comment

Submitted On: Jun 2, 2026, 08:14AM EDT

Manatee County Government

Full Name	First Name: Ashley Last Name: Bowling
Email	ashleyrbowling@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	June 02, 2026
Topic/Agenda Item	Future Agenda Item
Comment	I am writing regarding the proposed Comprehensive Plan Rewrite and several amendments that raise concerns about public participation, transparency, and future growth policy. In recent meetings, residents have been challenged to identify specific provisions within the rewrite that concern them. As more people work through these documents, those concerns are being identified. Several amendments appear to reduce locally adopted opportunities for public involvement and accountability, including the removal of official responses to public comments, the reduction of detailed public notice requirements, and the removal of provisions authorizing optional workshops before the Planning Commission and Board of County Commissioners. While some of these requirements may exist elsewhere in state law, I question the wisdom of removing local provisions that provide additional transparency and opportunities for residents to participate in decisions that affect their communities. I am also concerned by the addition of specific communities as examples of areas where development or redevelopment may be considered, including Terra Ceia, Parrish, Oneco, and Myakka. If this language is intended to be merely illustrative, why was it necessary to add specific community names at all? More importantly, how does identifying Terra Ceia in this context align with existing Comprehensive Plan policies that discourage directing growth and population concentrations into Coastal High Hazard Areas and Coastal Evacuation Areas? Terra Ceia is a historic community with limited infrastructure, constrained evacuation routes, recurring utility concerns, and a development pattern that has remained intentionally low for generations. The decision to specifically name Terra Ceia as an example of a development or redevelopment area raises legitimate questions and deserves a clear explanation. The Comprehensive Plan is not merely a guidance document—it becomes policy. Future applications, staff reports, legal reviews, and development proposals will be evaluated against it. Every addition and deletion matters. For these reasons, I respectfully request additional time for public review before transmittal and a residents are given a clear explanation of the rationale behind these changes.



Public Comment

Submitted On: May 31, 2026, 04:49PM EDT

Manatee County Government

Full Name	First Name: Andra Last Name: Griffin
Email	bullhornbetty@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	PA-25-13 / Ordinance 26-01 County Initiated Comprehensive Plan Text Amendment 5-1 Series - PLN2510-0080 - Legislative - Elizabeth Shulman, Senior Planner - Countywide
Comment	I respectfully request that you postpone any vote on PA-25-13 / Ordinance 26-01 until after the November election and the seating of a new Board. Comprehensive plan decisions lock in the legal framework for growth, traffic, and development in Manatee County for decades, and they should not be advanced while so many residents have lost confidence in the integrity of this process. Over time, a pattern has emerged in which certain large developers, including well-known local builders such as Pat Neal and Carlos Beruff, are perceived as receiving unusually accommodating treatment from this Board and other public bodies. For example, favored applicants are publicly invited to “pull” controversial items and return later, a courtesy that ordinary residents and less-connected applicants rarely, if ever, receive. Taken together with widely reported political influence by prominent development interests in Manatee County, many citizens now believe this Board has become effectively aligned with those developers’ priorities rather than with the broader public interest. Florida’s ethics and anti-nepotism provisions are specifically intended to prevent public offices from being used to advance the private interests of a narrow group of individuals. Section 112.313, Florida Statutes, prohibits public officials from soliciting or accepting anything of value, including “a gift, loan, reward, promise of future employment, favor, or service,” when there is any understanding that their official actions will be influenced. Section 112.3135, Florida Statutes, bars officials from using their authority to appoint, employ, promote, or advance relatives in agencies they control, and guidance explains that nepotism and favoritism in public employment undermine merit, equal treatment, and the Code of Ethics. These are the kinds of laws that exist precisely because patterns of preferential access and special treatment for connected parties are widely recognized as hallmarks of corrupted governance, even before any specific violation is proven. I am not here to accuse any named commissioner of a proven statutory violation. Rather, I am putting on the record that many residents see the Board’s deference to a small circle of powerful developers as inconsistent with the spirit of these ethics protections and therefore as evidence of a corrupted decision-making environment. In that context, proceeding now with a countywide comprehensive plan text amendment deepening those same developers’ advantages further erodes public trust. I therefore urge you to defer action on PA-25-13 / Ordinance 26-01 until a new Board is seated and the public can have greater assurance that these foundational decisions are being made free from actual or perceived developer capture or personal favoritism.

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GLEN GADFLY GIBELLINA
CANDIDATE FOR COUNTY COMMISSIO9NER DISTRICT 4



Public Comment

Submitted On: May 30, 2026, 02:42PM EDT

Manatee County Government

Full Name	First Name: RICHARD Last Name: MOTZER
Email	d2motz@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	June 4 comprehensive plan transmittal, and the reasons against it
Comment	Manatee County, changing the text of environmental elements can weaken protections around wetland buffers, flood mitigation, and coastal high-hazard areas. The Consequence: If strict local text is watered down to match baseline state rules, developers gain the right to build closer to fragile ecosystems. This directly reduces natural stormwater absorption, exacerbating local flooding risks and putting existing neighborhoods in jeopardy during major storm events. 2. Infrastructure Strain and "Pay-As-You-Go" Loopholes The text in a Comprehensive Plan dictates the county's Level of Service (LOS) standards for roads, potable water, stormwater infrastructure, and sewage treatment. The Risk: A text rewrite can alter the rules governing concurrency—the legal requirement that infrastructure must be in place before or concurrent with new development. If amendments soften the language to allow "proportional share" payments or delayed infrastructure timelines, developers can build now and leave the infrastructure fixes for later. The Consequence: Citizens end up trapped in gridlock on overburdened roads (like those in fast-growing areas like Parrish or Lakewood Ranch) and face escalating utility pressures, while the taxpayer is left holding the bag for retroactive infrastructure expansion. 3. The Evacuation and "Peril of Flood" Blindspot Florida law requires comprehensive plans to address coastal management and evacuation times under the "Peril of Flood" statutory requirements. The Risk: Text amendments can subtly adjust the mathematical models or baseline assumptions used to calculate hurricane evacuation clearance times. If the text allows for higher density inside coastal or low-lying zones without strictly requiring matching improvements to evacuation routes, safety margins shrink. The Consequence: Manatee County already faces bottleneck constraints during major hurricane evacuations. Altering text to allow more density or less restrictive development in vulnerable areas compromises regional safety. 4. Reduced Public Input and Procedural Transparency When changes are executed as a massive, sweeping "Rewrite" rather than isolated, clear-cut map amendments, the scale of the text makes it incredibly difficult for the average citizen to track. The Risk: A single ordinance changing hundreds of pages of planning text buried under legal jargon makes it easy to hide sweeping policy shifts. Because it is "County-Initiated" rather than brought by a single private developer for a single piece of land, there are no individual neighborhood notifications mailed out to residents. The Consequence: Citizens lose their ability to effectively voice public comment on specific changes because the alterations are packaged as a massive omnibus bill. By the time a resident realizes a specific density or environmental protection rule has been struck from the text, the ordinance has already passed. The "Business Impact Estimate" Indicator: The fact that this amendment includes a formal Business Impact Estimate means the county is legally auditing how this ordinance affects business operations and private property rights. Frequently, these rewrites lean heavily toward maximizing private development potential under the banner of regulatory relief, shifting the long-term cost burden directly onto the shoulders of local citizens.

An item like this demands rigorous oversight to ensure public infrastructure, wetlands, and taxpayer dollars aren't being compromised for unchecked density.

For the record

Richard Motzer



Public Comment

Submitted On: May 30, 2026, 12:49AM EDT

Manatee County Government

Full Name	First Name: Brenda Last Name: Glasbrenner
Email	smdbrenda@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	Congressional Plan
Comment	What's the rush we have until December 2027 We need to allow for the new commissioners to weigh in on this instead of constrained by this for the next 20 years Ordinance No. 26-19 / PA-25-03 (Project PLN2506-0044)—is a sweeping, county-initiated rewrite of Manatee County's Comprehensive Plan. Because the Comprehensive Plan serves as the "constitution" for all local growth, development, and resource management, rewriting the baseline text is a monumental shift. Historically, when local governments push through a comprehensive text rewrite under a single ordinance, it can trigger major red flags for citizens. Here is a breakdown of why a massive text amendment like this can pose a serious risk to the public interest, categorized by the core areas where community impacts are felt most. 1. The Dilution of Environmental Protection & Wetland Buffers Comprehensive plan rewrites are frequently used to cleanly align county policies with minimized state minimums, eliminating local protections that are stronger than the state baseline. The Risk: For a coastal and watershed-heavy community like Manatee County, changing the text of environmental elements can weaken protections around wetland buffers, flood mitigation, and coastal high-hazard areas. The Consequence: If strict local text is watered down to match baseline state rules, developers gain the right to build closer to fragile ecosystems. This directly reduces natural stormwater absorption, exacerbating local flooding risks and putting existing neighborhoods in jeopardy during major storm events. 2. Infrastructure Strain and "Pay-As-You-Go" Loopholes The text in a Comprehensive Plan dictates the county's Level of Service (LOS) standards for roads, potable water, stormwater infrastructure, and sewage treatment. The Risk: A text rewrite can alter the rules governing concurrency—the legal requirement that infrastructure must be in place before or concurrent with new development. If amendments soften the language to allow "proportional share" payments or delayed infrastructure timelines, developers can build now and leave the infrastructure fixes for later. The Consequence: Citizens end up trapped in gridlock on overburdened roads (like those in fast-growing areas like Parrish or Lakewood Ranch) and face escalating utility pressures, while the taxpayer is left holding the bag for retroactive infrastructure expansion. 3. The Evacuation and "Peril of Flood" Blindspot Florida law requires comprehensive plans to address coastal management and evacuation times under the "Peril of Flood" statutory requirements. The Risk: Text amendments can subtly adjust the mathematical models or baseline assumptions used to calculate hurricane evacuation clearance times. If the text allows for higher density inside coastal or low-lying zones without strictly requiring matching improvements to evacuation routes, safety margins shrink. The Consequence: Manatee County already faces bottleneck constraints during major hurricane evacuations. Altering text to allow more density or less restrictive development in vulnerable areas compromises regional safety. 4. Reduced Public Input and Procedural Transparency

When changes are executed as a massive, sweeping "Rewrite" rather than isolated, clear-cut map amendments, the scale of the text makes it incredibly difficult for the average citizen to track.

The Risk: A single ordinance changing hundreds of pages of planning text buried under legal jargon makes it easy to hide sweeping policy shifts. Because it is "County-Initiated" rather than brought by a single private developer for a single piece of land, there are no individual neighborhood notifications mailed out to residents.

The Consequence: Citizens lose their ability to effectively voice public comment on specific changes because the alterations are packaged as a massive omnibus bill. By the time a resident realizes a specific density or environmental protection rule has been struck from the text, the ordinance has already passed.

The "Business Impact Estimate" Indicator: The fact that this amendment includes a formal Business Impact Estimate means the county is legally auditing how this ordinance affects business operations and private property rights. Frequently, these rewrites lean heavily toward maximizing private development potential under the banner of regulatory relief, shifting the long-term cost burden directly onto the shoulders of local citizens.

An item like this demands rigorous oversight to ensure public infrastructure, wetlands, and taxpayer dollars aren't being compromised for unchecked density.



Public Comment

Submitted On: May 29, 2026, 06:28PM EDT

Manatee County Government

Full Name	First Name: Glen Last Name: Gibellina
Email	glengibelliba@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	Comprehensive plan
Comment	This specific transmittal—Ordinance No. 26-19 / PA-25-03 (Project PLN2506-0044)—is a sweeping, county-initiated rewrite of Manatee County's Comprehensive Plan. Because the Comprehensive Plan serves as the "constitution" for all local growth, development, and resource management, rewriting the baseline text is a monumental shift. Historically, when local governments push through a comprehensive text rewrite under a single ordinance, it can trigger major red flags for citizens. Here is a breakdown of why a massive text amendment like this can pose a serious risk to the public interest, categorized by the core areas where community impacts are felt most. 1. The Dilution of Environmental Protection & Wetland Buffers Comprehensive plan rewrites are frequently used to cleanly align county policies with minimized state minimums, eliminating local protections that are stronger than the state baseline. The Risk: For a coastal and watershed-heavy community like Manatee County, changing the text of environmental elements can weaken protections around wetland buffers, flood mitigation, and coastal high-hazard areas. The Consequence: If strict local text is watered down to match baseline state rules, developers gain the right to build closer to fragile ecosystems. This directly reduces natural stormwater absorption, exacerbating local flooding risks and putting existing neighborhoods in jeopardy during major storm events. 2. Infrastructure Strain and "Pay-As-You-Go" Loopholes The text in a Comprehensive Plan dictates the county's Level of Service (LOS) standards for roads, potable water, stormwater infrastructure, and sewage treatment. The Risk: A text rewrite can alter the rules governing concurrency—the legal requirement that infrastructure must be in place before or concurrent with new development. If amendments soften the language to allow "proportional share" payments or delayed infrastructure timelines, developers can build now and leave the infrastructure fixes for later. The Consequence: Citizens end up trapped in gridlock on overburdened roads (like those in fast-growing areas like Parrish or Lakewood Ranch) and face escalating utility pressures, while the taxpayer is left holding the bag for retroactive infrastructure expansion. 3. The Evacuation and "Peril of Flood" Blindspot Florida law requires comprehensive plans to address coastal management and evacuation times under the "Peril of Flood" statutory requirements. The Risk: Text amendments can subtly adjust the mathematical models or baseline assumptions used to calculate hurricane evacuation clearance times. If the text allows for higher density inside coastal or low-lying zones without strictly requiring matching improvements to evacuation routes, safety margins shrink. The Consequence: Manatee County already faces bottleneck constraints during major hurricane evacuations. Altering text to allow more density or less restrictive development in vulnerable areas compromises regional safety. 4. Reduced Public Input and Procedural Transparency When changes are executed as a massive, sweeping "Rewrite" rather than isolated, clear-cut map amendments, the scale of the text makes it incredibly difficult for the average citizen to track. The Risk: A single ordinance changing hundreds of pages of planning text buried under legal jargon makes it easy to hide sweeping policy shifts. Because it is "County-Initiated" rather than brought by a single private developer for a single piece of land, there are no individual neighborhood notifications mailed out to residents. The Consequence: Citizens lose their ability to effectively voice public comment on specific changes because the alterations are packaged as a massive omnibus bill. By the time a resident realizes a specific density or environmental protection rule has been struck from the text, the ordinance has already passed. The "Business Impact Estimate" Indicator: The fact that this amendment includes a formal Business Impact Estimate means the county is legally auditing how this ordinance affects business operations and private property rights. Frequently, these rewrites lean heavily toward maximizing private development potential under the banner of regulatory relief, shifting the long-term cost burden of that growth directly onto the shoulders of local citizens.

An item like this demands rigorous oversight to ensure public infrastructure, wetlands, and taxpayer dollars aren't being compromised for unchecked density.

For the record

Glen GADFLY Gibellina

Candidate for Manatee County Commission District 4

From: Glen Gibellina <glengibellina@gmail.com>

Sent: Thursday, May 28, 2026 4:55 PM

To: Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>

Cc: Nicole Knapp <nicole.knapp@mymanatee.org>; Charlie Bishop <charlie.bishop@mymanatee.org>; services@kimley-horn.com

Subject: Comprehensive Plan and Future Land Use Map (FLUM)

CAUTION:This email originated from an external source.

Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

To all concerned

Where wo8ld I find this information

If it is not in there, it should be!

Executive Summary: Growth Must Respect Geography

Dear Commissioners and Members of the Planning Commission,

As Manatee County updates its Comprehensive Plan and Future Land Use Map (FLUM), we must confront an undeniable geographic reality: our coastal and low-lying areas are exposed to severe and escalating storm surge hazards.

Under **Florida Statute § 163.3178(2)(f)**, all coastal counties are legally mandated to include a "Peril of Flood" component within their Comprehensive Plans. To fulfill this statutory duty in good faith, Manatee County must shift from a passive mapping posture to a proactive enforcement posture. We must use the latest National Hurricane Center **SLOSH (Sea, Lake, and Overland Surges from Hurricanes)** models and regional evacuation studies to automatically down-zone or strictly cap residential density within the **Coastal High Hazard Area (CHHA)** and **Coastal Evacuation Area (CEA)** overlay districts.

The Legal and Infrastructure Blueprint

1. The Legal Cover: Protecting the County from Developer Lawsuits

By tying lower density directly to a state-mandated hazard map, the county is fulfilling a clear statutory obligation. This creates an ironclad "legal cover." When clear, unambiguous "red lines" restricting density increases are written directly into the text of the **Future Land Use Element** and **Coastal Management Element**, the legal standard changes.

If a developer requests a FLUM amendment or rezoning for a density increase on an already overloaded evacuation route, planning staff and the Board of County Commissioners (BOCC) will possess a mandatory, text-based hook to deny it. Because a Comp Plan amendment is a legislative decision, the courts will uphold the county's denial under the highly deferential **"Fairly Debatable" standard**. Securing this language protects our taxpayers from costly legal challenges while protecting our coast from overdevelopment.

2. Leveraging Transportation Concurrency for Evacuation Routes

Florida law allows local governments to maintain robust "concurrency" systems, ensuring that critical infrastructure is in place *before* new development impacts are felt. While the state relaxed mandatory transportation concurrency years ago, Manatee County retains the explicit right to enforce and expand it.

We must immediately expand our Land Development Code (LDC) and Comp Plan to treat **hurricane evacuation capacity as a critical infrastructure Level of Service (LOS) metric**, exactly like sewer lines or water capacity.

- **The Operational Reality:** If a traffic impact analysis demonstrates that a proposed residential subdivision will push a bottleneck choke point—such as local bridges or major evacuation arteries—past safe out-of-county evacuation time thresholds, **the development must be denied**.
- The project should remain halted until the infrastructure catches up, or until the financial burden of widening those evacuation routes is borne entirely by the developer, not the taxpayers.

"Infrastructure isn't just pipes and pavement for a sunny day; it is the life safety network required to evacuate our citizens during a storm. If our roads cannot safely evacuate the families already living here, adding more density to the CHHA is a failure of our baseline duty to public safety."

Conclusion: Locking Safety into the Text

We cannot protect Manatee County by adjusting boundaries after the homes are already built. The "red lines" must be drawn now, locked into the text of the Comp Plan, and reflected permanently on the FLUM.

I urge the Planning Commission and the BOCC to adopt text amendments that mandate automatic density caps based on the newest SLOSH data and establish hurricane evacuation times as a binding Level of Service standard. Let's give our county the legal tools it needs to protect our residents, preserve our evacuation routes, and defend our planning decisions in court.

Respectfully submitted,

Glen Gibellina

<https://electglengibellina.com/>

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

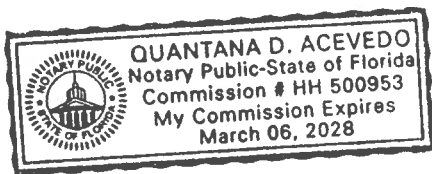
COUNTY OF MANATEE

Before the undersigned authority personally appeared **Abigail Bonds**, who on oath says that she is a **County Employee of Manatee County Government, Manatee County, Florida**; that the attached copy of advertisement, being a public notice in the matters of **Notice of County-Initiated Comprehensive Plan Text Amendment** for the **Manatee County Board of County Commissioners Land Use Meeting on August 6, 2026**, in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on **July 23, 2026**.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

By: Abigail Bonds
Abigail Bonds, Planning and Zoning Tech III

Sworn to and subscribed before me this 24th day of July 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.



Quantana Acevedo
(Signature of Notary Public)
Quantana Acevedo
(Print Name of Notary Public)
Notary Public
(Title)

My Commission Expires: 3/6/28
Commission Number: HH 500953

NOTICE OF LAND USE CHANGE

Official Actions Will Affect and Regulate Use of Real Property in Unincorporated Manatee County – Notice to Real Property Owners and General Public.

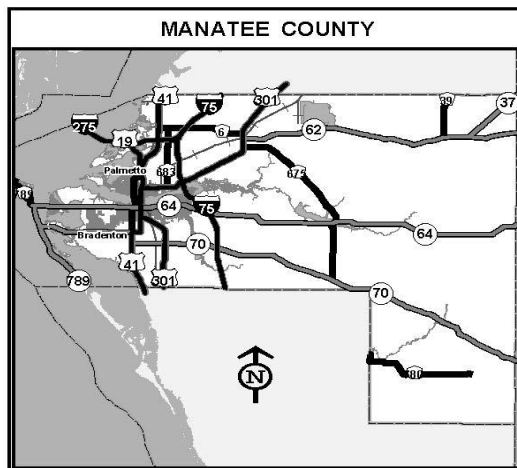
The Manatee County Board of County Commissioners will hold a public hearing to consider the adoption of the following amendments to the Manatee County Comprehensive Plan. The amendments pertain to the unincorporated area of Manatee County. At the conclusion of the public hearing the Board of County Commissioners shall determine whether to transmit, transmit with modifications or not transmit the amendments to the Manatee County Comprehensive Plan.

Date: August 6, 2026
Time: 9:00 a.m., or soon thereafter as same may be heard
Place: Manatee County Government Administrative Center
1112 Manatee Ave. West; Patricia M. Glass Chambers (1st Floor)

Additional amendments to the following may be necessary to implement these changes and ensure internal consistency.

ORDINANCE NO. 26-19 / PA-25-03 COMPREHENSIVE PLAN REWRITE COUNTY- INITIATED COMPREHENSIVE PLAN TEXT AMENDMENT- [PLN2506-0044](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding comprehensive planning, amending Manatee County Ordinance No. 89-01, as amended (the Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; amending and restating the following eleven Elements; Element 1, Definitions; Element 2, Future Land Use; Element; 3, Conservation; Element 4, Coastal Management; Element 5, Transportation; Element 6, Housing; Element 7, Historic And Cultural; Element 8, Recreation and Open Space; Element 9, Public Facilities; Element 11, Intergovernmental Coordination; amending other supportive material as deemed necessary in order to maintain internal consistency; providing for adoption of Amendments; providing for effect on other ordinances and regulations; providing for codification, providing for applicability, providing for severability; and providing an effective date.



Ordinance, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Board of County Commissioners to consider.

The proposed Ordinances are available for public inspection at the Manatee County Development Services Department, 1112 Manatee Avenue West, Suite 400, Bradenton, Florida, during regular business hours. A reasonable charge may be made for the provision of copies.

Interested parties may appear and be heard at the meeting with respect to the proposed Ordinance. The public hearing may be continued from time to time to a date and time certain or to no date certain and re-advertised. The Public may also provide written comments for the Board of County Commissioners to consider.

Rules of procedure for this public hearing are in effect pursuant to Resolution 25-013. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please Send Comments To: **Manatee County Development Services Department**
 Attn: Agenda Coordinator
 1112 Manatee Avenue West / P.O. Box 1000
 Bradenton, FL 34205
 planning.agenda@mymanatee.org

All written comments will be entered into the record.

For More Information: Copies of the proposed amendment will be available for review and copying at cost approximately ten (10) days prior to the public hearing. Information may also be obtained by calling 748-4501 x 6878, between 8:00 AM - 5:00 PM; email to: planning.agenda@mymanatee.org.

Americans With Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or carmine.demilio@mymanatee.org, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

SAID HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Development Services Department
Manatee County, Florida
Date Published: July 23, 2026



MANATEE COUNTY FLORIDA

June 4, 2026

Florida Department of Commerce
Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, Florida 32399-2100

**Re: 2026 Plan Amendment 25-03 / Ordinance No. 26-19 - County-Initiated
Comprehensive Plan Text Amendment Comprehensive Plan Rewrote PLN250-0044**

Dear Mr. Eubanks:

Manatee County hereby submits for review one (1) proposed 2026 plan amendment to the Manatee County Comprehensive Plan. This amendment was approved for transmittal by the Manatee County Board of County Commissioners at a public hearing session held on June 4, 2026. A second public hearing shall be held within 180 days after the receipt of comments from the State Land Planning Agency.

Future Land Use Text Amendment:

Transmittal of an Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (the Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; amending and restating the following eleven Elements; Element 1, Definitions; Element 2, Future Land Use, Element 3, Conservation, Element 4, Coastal Management; Element 5, Transportation; Element 6, Housing; Element 7, Historic and Cultural; Element 8, Recreation and Open Space; Element 9, Public Facilities; Element 11, Intergovernmental Coordination; amending other supportive material as deemed necessary in order to maintain internal consistency; providing for adoption of amendments; providing for effect on other ordinances and regulations; providing for codification; providing for applicability; providing for severability; and providing an effective date.

Attached is one copy of the Comprehensive Plan amendment and supporting documents, data and analysis, as specified under Florida Statute 163.3184(4) and transmitted in accordance with Florida Statute 163.3184(4)(h), for review by FloridaCommerce.

Board of County Commissioners
1112 Manatee Avenue West, Bradenton, FL 34205
www.mymanatee.org • Phone: (941) 745-3700 • Fax: (941) 745-3790

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RAHN

District 4

DR. ROBERT
MCCANN

District 5

JASON
BEARDEN

At Large

GEORGE W.
KRUSE

At Large

Manatee County requests an “State Coordinated Review” of this amendment by all State agencies as outlined in Florida Statute 163.3184(3)(b)1. This amendment package has also been transmitted to the Florida Department of Environmental Protection, Southwest Florida Water Management District, Florida Department of Transportation, Tampa Bay Regional Council, Department of State, Bureau of Historic Preservation, Florida Fish & Wildlife Conservation Commission and Department of Agriculture and Consumer Affairs.

The proposed amendment is not being adopted pursuant to joint planning agreement nor is the amendment located within an area of critical state concern or Resource Planning and Management Area.

Any questions you may have concerning the proposed plan amendment by be directed to Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator, at the address, telephone number or e-mail listed below.

Manatee County Development Services Department

Attn: Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator

1112 Manatee Avenue West

Bradenton, FL 34205

Telephone: 941-748-4501, ext. 6862

Rachel.Layton@mymanatee.org

Thank you for your assistance and cooperation.

Sincerely

BOARD OF COUNTY COMMISSIONERS

MANATEE COUNTY, FLORIDA

Chairperson

Enclosures