



Building and Development Services Department

Public Hearings

1112 Manatee Avenue West, Bradenton, FL 34205

Phone number: (941) 748-4501 ext. 6839

MEMORANDUM

To: Rossina Leider. Planning Section Manager

From: Bobbi Roy, Senior Planning and Zoning Technician

Date: July 7, 2021

Subject: Agenda Update for July 8, 2021 Planning Commission Agenda

This memo and the changes indicated below are reflected in the electronic agenda (E-Agenda).

Advertised Public Hearings - Presentations Scheduled

- 2. PDR-10-11(Z)(P)(R2) - Gamble Creek Ranch RBGJAG Holdings LLC Rezone / Canoe Creek Phase IV - PLN2010-0105 - Quasi-Judicial - Stephanie Moreland, Principal Planner - Revised Motion to correct Stipulation numbers for A. Stormwater and a public comment letter attached.**

REVISED ALTERNATIVE MOTIONS:

APPROVAL:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-10-11(Z)(P)(R2) and approval of a Revised Preliminary Site Plan with Stipulations A.1–A.7 ~~6~~, B.1, C.1-C.10, D.1-D.2, E.1-E.3 and F.1-F.6: ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative to Land Development Code Sections; 1) 403.12.D.6 (buffer planting elimination); 2) 403.8.F.2 (reduction of upland habitat preservation in the North Central Overlay District and Coastal Planning Area), 3) LDC Section 1001.1.C (Second Means of Access Required) and 4) Public Works Manual Sec 3.1.3.B.6 (reduction of right-of-way.

APPROVAL WITH DENIAL OF SPECIFIC APPROVAL 3 LDC SECTION 1001.1.C (SECOND MEANS OF ACCESS REQUIRED):

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-10-11(Z)(P)(R2) and approval of a Revised Preliminary Site Plan with Stipulations A.1–A.7 ~~6~~, B.1, C.1-C.10, D.1-D.2, E.1-E.3 and F.1-F.6: ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative to Land Development Code Sections; 1) 403.12.D.6

(buffer planting elimination); 2) 403.8.F.2 (reduction of upland habitat preservation in the North Central Overlay District and Coastal Planning Area), and 4) Public Works Manual Sec 3.1.3.B.6 (reduction of right-of-way); and DENIAL of Specific Approval 3) LDC Section 1001.1.C (Second Means of Access Required).

4. **PA-20-03/Ordinance 21-22 (fka Ord. 21-02) – County initiated Comprehensive Text and Map Amendment – Coastal High Hazard Area Overlay District, Coastal Evacuation Area Overlay District, and Coastal Planning Area - PLN2009-0095 Legislative – Nicole Knapp, County Administration** – Public Comments attached.

Public Comments - PDR-10-11(Z)(P)(R2) - Gamble Creek Ranch RBGJAG Holdings LLC Rezone / Canoe Creek Phase IV - PLN2010-0105 - Quasi-Judicial - Stephanie Moreland, Principal Planner

From: Dennis Wilm <dbwilm@live.com>

Sent: Tuesday, June 29, 2021 5:16 PM

To: Bobbi Roy <bobbi.roy@mymanatee.org>

Subject: regarding the PDR-10-11 Z P R2- Gamble Creek RBGJAG Holdings LLC Rezone / Canoe Creek phase1V- PLN2010-0105

To whom this may concern my name is Dennis Wilm I am a Home owner in Canoe Creek I am in the phase one part of the Development my address there is 13785 Old Creek CT. Parrish FL. I closed on my home last August with the understanding this was going to be a total of 650 some homes now it looks like Neal Communities wants to expand the project to over 800 home sites of different varieties so basically, they lied to the people buying into this Development. It is my opinion this request should be denied for the several reasons first and most important the people that have bought in this community to date were told how big this development was going to be now they are trying to add onto an already large enough Community to me this is basically mis informing the people myself included what they were buying into if I would of known this was going to be this much bigger of a Community I would of considered twice buying in this Development. Reason two in general Manatee County is growing so fast there just is not enough infrastructure to keep handling the development that is not only happening in Parrish but in general in Manatee County I have heard from other people not enough road ways, Fire Departments, Police, Hospitals, schools, the list goes on please reconsider approving this request from Neal and for once learn to start saying no to some of these projects till at least you as Manatee County can take a better review of all of what is needed to handle the growth throughout the area. My cell number to call and discuss with me if any questions is 1-262-227-9956 thank you for any consideration in this matter Dennis Wilm

Public Comments - PA-20-03/Ordinance 21-22 (fka Ord. 21-02) – County initiated Comprehensive Text and Map Amendment – Coastal High Hazard Area Overlay District, Coastal Evacuation Area Overlay District, and Coastal Planning Area - PLN2009-0095 Legislative

From: Nicole Knapp <nicole.knapp@mymanatee.org>

Sent: Tuesday, July 6, 2021 2:44 PM

To: Bobbi Roy <bobbi.roy@mymanatee.org>

Subject: FW: Coastal Amendments

Nicole M. Knapp, CPM

Impact Fee Administrator

Manatee County Government

County Administration Office

1112 Manatee Ave W., Suite 302-H

Bradenton, FL 34205

941.748.4501 (ext 7824)

Nicole.knapp@mymanatee.org

From: Carol Clarke <CarolC@medallionhome.com>

Sent: Tuesday, July 6, 2021 1:37 PM

To: Nicole Knapp <nicole.knapp@mymanatee.org>; Lisa Wenzel <lisa.wenzel@mymanatee.org>

Cc: Carlos Beruff <carlosb@medallionhome.com>; John Barnott <john.barnott@mymanatee.org>; Scott Rudacille <srudacille@blalockwalters.com>

Subject: Coastal Amendments

Lisa and Nicole -Happy Tuesday. I hope you folks are staying safe during the storm.

- You may have already seen these – but I wanted to make sure not to surprise you at the Planning Commission.
- I plan on supporting your statement in the Staff Report that Land Development Code amendments are going to be required with the adoption of the new Comp Plan maps for consistency.
- I also have a number of other recommended amendments. As you know, we have been raising the issue about Assisted Living Facilities being included with Acute Care for a while. That is included in this package of proposed amendments. I have endeavored to classify them as having Policy implications and Cleanup items.
- I have taken a look at other sections of the Code where Coastal is used – but I think these are the critical items.

Recommended Changes – Policy Implications

- Section 200 – Definitions
 - Match to proposed Comp Plan definitions
 - Amend Acute Care Medical Facility definition
- Section 400.8 – Schedule of Uses – Standard Zoning District

- Change notes re: Acute Care
- **Section 402.5 – Schedule of Uses – PD Districts**
 - Change notes re: Acute Care
- **Section 403.8 – Coastal Overlay District**
 - Eliminate CEA
 - Eliminate requirements covered elsewhere in Code
 - Eliminate requirements not related to public safety (open space)
 - There are questions about existing provisions and how those are being implemented; it may be appropriate to remove those provisions.
 - The more I take a look at this one – the more I think it could be eliminated.

Recommended Changes – Cleanup

- **Section 201 – Abbreviations**
- **Section 403.1 – Overlay Districts Established**
- **Section 545.2 – Affordable Housing Incentives**

I look forward to seeing you at the hearing on Thursday.

Carol

Carol B. Clarke, AICP

OFFICE: 941-567-2647

MOBILE: 941-720-1868

1651 Whitfield Ave., Suite 200

Sarasota, FL 34243



These changes prohibit Nursing Homes and Hospitals in CHHA. ALF not prohibited.

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402.5. Schedule of Uses for PD Districts.

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Except as specifically provided in this Code, regulations governing the use of land, water and structures within the PD districts shall be as shown in the following table. Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted with approval of a General Development Plan. PD zoning in itself does not constitute approval to develop or establish a new use.

Uses of land or structures not expressly listed in the table are prohibited and shall not be established in that district.

Uses and structures which are customarily and clearly incidental to permitted principal uses and structures, shall be also permitted.

Whenever there is any uncertainty as to the classification of a use listed in the following table, the Department Director shall determine the classification, if any, within which the use falls, based on its characteristics and similarity to other uses in the district. If a use has characteristics similar to more than one (1) classification, the use shall be construed as the classification having the most similar characteristics. In the event that a particular use is determined not to be within an allowed defined use, then the particular use shall be prohibited. Notwithstanding the foregoing, if the site plan or development order for a planned development lists the specific uses permitted within such planned development, then only such listed uses shall be permitted, unless otherwise approved by the Board of County Commission at an advertised public hearing.

Chapter 4 - ZONING
Section 402. - Planned Development (PD) Districts.
402.5. Schedule of Uses for PD Districts.

Table 4-12: Schedule of Uses for PD Districts

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
Agricultural Research Facilities	—	X	X	P	P	X	P	X	P	X	X	X	P	P
Agricultural Uses	531.1	P	P	P	P	P	P	P	P	P	P	X	P	P
Agricultural Products Processing Plants	531.1	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.1	X	X	X	X	P	X	X	SP	X	X	X	P	P
Short Term Agricultural Uses	531.1	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.1	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Sawmills	531.1	X	X	X	X	P	X	X	P	X	X	X	X	P
Slaughterhouses	531.1	X	X	X	X	P	X	X	P	X	X	X	X	X
Stockyards and Feedlots ⁴	531.1	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
COMMERCIAL - RETAIL														
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X

Chapter 4 - ZONING
Section 402. - Planned Development (PD) Districts.
402.5. Schedule of Uses for PD Districts.

Car Wash: Incidental	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	—	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Free Standing Emergency Department (FSED) ⁵	531.62	X	X	P	X	X	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital ⁶		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	P
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P ²	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	P ³	P	P ³	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
Recreational Vehicle Parks and Subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants ⁴	—	X	X	X	X	P	X	X	X	X	X	X	X	X

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Chapter 4 - ZONING
Section 402. - Planned Development (PD) Districts.
402.5. Schedule of Uses for PD Districts.

Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P
Public Use Facilities	531.40	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	—	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	X	X	P	P	X	X	X	X	X	X	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52												
Water Dependent Uses	531.60	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X
Earthmoving, Minor	702	P	P	P	P	P	P	P	P	P	P	X	P	P
Game Preserve	—	X	X	P	X	X	P	X	P	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Mining	531.30	X	X	X	X	X	P	X	X	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X

Chapter 4 - ZONING
Section 402. - Planned Development (PD) Districts.
402.5. Schedule of Uses for PD Districts.

Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Assisted Living Facility, Large ³	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small ⁴	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes ¹	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	—	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.50	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.50	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	P	P	X	P	X	X	X	X	X
Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P

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Chapter 4 - ZONING
Section 402. - Planned Development (PD) Districts.
402.5. Schedule of Uses for PD Districts.

Helistop	531.24	P	P	P	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	P

P = Permitted (see Section 315); SP = Special Permit (see Section 316), P = Permitted, X = Not Permitted; P/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

¹ Acute medical facilities are not allowed within the Coastal **High Hazard Area**~~Evacuation Area, as defined in the Comprehensive Plan~~.

² Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

³ Limited to three thousand (3,000) square feet in gross floor area.

⁴ Asphalt/Concrete Processing, Manufacturing, or Recycling Plants are prohibited from locating on property within the Watershed Protection Overlay District.

⁵ FSEDs are required to be located within the Retail/Office/Residential (ROR) or the Mixed Use (MU) Future Land Use Categories.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted in conjunction with a PD approval. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.

(Ord. No. 16-31 , § 3(Exh. A), 11-13-16; Ord. No. 16-06 , § 3(Exh. A-3), 11-15-16; Ord. No. 16-24 , § 3(Exh. A-4); 11-15-16; Ord. No. 17-30 , § 4(Exh. B), 9-7-17; Ord. No. 17-47 , § 3(Exh. A-2), 9-7-17; Ord. No. 18-22 , § 3(Exh. A-2), 6-7-18; Ord. No. 18-18 , § 3(Exh. A-2), 8-23-18; Ord. No. 19-03 , § 3(Exh. A-4), 3-21-19; Ord. No. 20-05 , § 3(Exh. A-2), 6-4-20; Ord. No. 20-34 , § 3(Exh. A), 10-1-20)

Editor's note(s)—See the editor's note to Table 4-1.

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.1. Overlay Districts Established.

403.1. Overlay Districts Established.

The following overlay districts are hereby established:

Type of Overlay District	Overlay District Description
Airport Impact	AI: Airport Impact Overlay District Sarasota Bradenton International Airport (SRQ) SRQ-Special Area of Consideration SRQ-AI Height Overlay (Part 77 Surfaces) SRQ-AI Noise Overlay
Corridor and Gateway	FIG: Florida International Gateway Overlay District PCV: Parrish Commercial Village Overlay District
Historic Preservation	HA: Historical and Archaeological Overlay District HV: Historic Vista Protection Area Overlay District
Duplex Access	DA: Duplex Access Overlay District
Environmental Resource Protection	CHHA: Coastal High Hazard Area Overlay District CEA: Coastal Evacuation Area Overlay District CPA: Coastal Planning Area ST: Special Treatment Overlay District WPE: Evers Reservoir Watershed Protection Overlay District WPM: Lake Manatee Reservoir Watershed Protection Overlay District WPR: Peace River Watershed Protection Overlay District
Neighborhood Preservation	NC: North Central Overlay District WR: Whitfield Residential Overlay District
Restricted Vehicle	RV: Restricted Vehicle Overlay District

(Ord. No. 15-03, § 5(Exh. C), Amd. 1-5-17 ; Ord. No. 19-05 , § 3(b)(Exh. A-3), 2-7-19; Ord. No. 19-03 , § 3(Exh. A-4), 3-21-19)

403.8. Coastal Overlay Districts (CHHA, ~~CEA~~ and CPA).

- A. **Purpose.** It is the purpose of this section to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas by enforcing the provisions of this section which were designed to implement the goals, objectives and policies of the Coastal Management Element of the Comprehensive Plan.

The approximate boundaries of the ~~Coastal Evacuation Area (CEA) and~~ Coastal High Hazard Area (CHHA) ~~Map and the Overlay Districts are indicated on the Official Zoning Atlas Map. The~~ Coastal Planning Area (CPA) map ~~are~~ is found in the Comprehensive Plan. The extent and coverage of the area designated as a Coastal High Hazard Area is subject to a more precise determination for any project based on an evaluation of a predevelopment topographic survey of the site submitted to the Manatee County Department Director for review. Should such an evaluation of the topographic survey indicate that the extent of the CHHA District is somewhat different than what is indicated on the Official Zoning Atlas Map, the predevelopment topographic information will prevail without the property owner having to pursue an amendment to the Atlas Map.

- B. **Effect of Mapping/Approvals Required.** All properties or portions of properties within the coastal areas listed above (~~CEA~~, CHHA and CPA) are subject to the standards and procedures outlined in this section (see also the elevation required by the Floodplain Management Ordinance). For projects partially in the coastal areas listed, the standards of this section shall only apply within the confines of the area boundary.

At the Applicant's request, projects within the coastal area may rezone to Planned Development.

- C. **Prohibited Uses/Activities.** The following uses are prohibited within the CPA, ~~CEA~~ or the CHHA, as noted below, regardless of the underlying zoning district.

1. *Prohibited in the CPA, which encompasses the CHHA.*
 - a. New mobile home developments.
 - b. Acute care medical facilities, such as hospitals, and nursing homes, ~~and assisted living facilities.~~
 - c. New wastewater treatment plants. Expansions may only be allowed if it can be demonstrated that they will not adversely affect coastal receiving waters.
2. *Prohibited in the CHHA.*
 - a. Uses which generate, store, or dispose in excess of 45.4 pounds of hazardous, or 0.45 pounds of acutely hazardous waste materials per month. As used in this section, hazardous and acutely hazardous waste materials shall be defined as substances listed in 40 CFR 261 and adopted within Chapter 403.74, Florida Statutes.
 - b. Non-water dependent development activities in submerged areas containing significant seagrass habitats except where necessary to facilitate the continuing use of existing channels, to correct environmental problems caused by limited tidal circulation or other deficiencies of the environmental system or in cases of overriding public interest as determined by the Board of County Commissioners. Overriding public interest cases shall be reviewed through the Planned Development process.
 - c. New boat ramps in areas characterized by insufficient depth, sensitive bottom or shoreline habitats, such as seagrass beds.

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Section 403. - Overlay Districts.
403.8. Coastal Overlay Districts (CHHA, CEA and CPA).

- d. Development which requires the issuance of a point source discharge permit for discharging into receiving waters which flow into a "prohibited" Florida Department of Environmental Protection shellfish harvesting classification area, except where the "prohibited shellfish harvesting" classification is entirely due to potential for contamination by sewage effluent in areas receiving effluent discharge.
- e. The dredging and filling of submerged lands, except for uses classified and prioritized as water-dependent. Dredging and filling for other uses may be considered upon a finding of overriding public interest by the Board through the Planned Development process. All dredge and fill activities within or adjacent to the Terra Ceia Aquatic Preserve shall be submitted to the Florida Department of Environmental Protection for comments which shall be considered by the Board during project review. For those projects which require dredging or filling activities, an operational plan shall be prepared to prevent degradation of adjacent waters, and to assure placement of soil material on suitable upland areas.
- f. The alteration of coastal wetlands except in instances of proposed water-dependent uses, or in cases of overriding public interest as determined by the Board through the Planned Development process, such as natural resources restoration activities, the location of public access facilities for public recreational facilities. Any alteration shall be subject to mitigation criteria.
- g. The removal or manmade alteration of sand dunes is prohibited unless it can be shown that such removal or alteration would not increase potential flood damage, damage to plant life or increase soil erosion. Under no circumstances shall any use and/or development be permitted which adversely affects the capacity of the channels of any watercourse, drainage ditch and/or other drainage facility in the Coastal High Hazard Area Overlay District.
- h. New asphalt processing and recovery plants and concrete processing and recovery plants shall be prohibited.

3.

~~a. The construction of new seawalls and the repair and reconstruction of existing seawalls in the CEA, except as permitted by applicable federal and state regulations.~~

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D. **Use Limitations and Standards.** The use of land shall be permitted in accordance with the provisions of the underlying zoning district subject to the following additional restrictions on density and use:

1.

- 2. Densities for single and multi-family boat docking facilities shall be limited to no more than one (1) boat slip for every one hundred (100) feet of shoreline owned unless designated and used for "sailboat only." Property shall have a minimum of one hundred (100) feet along shoreline to receive dock approval. All sailboat only slips shall be clearly posted with a minimum of one (1), three (3) square foot weather resistant sign per slip.
- 3. Docking facilities in excess of twenty-five (25) slips shall have basins designated and posted as idle speed zones and access channels designated as slow speed zones.
- 4. The density and intensity of development in the CHHA district shall be governed by the underlying zoning district and the policies of the Comprehensive Plan. Development clustering to transfer density and intensity out of the CHHA district is encouraged.

Commented [CC1]: Isn't this already a requirement everywhere?

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.8. Coastal Overlay Districts (CHHA, CEA and CPA).

5. Density of new residential development within the FEMA Velocity-Zone shall be limited to a maximum of three (3) dwelling units per gross acre or to the maximum density allowed in the underlying Zoning district, whichever is less. Any reduction in residential development potential within the FEMA Velocity-Zone resulting from the limit of three (3) dwelling units per gross acre within that area may be re-captured on the subject site in areas outside of the velocity zone where consistent with other provisions of this LDC and the Comprehensive Plan.
6. Non-industrial redevelopment activities within the FEMA Velocity-Zone of the Coastal High Hazard Area shall 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 zoning district and Future Land Use designation(s) on the project site for only the area within the velocity zone, whichever is less. All such redevelopment activities shall also be subject to compliance with other applicable goals, objectives, and policies of the comprehensive plan, and all applicable development regulations.
7. Industrial uses shall not have adverse impacts on coastal resources except where such impact is unavoidable and a finding of overriding public interest is made by the Board of County Commissioners through the Planned Development process.
8. |

Commented [CC2]: This is not public safety related.

E. Setback Requirements and Wetland Buffers.

1. *Minimum Setback.* Minimum setback lines shall conform to both the Coastal Construction Control Line, where designated by the Florida Department of Environmental Protection and the wetland buffer established in this subsection.
2. *Wetland Buffer Adjacent to Special Waters.* Wetland Buffers of fifty (50) feet shall be required from the post-development jurisdictional wetlands on the development sites within the Coastal High Hazard Area Overlay District which are adjacent to any Special Water as designated in accordance with Rule 62-302.700(9)(i), F.A.C.

Buffers for isolated wetlands shall be thirty (30) feet.

F. |

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~~Upland Preservation. Land developments within the Coastal Planning Area shall preserve representative tracts of native upland vegetative communities.~~

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- ~~1. The size and type of tract to be preserved shall be determined after review of the site, the proposed use for the property, and the viability of preservation.~~
- ~~2. Vegetation. Fifty (50) percent of the required minimum open space exclusive of areas used for surface water retention/detention shall be retained in the natural vegetation of native upland communities including understory vegetation. If the native upland community areas are less than fifty (50) percent of the required minimum open space exclusive of surface water retention/detention areas, then all of the vegetation shall be retained.~~

- G. Application Submission Requirements.** In addition to the materials required to be submitted with an application for plat, site plan, planned development and/or floodplain management approval, whichever

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comes first, the applicant for a development in any of the coastal areas listed above shall submit the following:

1. Evaluation of the impact of the proposed development on hurricane shelter capacity and evacuation clearance ~~times.~~
 2. Description of special standards for the design and construction of all infrastructure associated with the project intended to minimize risks of damage to such infrastructure, where increased risks of damage due to coastal flooding or wave action can be reasonably anticipated.
 3.
 - a. ~~A signed and sealed survey or a delineation performed by a professional qualified for this purpose.~~
 - b. ~~Native upland communities located within project boundaries.~~
 - c. ~~Upland vegetation preservation areas.~~
 4. The location of any existing seagrass habitat contained within the proposed development site or within fifty (50) feet of the development site boundaries.
 5.
 6.
 7. Other documents, as determined by the Department Director, that are necessary to establish that the performance standards for projects within the coastal area are met.
 8. All development applications shall indicate the general location, maximum density/intensity, maximum percentage of impervious surface and type of land use for each portion of the site. Maximum effort shall be made by the developer to minimize impervious surfaces along coastal areas. Included with each application shall be specifications of the measures being used to limit the amount of impervious surface that is directly connected to any drainage facility discharging into any coastal waters.
- H. **Review Criteria.** Applications for development in the one hundred (100) year floodplain will be reviewed for compliance with the Floodplain Management Ordinance, the Manatee County Building Code, and other applicable flood control regulations. Development orders for projects located within the coastal area (CHHA, and CPA) shall not be approved unless the following standards are met:
1. The project minimizes the disturbance of natural shoreline resources that provide shoreline stabilization and protect landward areas from the effects of storm events.
 2. The proposed development will not adversely affect existing seagrass habitats.
 3. A Hurricane Evacuation Plan has been prepared in accordance with the requirements of the Division of Emergency Management.
 4.
 5.
- ~~Provision has been made for the use of special assessments to recoup expenditures for repair of storm related damage to public and private infrastructure within a reasonable time.~~

Commented [CC4]: I don't think this is being implemented.

Commented [CC5]: Is this implemented?

Commented [CC6]: Required elsewhere in Code

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Commented [CC7]: Required elsewhere

Commented [CC8]: I am not certain the purpose of 6 – not public safety.

Commented [CC9]: What is this intended to focus on? Adjacent to coastal waters or throughout CPA?

Commented [CC10]: 800.5 requires the plan within 1 year of plat.

Commented [CC11]: To the best of my knowledge there are no such standards

Commented [CC12]: I think I have seen this done once. What is intended?

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6. |
7. 8. Developments which will discharge into receiving waters flowing into a "Conditionally Approved"
8. Developments which will discharge into receiving waters flowing into a "Conditionally Approved"
8. Developments which will discharge into receiving waters flowing into a "Conditionally Approved" or "Approved" DEP Shellfish Harvesting Area have demonstrated that water quality non-degradation for all applicable parameters will be met. Non-degradation will be assumed when compliance with State Outstanding Florida Water or State Class II water quality criteria is achieved, whichever is more stringent.
9. Developments adjacent to the boundaries of the Terra Ceia Aquatic Preserve will not result in significant degradation of water quality, shoreline, or estuarine habitat that is either attributable to the development alone or in combination with other developments.
10. The cumulative effect of the proposed development and existing development will not have a significant impact on adjacent natural resource reservation areas.
11. Provision has been made for the protection of identified historic resources and/or for the mitigation of impacts upon such resources.
- I. **Reconstruction of Structures.** When any habitable structure sustains substantial damage due to a natural disaster, the habitable structure shall be relocated to a new location that is outside of the Coastal High Hazard Overlay District provided that sufficient land is available on the subject parcel for such relocation.
- J. **Warning and Disclaimer of Liability.** The degree of protection required in this section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. This section does not imply that land outside the CHHA or CPA will be free from flooding or flood damages. This section shall not create liability on the part of Manatee County or any officer or employee thereof from damages that result from reliance on this section or any administrative decision made thereunder.
- K. **Cumulative Impacts.** All applications within five hundred (500) feet of natural resource reservation areas as defined in the Comprehensive Plan shall be analyzed for the following:
 1. The density/intensity of existing or planned development adjacent to the natural resource area.
 2. Direct or indirect impacts from existing adjacent development upon the natural resource area.
 3. Estimation of direct or indirect impacts which may result from the proposed application.
 4. Compatibility of proposed application to any management plan for the affected natural resource area and to other aspects of the Manatee County Comprehensive Plan.
 5. The extent to which mitigation measures may compensate for adverse impacts from the proposed application.
- L. **Development adjacent to Terra Ceia Aquatic Preserve.** In addition to the requirements of subsection J above, all proposed development applications within five hundred (500) feet of the Terra Ceia Aquatic Preserve boundary shall be reviewed by the Florida Department of Environmental Protection and Manatee County for the following aspects:
 1. Consistency with the objectives of the Terra Ceia Aquatic Preserve Management Plan.
 2. The extent to which hydrologic and biologic functions would adversely impact the quality or utility of the preserve.

Commented [CC14]: See 9 above.

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3. Existing water quality with respect to Class II and/or Outstanding Florida Waters (OFW) criteria.
4. Predicted effect from proposed development application upon Class II and/or OFW criteria for affected areas within the Terra Ceia Aquatic Preserve.
5. Applicant shall be required to conduct surface water quality monitoring program approved by Manatee County, and submit annual reports to the Department Director beginning at the time of Building Permit issuance.

M. **Temporary Dwellings.** The provisions of this section shall not apply to a postdisaster temporary dwelling with a valid temporary use permit that meets the requirements specified in Section 521.11 of this Code during the period of time such temporary use permit remains in effect.

(Ord. No. 14-35 , § 2, 6-17-14; Ord. No. 19-03 , § 3(Exh. A-4), 3-21-19; Ord. No. 20-12 , § 3(Exh. 4), 9-3-20/Amd. 11-10-20)

Section highlighted for reference.

545.2. Affordable Housing Incentives.

To meet the affordable housing needs of Manatee County residents, a variety of incentives are provided. These incentives are listed below, along with the percentage of the units in the entire project which must meet the standards of affordable housing as defined in this Code.

- A. **Housing Rapid Response Team/Fast Tracking.** Projects in which ten (10) percent or more of the entire project is affordable will receive the assistance of the County's Housing Rapid Response Team. The team will assist with fast-tracking the project through the necessary permitting procedures. Contact with the Housing Rapid Response Team shall be made through the Housing and Community Development Manager or as designated by the County Administrator. Priority for utilization of the Housing Rapid Response Team shall be based on the period of time proposed by the applicant for keeping the project affordable.
- B. **Fee Reimbursements.** All projects with affordable housing units shall be eligible for reimbursement of County fees in accordance with Affordable Housing Programs and administrative procedures as established by Manatee County and as permitted by law.
 - 1. Any applicant seeking a fee reimbursement shall submit an application to the Department Director who will assist applicant in working with the proper county department.
 - 2. The applicant shall enter into a land use and deed restriction agreement with the County. The agreement shall provide the designation level of affordable units required according to the terms and conditions of the agreement, as approved by the Board. A land trust may be used as a mechanism to retain units as affordable and/or special needs units.
- C. **Sidewalk Location.** Projects with at least twenty-five (25) percent affordable units are required to provide sidewalks within the development and on project perimeters.
 - 1. Additionally, these projects shall be responsible for identification of sidewalk extensions as required in Chapter 10.
 - 2. The County shall evaluate whether it is appropriate for the County to fund the sidewalk extensions beyond project boundaries. This evaluation shall be made as soon as practicable in the review of the project. The County may enter into a reimbursement agreement to allow the developer to build the sidewalks.
 - 3. The applicant shall enter into a land use and deed restriction agreement with the County. The agreement shall provide the designated level of affordable units required by the development to seek sidewalk extensions as would generally be required by this Code (Chapter 10). A land trust may be used as a mechanism to retain units as affordable and/or special needs units.
- D. **Tree Protection Trust Fund.** Projects with at least twenty-five (25) percent affordable units may apply to receive funds from the Tree Protection Trust Fund to meet landscaping requirements of the project.
 - 1. Any applicant seeking to secure such funding shall apply by submitting a written request to the Department Director.

Chapter 5 - STANDARDS FOR ACCESSORY AND SPECIFIC USES AND STRUCTURES

PART VI. - SPECIAL USE PROGRAMS.

Section 545. - Housing Program

545.2. Affordable Housing Incentives.

2. All applications will be reviewed pursuant to the administrative review process described in Section 315.
 3. Allocation of these funds is discretionary and must compete with all other projects eligible to receive funds from the Tree Protection Trust Fund, including county landscaping projects and are based on fund availability.
 4. The applicant shall enter into a land use and deed restriction agreement with the County. The agreement shall provide the designated affordable units required to seek reimbursement from the Tree Protection Trust Fund as approved by the Board. A land trust may be used as a mechanism to retain units as affordable and/or special needs units.
- E. **Density Bonus.** Projects with at least twenty-five (25) percent units designated as affordable are eligible to request a density bonus as follows:
1. Table 5-6 lists the maximum project density that may be approved in conjunction with the bonus. It also shows the potential conventional zoning districts that may be considered under each future land use category. Planned Development districts may also be considered.

Table 5-6: Housing Density Bonus

FLUC	Potential Zoning Districts	Max. Gross (units per gross acre)	Max. Net (units per net acre)
RES-3	RSF-3, RDD-3, RSF-4.5/H, RDD-4.5/H, RSF-6/H, RSMH-6/H, RDD-6/H, RMF-6/H NC-S/H*, NC-M/H*, PR-S/H*, PR-M/H*	6	9
UF-3	RSF-3, RDD-3, RSF-4.5/H, RDD-4.5/H, RSF-6/H, RSMH-6/H, RDD-6/H, RMF-6/H NC-S*, NC-M*, PR-S*, PR-M*, GC*	6	12
RES-6	RSF-6, RSMH-6, RDD-6, RMF-6, RSF-9/H, RMF-9/H, RMF-12/H NC-S*, NC-M*, PR-S*, PR-M*, GC*	12	16
RES-9	RSF-9, RMF-9, RMF-12/H, RMF-16/H NC-S*, NC-M*, PR-S*, PR-M*, GC*	20	24
RES-12	RMF-12, RMF-16/H NC-S*, NC-M*, PR-S*, PR-M*, GC*	24	28
RES-16	RMF-16 NC-S*, NC-M*, PR-S*, PR-M*, GC*	32	36
ROR	RMF-16 NC-S, NC-M, GC, HC, MX, PR-S, PR-M	32	36
MU	RMF-12, RMF-16/H GC, MX	30	36

* Subject to Commercial Locational Criteria.

2. **Density bonuses are not permitted on sites within the CHHA Overlay Districts.**
3. In order to receive the affordable housing density bonus, the site must be rezoned to a zoning district designation that allows the requested density as listed in Table 5-6, above. In reviewing rezoning applications, the Board shall consider the criteria for rezoning listed in Section 342.3. The zoning

designations listed with an H (e.g. RSF-9/H) indicate that an affordable housing density bonus was approved for that site. Sites rezoned for affordable housing but proposed for a development that does not qualify for the affordable housing density bonus, forfeit the density bonus and shall be submitted to the County for rezoning to a zoning district consistent with the Future Land Use category of the site (see Table 4-1) prior to any other development occurring on the property.

4. Density bonuses may be used only within the development creating the bonus units.
5. The zoning district dimensional standards contained in Chapter 4 shall apply, except that single family lot sizes may be reduced to three thousand five hundred (3,500) square feet in the RSF-6 and RSF-9 zoning districts.
6. In reviewing the site plan for a development utilizing a density bonus, the Department Director shall consider the following:
 - a. The proposed project shall not have a negative impact on the transportation level of service.
 - b. The design of new development shall respect the scale and development pattern of existing residential sites abutting the affordable housing development. Therefore, affordable housing developments adjacent to individual lots that are zoned for the same or lower density and intensity levels shall not place any lots with reduced lot sizes immediately adjacent to, or across a local street from those neighboring lots, unless the adjacent development also contains smaller lots. A lot meeting the adjacent district lot size requirements or an open space area shall be used instead.
 - c. The development shall meet, at a minimum, the following development compatibility standards. More stringent setbacks and buffers may be proposed by the applicant to achieve compatibility.
 - i. The minimum side and rear building setbacks for those lots abutting a single-family residential zoning district shall be as required by the zoning district or the same required setback of the adjacent single family residential district, whichever is greater.
 - ii. Additional building setbacks are required if the building exceeds three (3) stories (see Section 401.5).
7. The applicant shall enter into a land use and deed restriction agreement with the County. The agreement shall provide for the number of units which can be built subject to a density bonus and to ensure that the units are retained as affordable units and/or special needs units, for a period of time to be designated by the Board. A land trust may be used as a mechanism to retain units as affordable and/or special needs units.

F. Transfer of Development Rights.

1. The transfer of development rights (which may include approved residential units, zoned units or comprehensive plan potential units) from elsewhere in the unincorporated county to a project with a minimum of twenty-five (25) percent affordable units is encouraged. The receiving project shall not exceed a total of thirty-five (35) percent affordable units to ensure a true mix of incomes are realized throughout the project unless specific approval is granted by the Board of County Commissioners to exceed the thirty five (35) percent threshold.
2. In order to transfer development rights, a rezoning to Planned Development zoning will be required. The Board shall consider the density and intensity of surrounding land uses and compatibility with

neighboring uses in determining the maximum density to allow. This density may be below the next highest Future Land Use Map Designation.

3. In determining the appropriateness of a density transfer, the Board shall consider all factors associated with the review of a planned development project pursuant to this Code. The Board shall also consider the impact of the proposed project on the transportation level of service.
 4. If units are transferred, the maximum project density permissible is the maximum density in the next highest category on the Future Land Use Map. For example, a project in a RES-3 area would be eligible to request a transfer of units equal to the six (6) dwelling units per acre maximum of RES-6.
 5. If the transfer of units is granted, the applicant shall enter into a land use and deed restriction agreement with the County. The agreement shall provide for the number of units which can be built subject to the transfer and to ensure that the units designated affordable are retained as affordable units for a period of time to be designated by the Board. The agreement shall also ensure development rights are limited on the sending parcel, and identify any legally enforceable mechanisms necessary to ensure such limitations. A land trust may be used as a mechanism to retain units as affordable and/or special needs units.
- G. **CLOS Extension Request.** Upon receiving a request for an extension of an initial transportation component of a Certificate of Level of Service (CLOS) for a residential project designated affordable housing, Manatee County shall prioritize such extension request for processing ahead of residential project(s) not containing affordable housing if the residential project containing affordable housing is located: (1) within the Urban Core; and (2) within one-quarter (¼) mile of a public transit stop.
- H. **Site Improvement Incentives.** To promote affordable housing in Manatee County, any project which provides at a minimum twenty-five (25) percent of the overall units as affordable housing, as certified by the County, may request modifications of standards per Section 365 of this Code.

Projects rezoned to a planned development district that provide twenty-five (25) percent or more of their residential units as affordable housing may opt to utilize zero lot line. Privacy walls shall be required on the common walls. Developers may request a reduced setback for such developments if parking is designed not to obstruct sidewalks, roadways or street tree requirements. Additionally, developments utilizing the above designs may reduce the required lot size to no less than three thousand five hundred (3,500) square feet.

(Ord. No. 12-08 , § 4, 2-2-12; Ord. No. 19-03 , § 3(Exh. A-5), 3-21-19)

Section 200 – Definitions

Acute Care Medical Facilities shall mean those medical facilities that provide inpatient care as opposed to ambulatory care, and includes hospitals ~~and~~, nursing homes, ~~and assisted living facilities~~. Acute Care Medical Facilities shall not include assisted living facilities.

While one could argue that nursing homes are chronic care, not acute care, they are not ambulatory.

Coastal Area shall mean, for purposes of this Code, ~~Coastal Evacuation Area (CEA)~~, Coastal High Hazard Area (CHHA), and ~~the~~ Coastal Planning Area (CPA).

Places where “Coastal” is used in Code are identified.

~~*Coastal Evacuation Area (CEA)* shall mean 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) shall mean the geographic area below the Category 1 storm surge line as established by ~~a the 2016~~ Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, ~~pursuant to applicable law, as updated on a periodic basis~~. See CHHA Map in the Coastal Management Element of the Manatee County Comprehensive Plan.

Coastal Planning Area (CPA) shall mean the geographic areas below the Categories 1, 2 & 3 storm surge line as established by the 2016 Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. 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.

Section 201 Abbreviations & Acronyms.

A	General Agriculture
A-1	Suburban Agriculture
AASHTO	American Association of State Highway and Transportation Officials
ACSC	Areas of Critical State Concern
AD	Administrative Determination
ADA	Americans with Disabilities Act (1990)
ADT	Average Daily Traffic (or Average Daily Trips)
ADU	Accessory Dwelling Unit
AG/R	Agriculture/Rural
AHCA	Agency for Healthcare Administration
AI	Airport Impact
AI	Airport Impact Overlay
AIA	American Institute of Architects
AICP	American Institute of Certified Planners
ALF	Assisted Living Facilities
ANSI	American National Standards Institute
AO-D	Airport Overlay District
APA	American Planning Association
APTA	American Public Transit Association
APWA	American Public Works Association
AQI	Air Quality Index
ASAP	As Soon As Possible
ASCE	American Society of Civil Engineers
AT	Major Attractors
BEBR	Bureau of Economic & Business Research
BFE	Base Flood Elevation
BLM	Bureau of Land Management (US)
BMPs	Best Management Practices
BOCC	Board of County Commissioners
BPA	Bayshore Planning Area
BPAB	Bicycle Pedestrian Advisory Board
CA	Coastal Area Is Coastal Area used other than as Coastal Planning Area?
CAA	Clean Air Act (see also FCAA)
CAC	Citizen Action Center
CAC	Citizen Advisory Committee
CARL	Conservation & Recreational Lands Committee
CCCL	Coastal Construction Control Lines
CDBG	Community Development Block Grant

Chapter 2 - DEFINITIONS
Section 201 Abbreviations & Acronyms.

CEA	Coastal Evacuation Area
CEM	Comprehensive Emergency Management
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFASPP	Continuing Florida Aviation System Planning Process
CFR	Code of Federal Regulations
CHHA	Coastal High Hazard Area/Overlay
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
CLOS	Certificate of Level of Service
CMAQ	Congestion Mitigation and Air Quality Improvement Program
CMAQ	Congestion Mitigation and Air Quality Program
CO	Certificate of Occupancy
COD	Corridor Overlay District
COG	Council of Governments
COMP	Comprehensive Planning
CON	Conservation
CON	Conservation Lands
CPA	Costal Planning Area
CPTED	Crime Prevention Thru Environmental Design
CRA	Community Redevelopment Area
CS	Community Services
CTC	Citizen Trail Committee
CUTR	Center for Urban Transportation Research (USF)
DA	Duplex Access Overlay
DBH	Diameter Breast Height
DDA	Downtown Development Authority
DEM	Florida Department of Emergency Management
DEO	Florida Department of Economic Opportunity
DEP	Florida Department of Environmental Protection
District 8	Tampa Bay LEPC area (Hillsborough, Manatee, Pasco & Pinellas Counties)
(F)DNR	(Florida) Department of Natural Resources
DO	Development Order
DOE	Department of Energy (US)
DOT	Department of Transportation (US)
DP	Property Identification Number
DRC	Development Review Committee
DRI	Development of Regional Impact
DU	Dwelling Unit
EAR	Evaluation & Appraisal Report
ELMAC	Environment Lands Management & Acquisition Committee
EMD	Environmental Management Department

Chapter 2 - DEFINITIONS
Section 201 Abbreviations & Acronyms.

EMS	Emergency medical services
EOC	Emergency Operations Centers
EPA	(Federal) Environmental Protection Agency
EPCRA	Emergency Planning & Community Right-To-Know Act
ER	Estate Rural
ESCP	Erosion and Sediment Control Plan
EX	Extraction
EZ	Enterprise Zone
F.S.	Florida Statutes
FAA	Federal Aviation Administration
FAC	Florida Administrative Code
FAR	Floor Area Ratio
FBC	Florida Building Code
FCC	Federal Communications Commission
FDAB	Future Development Area Boundary
FDEO	Florida Department of Economic Opportunity
FDER	Florida Department of Environmental Regulation
FDF	Florida Department of Forestry
FDOH	Florida Department of Health
FDOEA	Florida Department of Elder Affairs
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency
FFWCC	Florida Fish & Wildlife Conservation Commission
FHA	Farmers Housing Administration
FHP	Florida Highway Patrol
FHWA	Federal Highway Administration
FIA	Federal Insurance Administration
FIF	Facility Investment Fee
FIRE	Finance, Insurance, and Real Estate
FIRM	Flood Insurance Rate Map
FISH	Florida Institute of Saltwater Heritage
FLUC	Future Land Use Category
FLUM	Future Land Use Map
FMSF	Florida Master Site File (Historical)
FPE	Flood Protection Elevation
FPL	Florida Power & Light
FPZA	Florida Planning and Zoning Association
FQD	Florida Quality Development
FSP	Final Site Plan
FSUTMS	Florida Standard Urban Transportation Modeling Structure
FTA	Federal Transit Administration

Chapter 2 - DEFINITIONS
Section 201 Abbreviations & Acronyms.

FTC	Florida Communities Trust
FTCM	Future Traffic Circulation Map
GC	General Commercial
GDP	General Development Plan
GFA	Gross Floor Area
GIS	Geographic Information Systems
GLA	Gross Leasable Area
GOPs	Goals, Policies & Objectives
GPM	Gallons Per Minute
GPS	Global Positioning System
HA	Historical and Archaeological Overlay
HBA	Home Builders Association
HC	Heavy Commercial
HC	Manatee County Historical Commission
HM	Heavy Manufacturing
HMGP	Hazard Mitigation Grant Program
HOV	High Occupancy Vehicle
HPB	Historic Preservation Board
HR	Historic Resources
HUD	US Department of Housing and Urban Development
ICMA	International City/County Managers Association
IH	Industrial-Heavy
IL	Industrial-Light
ISTEA	Intermodal Surface Transportation Efficiency Act
ITE	Institute of Transportation Engineers
ITS	Intelligent Transportation System
IU	Urban Industrial
LDA	Local Development Agreement
LDC	Land Development Code
LEPC	Local Emergency Preparedness Committee
LIS	Land Information System
LM	Light Manufacturing
LOS	Level of Service
LULU	Locally Unwanted Land Use
MDPEA	Master Development Plan Eligibility Area
MF	Multi-Family
MGD	Million Gallons Per Day
MPO	Metropolitan Planning Organization
MPOTAC	Metropolitan Planning Organization Technical Advisory Committee
MP-I	Master Planned Institutional District
MRSWCD	Manatee River Soil and Water Conservation District

Chapter 2 - DEFINITIONS
Section 201 Abbreviations & Acronyms.

MSL	Mean Sea Level
MSO	Manatee County Sheriff's Office
MU	Mixed Use
MU-C	Mixed Use Community
MUTCD	Manual for Uniform Traffic Control Devices
MX	Mixed Use District
NAAQS	National Ambient Air Quality Standards
NACo	National Association of Counties
NAHB	National Association of Home Builders
NCG	North County Gateway Overlay
NC-M	Neighborhood Commercial - Medium
NCO	North Central Overlay
NC-S	Neighborhood Commercial - Small
NEP	National Estuary Program
NFIP	National Flood Insurance Program
NFPA	National Fire Protection Association
NGVD	National Geodetic Vertical Datum
NHPA	National Historic Preservation Act
NIABY	Not in Anyone's Back Yard
NIMBY	Not in My Back Yard
NIMTO	Not in My Term of Office
NOAA	National Oceanic and Atmospheric Administration
NOI	Notice of Intent
NOPC	Notice of Proposed Change
NTHP	National Trust for Historic Preservation
NWS	National Weather Service
OFW	Outstanding Florida Waters
OGT	Office of Greenways and Trails (FDEP)
OHWM	Ordinary High Water Mark
OL	Low Intensity Office
OM	Medium Intensity Office
OMB	Office of Management and Budget
OPP	Off-Street Parking Plan
ORD	Ordinance
ORV	Off-Road Vehicle
OSHA	Occupational Safety and Health Administration
P/SP(1)	Public/Semi-Public(1)
P/SP(2)	Major Public/Semi-Public(2)
P-2000	Preservation 2000 Program
PC	Planning Commission

Chapter 2 - DEFINITIONS
Section 201 Abbreviations & Acronyms.

PCS	Personal Communication Services
PCV	Parrish Commercial Village Overlay
PHT	Peak Hour Traffic (or Peak Hour Trips)
PHU	Manatee County Parks & Recreation Department
PPB	Parts Per Billion
PPM	Parts per Million
PR-M	Professional - Medium
PR-S	Professional - Small
PSM	Professional Surveyor and Mapper
QCT	Quality Communities Team
R/OS	Major Recreation/Open Space
RAC	Regional Activity Center
RCRA	Resource Conservation and Recovery Act
RDD (3, 4.5, 6)	Residential Duplex
RES-1	Residential-1 DU/GA
RES-12	Residential-12 DU/GA
RES-16	Residential-16 DU/GA**
RES-3	Residential-3.0 DU/GA
RES-6	Residential-6 DU/GA
RES-9	Residential-9 DU/GA
RFCM	Roadway Functional Classification Map
RFP	Requests for Proposals
RFQ	Requests for Qualifications
RMF (6, 9, 12, 16)	Residential Multi-Family
ROR	Retail/Office/Residential
ROW	Right-of-Way
RPC	Regional Planning Council
RSF (1, 2, 3, 4.5, 6)	Residential Single-Family
RSMH (4.5, 6)	Residential Single-Family Mobile Home
RV	Recreational Vehicle
RV	Restricted Vehicle Overlay
RVP	Recreational Vehicle Park Zoning District
SAIL	State Apartment Incentive Loan Program
SARA	Title III of the Superfund Amendments and Reauthorization Act of 1986, often referred to as "SARA Title III."
SBNEP	Sarasota Bay National Estuary Program
SCS	U.S. Dept. of Agriculture, Soil Conservation Service
SERC	State Emergency Planning Commission for Hazardous Materials
SF	Single Family
SLOSH	Sea, Lake and Overland Surges from Hurricanes
SMAA	Sarasota-Manatee Airport Authority

Chapter 2 - DEFINITIONS
Section 201 Abbreviations & Acronyms.

SMATS	Sarasota Manatee Area Transportation Study
SOV	Single Occupancy Vehicle
SP	Special Permit
SQG	Small Quantity Generator
ST	Special Treatment Overlay
STP	Sewage Treatment Plant
SWFWMD	Southwest Florida Water Management District
TBNEP	Tampa Bay National Estuary Program
TBRPC	Tampa Bay Regional Planning Council
TCO	Temporary Certificate of Occupancy
TDM	Transportation Demand Management
TDR	Transfer of Development Rights
TIF	Tax Increment Financing
TIP	Transportation Improvement Program
TOD	Transit Oriented Design
TSD	Technical Support Document
UF-3	Urban Fringe-3.0 DU/GA
UIRA	Urban Infill and Redevelopment Area
ULI	Urban Land Institute
UMTA	Urban Mass Transit Administration
URPL	Urban and Regional Planning
USCG	US Coast Guard
USDA	US Department of Agriculture
USDI	US Department of the Interior
USFS	US Forest Service
USFWS	US Fish and Wildlife Service
USGS	US Geological Survey
USPLS	US Public Land Survey
UTM	Universal Transverse Mercator Grid
VFP	Vehicle Fueling Positions
VIL	Villages—Myakka, Parrish, Rubonia
VMT	Vehicle Miles Traveled
VOAD	Volunteer Organizations Active in Disasters
WMD	Water Management District
WO	Potable Water Reservoir Watersheds
WO-E	Evers Reservoir Watershed Overlay District
WO-M	Lake Manatee Reservoir Watershed Overlay District
WPE	Evers Reservoir Watershed Protection Overlay
WPM	Lake Manatee Reservoir Watershed Protection Overlay
WR	Whitfield Residential Overlay
WRAP	Waste Reduction Assistance Program (FDEP)

Chapter 2 - DEFINITIONS
Section 201 Abbreviations & Acronyms.

(Ord. No. 19-03 , § 3(Exh. A-2), 3-21-19)

Chapter 4 - ZONING
Section 401. - Standard Zoning Districts Established.
401.2. Schedule of Uses.

401.2. Schedule of Uses.

Except as specifically provided in this Code, regulations governing the use of land, water and structures within the various districts in the unincorporated portion of Manatee County shall be as shown in Table 4-2 for agriculture and residential districts and Table 4-3 for non-residential districts.

Uses of land or structures not expressly listed in the schedule of uses as Permitted or Special Permit Uses are prohibited and shall not be established in that district. Uses listed as Permitted (P) or Special Permit (SP) uses, or subject to additional standards (section number listed in table), may be established in that district only after approval of an application in accord with the procedures and requirements in Chapter 3. Notwithstanding the development review requirements (P or SP) noted in Tables 4-2 and 4-3, the Comprehensive Plan or other sections of this LDC may require a rezone to Planned Development.

Whenever there is any uncertainty as to the classification of a use, the Department Director shall determine the classification, if any, within which the use falls, based on its characteristics and similarity to other uses in the district. If a use has characteristics similar to more than one (1) classification, the use shall be construed as the classification having the most similar characteristics. In the event that a particular use is determined not to be within an allowed defined use, then the particular use shall be prohibited.

Mixed-use developments may only include uses that are specifically allowed in the applicable zoning district. If any use in a proposed mixed-use development requires SP approval, the entire mixed-use site must be reviewed under the SP process.

Table 4-2: Uses in Agriculture and Residential Districts

Land Use	See Sec. #	CON	A	A-1	RSF	RSMH	RDD	RMF	VIL
AGRICULTURAL USES									
Agricultural Research Facilities	—	X	P	P	X	X	X	X	P
Agricultural Uses	531.1	SP	P	P	SP	SP	SP	SP	P
Agricultural Products Processing Plants	531.1	X	P	X	X	X	X	X	SP
Animal Products Processing Facility	531.1	X	SP	X	X	X	X	X	SP
Short Term Agricultural Uses	531.1	X	P	P	P	P	P	P	P
Stables or Equestrian Centers: Private	531.41	X	P	P	X	X	X	X	P
Stables or Equestrian Centers: Public	531.41	X	P	P	X	X	X	X	P
Tree Farm	531.1	P	P	P	P	P	P	P	P
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	P	SP	X	X	X	X	P

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Farming Service Establishments	531.18	X	P	SP	X	X	X	X	P
Farm Worker Housing	531.19	X	P	SP	X	X	X	X	SP
Pet Service (Kennel) Establishments	531.38	X	P	SP	X	X	X	X	SP
Sawmills	531.1	X	P	X	X	X	X	X	SP
Slaughterhouses	531.1	X	SP	X	X	X	X	X	X
Stockyards and Feedlots	531.1	X	SP	X	X	X	X	X	SP
Veterinary Hospitals	531.58	X	P	SP	X	X	X	X	P
COMMERCIAL - RETAIL									
Alcoholic Beverage Establishment	531.4	X	X	X	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	X	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	X	X	X	X	X	X
Auction Houses, Open	531.6	X	X	X	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	X	X	X	X	X	SP
Lumberyard	531.9	X	P	X	X	X	X	X	X
Drive-Through Establishments	531.16	X	X	X	X	X	X	X	P
Gas Pumps	531.51	X	X	X	X	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	X	X	X	X	X	SP
Restaurant	531.48	X	X	X	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	X	X	X	X	X	X/P ¹	P
Retail Sales, General	531.49	X	X	X	X	X	X	X	P/SP
Service Station	531.51	X	X	X	X	X	X	X	SP
Vehicle Sales, Rental, Leasing	531.57	X	X	X	X	X	X	X	SP
COMMERCIAL - SERVICES									
Banking: Bank	—	X	X	X	X	X	X	X	P
Banking: Bank/Drive-through	531.16	X	X	X	X	X	X	X	P
Bed and Breakfast	531.7	X	P	SP	SP	X	P	P	P
Business Services	—	X	X	X	X	X	X	X	P
Printing, Medium	—	X	X	X	X	X	X	X	P
Printing, Small	—	X	X	X	X	X	X	X	P
Car Wash: Full Service	531.10	X	X	X	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	X	X	X	X	X	SP
Car Wash: Self-Service	531.10	X	X	X	X	X	X	X	P

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Clinics	—	X	X	X	X	X	X	X	P
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	P	SP	X	X	X	X	P
Construction equipment	531.18	X	X	X	X	X	X	X	SP
Equipment Sales, rental, leasing, storage and repair - light	—	X	P	SP	X	X	X	X	P
Food Catering Service Establishment	531.21	X	X	X	X	X	X	X	X
Free Standing Emergency Department (FSED) ³	531.62	X	X	X	X	X	X	X	X
Funeral Chapel	531.22	X	P	P	SP	SP	SP	SP	P
Funeral Home	531.22	X	SP	SP	SP	SP	SP	SP	SP
Hospital ²	—	X	X	X	X	X	X	X	X
Intensive Services: All Others	531.26	X	X	X	X	X	X	X	P
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	X	X	X	X
Intensive Services: Industrial Service Establishment	531.26	X	X	X	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	X	X	X	X	X	P
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	X	X	X	X	X	X
Laboratories, Medical and Dental	—	X	X	X	X	X	X	X	P
Lodging Places: Boarding House	531.28	X	X	X	X	X	X	P	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	X	X
Lodging Places: Dormitories	531.28	X	X	X	X	X	X	P	X
Lodging Places: Hospital Guest House	531.28	X	X	X	X	X	X	SP	X
Lodging Places: Hotel/motel	531.28	X	X	X	X	X	X	X	SP
Office	531.61	X	P	P	P	P	P	P	P
Personal Service Establishment	—	X	X	X	X	X	X	X	P
Dry Cleaners: Pick-up	—	X	X	X	X	X	X	X	P

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Rental Service Establishment	—	X	X	X	X	X	X	X	P
Repair Service Establishment	—	X	X	X	X	X	X	X	P
Recreational Vehicle Parks and subdivisions	531.42	X	X	X	X	X	X	X	SP
Vehicle Repair: Major	531.56	X	X	X	X	X	X	X	X
Vehicle Repair: Community Serving	—	X	X	X	X	X	X	X	SP
Vehicle Repair: Neighborhood Serving	—	X	X	X	X	X	X	X	SP
Veterinary Clinic	531.58	X	P	SP	X	X	X	X	P
Wholesale Trade Establishment	—	X	X	X	X	X	X	X	X
INDUSTRIAL									
Industrial, Heavy	531.25	X	X	X	X	X	X	X	X
Firework/Sparkler Manufacture	531.25	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	X	X	X	X	X
Research and Development Activities	—	X	X	X	X	X	X	X	X
COMMUNITY SERVICE USES									
Civic, Social, and Fraternal Organizations/Clubs	531.14	X	P	P/SP	P/SP	P/SP	P/SP	P/SP	P
Correctional Facilities: Community	—	X	SP	X	X	X	X	X	X
Correctional Facilities: Major	—	X	SP	X	X	X	X	X	X
Cultural Facilities	531.15	X	P	P	SP	SP	SP	SP	SP
Emergency Shelters	531.45	X	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P
Emergency Shelter Home	531.45	X	P	P	P	P	P	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37							
Public Community Uses	531.39	X	P	P/SP	P/SP	P/SP	P/SP	P/SP	P
Public Use Facilities	531.40	X	P	P	P	P	P	P	P
Post Offices	—	X	P	P	P	P	P	P	P
Radio, TV, Communications, Microwave Facilities	—	SP	P/SP	SP	SP	SP	SP	SP	X
Rehabilitation Center	531.44	X	SP	SP	SP	SP	SP	SP	SP
Utility Use	531.54	SP	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	P	X	X	X	X	X	X

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Utility Use, Heavy	531.54	X	X	X	X	X	X	X	X
MISCELLANEOUS USES									
Flea Markets: Enclosed	531.20	X	X	X	X	X	X	X	X
Flea Markets: Open	531.20	X	X	X	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	X	X	X	X	X	X
Outdoor Advertising Signs	—	X	X	X	X	X	X	X	X
Outdoor Storage (Principal Use)	531.36	X	X	X	X	X	X	X	X
Parking, Commercial (Principal Use)	—	X	X	X	X	X	X	X	X
Sexually Oriented Businesses	531.52	See 531.52							
Water Dependent Uses	531.60	X	X	X	X	X	X	X	X
OPEN USE OF LAND - LIGHT									
Cemetery: Human and Pet	531.11	X	SP	SP	SP	SP	SP	SP	P
Earthmoving, Minor	702	X	P	P	P	P	P	P	P
Game Preserve	—	P	P	SP	X	X	X	X	P
OPEN USE OF LAND - HEAVY									
Earthmoving, Major	702	X	SP	SP	X	X	X	X	SP
Junkyards	531.27	X	X	X	X	X	X	X	X
Mining	531.30	X	X	X	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	SP	X	X	X	X	X	X
Landfills	531.53	X	SP	X	X	X	X	X	X
RECREATION USES									
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P
Recreation, High Intensity	531.41	X	SP	X	X	X	X	X	X
Recreation, Low Intensity	531.41	X	P	P	P	P	P	P	P
Recreation, Medium Intensity	531.41	X	SP	X	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	SP	SP	X	X	X	X	X
RESIDENTIAL USES									
Assisted Living Facility, Large ²	531.45	X	SP	SP	SP	SP	SP	SP	SP
Assisted Living Facility, Small ²	531.45	X	SP	P	P	P	P	P	P
Community Residential Homes	531.45	X	P	P	P	P	P	P	P
Group Housing	531.23	X	SP	SP	X	X	X	P	SP
Mobile Homes, Individual	531.32	X	P/SP	X	X	P	X	X	P/SP

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Mobile Home Parks	531.32	X	X	X	X	P	X	X	X
Mobile Home Subdivisions	531.32	X	X	X	X	P	X	X	X
Nursing Homes ²	531.35	X	X	X	SP	X	SP	SP	P
Recovery Home, Large	531.45	X	SP	X	X	X	X	SP	X
Recovery Home, Small	531.45	X	SP	SP	SP	SP	SP	SP	SP
Residential Treatment Facilities	531.46	X	SP	SP	SP	SP	SP	SP	SP
Residential Use: Duplexes	531.47	X	X	X	X	X	P	P	SP
Residential Use: Multiple Family Dwellings	531.47	X	X	X	X	X	X	P	SP
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	X	X	X	X	X	X	P	SP
Residential Use: Single Family, Detached Dwellings	531.47	X	P	P	P	X	P	P	P
Residential Use: Single Family, Semi-Detached Dwellings	531.47	X	X	X	X	X	P	P	SP
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	X	X	X	X	X	X	P	SP
Residential Use: Waterfront Structures (Residential other than multi-family)	531.47	X	P	P	P	P	P	P	P
Residential Use: Waterfront Structures (Multi-Family)	531.47	X	X	X	X	X	X	P	P
RESIDENTIAL SUPPORT USES									
Adult Day Care Center	—	X	P	P	P	P	P	P	X
Child Care Center, Accessory	511.2	X	P/SP	P/SP	SP	X	P/SP	P/SP	P
Child Care Center, Small	531.12	X	P/SP	P/SP	P/SP	X	P/SP	P/SP	P
Child Care Center, Large	531.12	X	P/SP	P/SP	X	X	X	P/SP	P/SP
Churches/Places of Worship	531.13	X	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P
Environmental Education Facilities	—	P	P	P	P	X	P	X	P
Family Day Care Home	—	X	P	P	P	P	P	P	P
Schools, College/Universities	531.50	X	X	X	X	X	X	X	X
Schools, Elementary	531.50	X	P	P	P	P	P	P	P
Schools, High and Middle	531.50	X	SP	SP	SP	SP	SP	SP	SP
Schools of Special Education	531.50	X	P	P	P	P	P	P	SP

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

P = Permitted (see Section 315); SP = Special Permit (see Section 316); P/SP = Special Permit required as specified in Chapter 5 or elsewhere in this Code; X = Not Permitted.

¹ The code on the left applies to lands outside the Urban Corridors; the code on the right applies to lands within an Urban Corridor and subject to meeting the requirements of Section 902, e.g., X/P means the use is not permitted on lands outside an urban corridor, but is permitted on lands within an urban corridor.

² Acute [care](#) medical facilities are not allowed within the Coastal [High Hazard Evacuation](#) Area, as defined in this Code and the Comprehensive Plan.

³ FSEDs are required to be located within the Retail/Office/Residential (ROR) or the Mixed Use (MU) Future Land Use Categories.

TABLE NOTES:

- Uses may be further restricted or modified by the overlay district regulations and the Commercial Locational Criteria contained in the Future Land Use Element of the Comprehensive Plan.
- Waterfront structures shall meet the use and dimensional standards contained in Section 402.14, PDW—Planned Development Waterfront, but may not necessarily require a rezone to PD.

(Ord. No. 16-06 , § 3(Exh. A-3), 11-15-16; Ord. No. 16-24 , § 3(Exh. A-4), 11-15-16; Ord. No. 17-30 , § 4(Exh. B), 9-7-17; Ord. No. 18-22 , § 3(Exh. A-2), 6-7-18; Ord. No. 18-18 , § 3(Exh. A-2), 8-23-18; Ord. No. 19-03 , § 3(Exh. A-4), 3-21-19; Ord. No. 20-05 , § 3(Exh. A-2), 6-4-20)

Editor's note(s)—See the editor's note to Table 4-1.

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Table 4-3: Uses in Non-Residential Districts

Land Use	See Sec. #	PR	NC	GC	MX	HC	RVP	LM	HM	EX	MP-I
AGRICULTURAL USES											
Agricultural Research Facilities	—	X	X	X	X	P	X	P	P	X	X
Agricultural Uses	531.1	P	P	P	X	P	P	P	P	P	X
Agricultural Products Processing Plants	531.1	X	X	X	X	X	X	P	P	X	X
Animal Products Processing Facility	531.1	X	X	X	X	X	X	P	P	X	X
Short Term Agricultural Uses	531.1	P	P	P	X	X	X	X	X	X	X
Stables or Equestrian Centers: Private	531.1	X	X	X	X	X	X	X	X	X	X
Stables or Equestrian Centers: Public	531.1	X	X	X	X	X	X	X	X	X	X
Tree Farm	531.1	P	P	P	X	P	X	P	P	X	X
Animal Services (Wild and Exotic)	531.5	P	P	P	X	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	X	X	X	X	X	X	P	X
Farming Service Establishments	531.18	X	X	P	X	P	X	P	P	X	X
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	X	P	X	X	X	X	X
Sawmills	531.1	X	X	X	X	X	X	X	P	X	X
Slaughterhouses	531.1	X	X	X	X	X	X	X	SP	X	X
Stockyards and Feedlots	531.1	X	X	X	X	X	X	X	SP	X	X
Veterinary Hospitals	531.58	X	X	SP	SP	SP	X	P	P	X	X
COMMERCIAL - RETAIL											
Alcoholic Beverage Establishment	531.4	X	SP	SP	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment- 2 COP License	531.4	X	P	P	P	P	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	P	P	X	P	X	X	X

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Auction Houses, Open	531.6	X	X	SP	SP	SP	X	P	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	P	P	X	P	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	P	X	X	X
Drive-Through Establishments	531.16	X	P	P	P	P	X	P	X	X	X
Gas Pumps	531.51	X	SP	P	P	P	X	SP	X	X	X
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	P	P	P	P	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	P	SP ⁽³⁾	SP ⁽³⁾	X	P
Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	P	X	X	X	P
Retail Sales, General	531.49	X	P	P	P	P	X	X	X	X	P
Service Station	531.51	X	SP	P	P	P	X	P	X	X	X
Vehicle Sales, Rental, Leasing	531.57	X	X	P/SP	P/SP	P	X	P	X	X	X
COMMERCIAL - SERVICES											
Bed and Breakfast	531.7	P	P	X	X	X	X	X	X	X	P
Business Services	—	P	P	P	P	P	X	P	X	X	P
Printing, Medium	—	X	X	P	P	P	X	P	X	X	X
Printing, Small	—	P	P	P	P	P	X	X	X	X	X
Car Wash: Full Service	531.10	X	X	P	P	P	X	P	X	X	X
Car Wash: Incidental	531.10	X	P	P	P	P	X	P	X	X	X
Car Wash: Self-Service	531.10	X	X	P	P	P	X	P	X	X	X
Clinics	—	P	P	P	P	P	X	X	X	X	P
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	P	P	X	P	X	X	X
Construction equipment	531.18	X	X	SP	SP	P	X	P	P	X	X
Equipment sales, rental, leasing, storing and repair - light	—	X	X	P	P	P	X	P	P	X	X
Food Catering Service Establishment	531.21	X	P	P	P	P	X	P	X	X	X

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Free Standing Emergency Department (FSED) ⁴	531.62	X	X	X/P ²	X	X	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	P	P	X	X	X	X	X
Funeral Home	531.22	P	P	P	P	P	X	X	X	X	X
Hospital ¹		X	X	X	X	X	X	X	X	X	P
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	SP	X	P	P	X	X
Intensive Services: Printing, Heavy	—	X	X	X	X	X	X	P	P	X	X
Intensive Services: Industrial Service Establishment	531.26	X	X	SP	SP	P	X	P	P	X	X
Intensive Services: Sign Painting Service	531.26	X	X	P	P	P	X	P	P	X	X
Intensive Services: Taxi- Cab, Limousine Service	531.26	X	X	P	P	P	X	P	X	X	X
Intensive Services: All others	531.26	X	X	SP	SP	P	X	P	P	X	X
Laboratories, Medical and Dental	—	X	X	P	P	P	X	P	X	X	P
Lodging Places: Boarding House	531.28	P	P	P	P	P	X	X	X	X	P
Lodging Places: Boatel	531.28	X	X	X	X	X	X	X	X	X	X
Lodging Places: Dormitories	531.28	X	X	P	P	X	X	X	X	X	P
Lodging Places: Hospital Guest House	531.28	P	P	P	P	P	X	X	X	X	P
Lodging Places: Hotel/motel	531.28	X	X	P	P	P	X	P	P	X	P
Office, Medical or Professional	—	P	P	P	P	P	P	P	X	X	P
Miscellaneous Services: Office	—	P	P	P	P	P	X	P	P	X	P
Banking: Bank	—	P	P	P	P	P	X	P	X	X	P
Banking: Bank/Drive- through	531.16	P	P	P	P	P	X	P	X	X	P
Personal Service Establishment	—	P	P	P	P	P	X	X	X	X	P
Dry Cleaners: General	—	X	P	P	P	P	X	P	P	X	X

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Dry Cleaners: Pick-up	—	P	P	P	P	P	X	X	X	X	X
Rental Service Establishment	—	X	X	P	P	P	X	P	X	X	X
Repair Service Establishment	—	X	P	P	P	P	X	P	X	X	X
Recreational Vehicle Parks and subdivisions	531.42	X	X	X	X	X	P	X	X	X	X
Vehicle Repair: Major	531.56	X	X	SP	SP	P	X	P	P	X	X
Vehicle Repair: Community Serving	—	X	SP	P	P	P	X	P	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	P	P	P	P	X	P	X	X	X
Veterinary Clinic	531.58	P	P	P	P	P	X	X	X	X	X
Wholesale Trade Establishment	—	X	X	X	X	P	X	P	P	X	X
INDUSTRIAL											
Industrial, Heavy	531.25	X	X	X	X	X	X	X	P/SP	X	X
Firework/Sparkler Manufacturer	531.25	X	X	X	X	X	X	X	SP	X	X
Industrial, Light	531.25	X	X	X	X	X	X	P/SP	P/SP	X	X
Research and Development Activities	—	X	X	X	X	P	X	P	P	X	P
COMMUNITY SERVICE USES											
Civic, Social, and Fraternal Organizations/Clubs	531.14	P	P	P	P	P	P	X	X	X	X
Correctional Facilities: Community	—	X	X	X	X	SP	X	SP	SP	X	X
Correctional Facilities: Major	—	X	X	X	X	X	X	SP	SP	X	X
Cultural Facilities	531.15	P	P	P	P	P	X	P	P	X	P
Emergency Shelters	531.45	P/SP	P/SP	P/SP	P/SP	P/SP	X	X	X	X	X
Emergency Shelter Home	531.45	P/SP	P/SP	P/SP	P/SP	P/SP	X	X	X	X	X
Personal Wireless Service Facilities	531.37										
Public Community Uses	531.39	P	P	P	P	P	P	P	P	X	X
Public Use Facilities	531.40	P	P	P	P	P	P	P	P	P	X
Post Offices	—	P	P	P	P	P	P	P	P	X	X

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

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Recreation, Medium Intensity	531.41	X	SP	P	P	P	X	X	X	X	P
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	X	P
Recreation, Rural	531.41	X	X	X	X	X	X	P	P	P	X
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	X	P	P	X	X
RESIDENTIAL USES											
Assisted Living Facility, Small ¹	531.45	P	P	P	P	P	X	X	X	X	P
Assisted Living Facility, Large ¹	531.45	P	P	P	P	P	X	X	X	X	X
Community Residential Homes	531.45	P	P	P	P	X	X	X	X	X	X
Group Housing	531.23	X	P	P	P	X	X	X	X	X	P
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	X
Mobile Home Parks	531.32	X	X	X	X	X	X	X	X	X	X
Mobile Home Subdivisions	531.32	X	X	X	X	X	X	X	X	X	X
Nursing Homes ¹	531.35	P	P	P	P	X	X	X	X	X	P
Recovery Home, Large	531.45	SP	P	P	P	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	P	P	X	X	X	X	X
Residential Treatment Facilities	531.46	SP	SP	SP	SP	SP	X	X	X	X	X
Residential Use: Duplexes	531.47	X	P	P	X	P	X	X	X	X	P
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	X/P ²	X/P ²	P	P	P	X	P	X	X	P
Residential Use: Single Family, Detached Dwellings	531.47	P	P	P	X	P	X	P	X	X	P
Residential Use: Single Family, Semi-Detached Dwellings	531.47	X	X	X	X	X	X	P	X	X	P
Residential Use: Multiple Family Dwellings	531.47	P	X/P ²	P	P	X/P	X	P	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily,	531.47	X/P ²	X/P ²	P	P	X/P	X	X	X	X	X

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four (4) units maximum)											
Residential Use: Waterfront Structures (Multi-Family)	531.47	X	X	X	X	X	X	X	X	X	X
Residential Use: Waterfront Structures (Residential other than multi-family)	531.47	P	X	X	X	X	P	P	X	X	X
RESIDENTIAL SUPPORT USES											
Adult Day Care Center	—	P	P	P	P	P	X	X	X	X	X
Child Care Center, Large	531.12	P	P	P	P	P	X	P	P	X	P
Child Care Center, Small	531.12	P	P	P	P	P	SP	P	P	X	P
Child Care Center, (Accessory)	511.2	P	P	P	P	P	X	P	P	X	P
Churches /Places of Worship	531.13	P	P	P	P	P	P/SP	P	P	X	P
Environmental Education Facilities	—	P	X	X	X	X	X	X	X	X	X
Family Day Care Home	—	P	X	X	X	X	X	X	X	X	X
Schools, College/Universities	531.50	X	X	X	X	X	X	X	X	X	P
Schools, Elementary	531.50	P	P	P	P	P	X	P	P	X	P
Schools, High and Middle	531.50	SP	SP	SP	SP	SP	X	SP	SP	X	P
Schools of Special Education	531.50	P	P	P	P	P	X	P	P	X	P
Schools, Public	531.50	P	P	P	P	P	P	P	X	P	P
TRANSPORTATION USES											
Aircraft Landing Field	531.2	X	X	X	X	X	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	X	X	X	X	X	X
Bus and Train Passenger Station	—	P	P	P	P	P	P	P	P	X	X
Hazardous Waste Transfer Facility	—	X	X	X	X	X	X	SP	SP	X	X
Heliport	531.24	X	X	X	X	X	X	X	P	X	X
Helistop	531.24	SP	SP	SP	SP	SP	X	P	P	P	X
Intensive Services: Motor Pool Facilities	531.27	X	X	X	X	X	X	SP	P	X	X

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Intermodal Terminal	—	X	X	X	X	X	X	SP	P	X	X
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	X	X	P	P	X	X
Bus RR/Maintenance Facility		X	X	X	X	X	X	P	P	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	X	X	X	P	X	X
WAREHOUSING											
Mini Warehouses, Self-storage	531.31	X	SP	P	P	P	X	P	X	X	X
Warehouses	531.59	X	X	X	X	P	X	P	P	X	

P = Permitted (see Section 315); SP = Special Permit (see Section 316); P = Permitted; X = Not Permitted; P/SP = Special Permit required as specified in Chapter 5 or elsewhere in this Code.

¹ Acute [care](#) medical facilities are not allowed within the Coastal [High Hazard Evacuation](#) Area, as defined in the Comprehensive Plan.

² The code on the right applies to sites along a designated Urban Corridor and subject to meeting the requirements of Section 902, e.g., X/P means the use is not permitted on lands outside an urban corridor, but is permitted on lands within an urban corridor. The code on the right also applies to sites that meet the Commercial Locational Criteria (see Comprehensive Plan) and are developed with a mix of residential and commercial uses. The commercial component shall encompass one thousand five hundred (1,500) square feet or twenty-five (25) percent of the building ground floor, whichever is greater.

³ Allowed only in conjunction with, and subordinate to, an office or industrial park.

⁴ FSEDs are required to be located within the Retail/Office/Residential (ROR) or the Mixed Use (MU) Future Land Use Categories.

NOTES:

- Uses may be further restricted or modified by the overlay district regulations and the Commercial Locational Criteria contained in the Comprehensive Plan.
- Waterfront structures shall meet the use and dimensional standards contained in Section 402.14, PDW—Planned Development Waterfront, but may not necessarily require a rezone to PD.

(Ord. No. 16-06 , § 3(Exh. A-3), 11-15-16; Ord. No. 16-24 , § 3(Exh. A-4), 11-15-16; Ord. No. 17-30 , § 4(Exh. B), 9-7-17; Ord. No. 17-47 , § 3(Exh. A-2), 9-7-17; Ord. No. 18-22 , § 3(Exh. A-2), 6-7-18; Ord. No. 18-18 , § 3(Exh. A-2), 8-23-18; Ord. No. 19-03 , § 3(Exh. A-4), 3-21-19; Ord. No. 20-05 , § 3(Exh. A-2), 6-4-20)

Editor's note(s)—See the editor's note to Table 4-1.

From: Nicole Knapp <nicole.knapp@mymanatee.org>
Sent: Tuesday, July 6, 2021 4:04 PM
To: Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: FW: PC Public Hearing - July 8, 2021

For Thursday

Nicole M. Knapp, CPM

Impact Fee Administrator
Manatee County Government
County Administration Office
1112 Manatee Ave W., Suite 302-H
Bradenton, FL 34205
941.748.4501 (ext 7824)
Nicole.knapp@mymanatee.org



From: Edward Vogler <edvogler@voglerashton.com>
Sent: Tuesday, July 6, 2021 3:30 PM
To: Nicole Knapp <nicole.knapp@mymanatee.org>
Subject: PC Public Hearing - July 8, 2021

Dear Nicole - for agenda items numbers 3 and 4, I have several questions that I'd like to present to you before the public hearing:

1. Does the SLOSH model provided by TBRPC actually physically locate the CPA area on the ground in the same manner as for the CHHA?
2. Can an individual project provide data to define itself out of the CPA in the same manner as permitted for the CHHA?
3. Is the CPA an overlay district under the Comprehensive Plan?
4. Are there specific regulatory limitations on the development and use of land by virtue of its inclusion in the CPA? Or, are the provisions limited to policy matters for a coastal county?
5. Is the plan to adopt these amendments prior to those delivered on June 22, 2021 by Bobbie's broadcast email?

We would be grateful for whatever advance information you can provide.

Sincerely,

Edward Vogler II
VOGLER ASHTON, PLLC
705 10th Avenue W., Unit 103
Palmetto, FL 34221
941.304.3400 x104
941.866.7648 Facsimile
www.voglerashton.com

From: [Bobbi Roy](#)
Subject: FW: County Initiated Comprehensive Plan Text Amendment - Peril of Flood
Date: Tuesday, June 22, 2021 10:20:40 AM
Attachments: [image001.png](#)
[Exhibit A Definitions.pdf](#)
[Exhibit B Coastal.pdf](#)
[Exhibits C-I.pdf](#)

Please see information below for the County Initiated Comprehensive Plan Text Amendment – Peril of Flood

Thank You,
Bobbi Roy
Senior Planning & Zoning Technician/Planning Coordinator
Manatee County Government
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205
941-748-4501 ext. 6878
bobbi.roy@mymanatee.org

From: Nicole Knapp <nicole.knapp@mymanatee.org>
Sent: Tuesday, June 22, 2021 8:19 AM
To: Bobbi Roy <bobbi.roy@mymanatee.org>
Cc: Kathleen Thompson <kathleen.thompson@mymanatee.org>
Subject: County Initiated Comprehensive Plan Text Amendment - Peril of Flood

Bobbi;

Can you kindly share this update with the PTF. This is related to the County-Initiated Comprehensive Plan Text Amendment for the Peril of Flood Act Compliance PA-20-05/Ordinance 21-07 (PLN2010-0113). This updated draft has been reduced significantly in the amount of proposed text changes, following comments made during the Board of County Commissioners Worksession held on March 16, 2021.

The attached draft does include some assumed-to-be adopted text amendment language as part of the Coastal Text Amendments included as part of PA-20-03/Ordinance 21-22 (PLN2009-0095.).

The Peril of Flood Text Amendment agenda item is tentatively schedule to be heard on the August 12, 2021, Planning Commission agenda, September 16, 2021, Board for transmittal, and To be determined for adoption.

Thank you

Nicole M. Knapp, CPM
Impact Fee Administrator

Manatee County Government
County Administration Office
1112 Manatee Ave W., Suite 302-H
Bradenton, FL 34205
941.748.4501 (ext 7824)
Nicole.knapp@mymanatee.org



EXHIBIT C

ELEMENT 2 - FUTURE LAND USE

[* * *]

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. [\[See Element 4 - Coastal Management\]](#).

[* * *]

Objective 2.3.1. - Clustering and Density/Intensity Transfers to Preserve Natural Resources.

Promote the clustering of uses and the transfer of density/intensity to:

- Protect sensitive environments while preserving development potential;
- Decrease impervious surface in important groundwater recharge areas;
- Decrease runoff to potable water reservoirs;
- Limit development in areas subject to natural disasters which may cause damage to life and/or property;
- Preserve endangered and threatened species;
- Preserve open areas to increase light, air, and quality of life;
- Decrease development costs by limiting infrastructure; and
- Decrease maintenance costs for new infrastructure. [\[See also Policy 5.2.1.5\]](#)

[\[See Element 4 - Coastal Management and Element 5 – Transportation\]](#)

[* * *]

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. [\[See Element 4 - Coastal Management\]](#).

[* * *]

Objective 2.9.3. - Innovative Community Planning.

Establish innovative community planning efforts. [\[See Element 4 - Coastal Management\]](#)

[* * *]

Objective 2.14.1. - Establish specific policies restricting the location and intensity of certain developments in order to preserve and protect neighborhoods from encroachment by incompatible uses and intensities, ensure adequate provision of infrastructure, and other reasons the Board of County Commissioners may decide warrant a specific area policy. [\[See Element 4 - Coastal Management\]](#).

[* * *]

DRAFT

EXHIBIT D

ELEMENT 3 - CONSERVATION

[* * *]

Objective 3.2.2. - Surface and Ground Water.

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 a least a ten-year planning period, considering the Southwest Florida Regional Water Supply Plan, and Manatee County Water Supply Facilities Work Plan.

[\[See Element 4 - Coastal Management\]](#)

[* * *]

Objective 3.3.1. - Wetlands Protection.

Preserve and protect existing, 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.

[\[See Element 4 - Coastal Management\]](#)

Policy 3.3.1.1. Prohibit removal, alteration, or encroachment within wetlands except in cases where no other practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit. Such determination will require completion of impact avoidance and minimization analyses which clearly demonstrate the necessity of the proposed impact. [\[See Element 4 - Coastal Management\]](#)

[* * *]

Objective 3.3.2. - Wildlife and Upland Habitat Protection.

Protect and preserve native wildlife, endangered, threatened, and species of special concern, 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.

[\[See Element 4 - Coastal Management\]](#)

[* * *]

Objective 3.4.1. - Hazardous Substances and Waste Management.

Ensure that all hazardous substances and wastes are properly managed and disposed to minimize the risk of spills or accidents that may threaten the health of County residents. [\[See Element 4 - Coastal Management\]](#)

[* * *]

EXHIBIT E

ELEMENT 5 - TRANSPORTATION

[* * *]

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. [\[See Element 4 - Coastal Management\].](#)

[* * *]

EXHIBIT F

ELEMENT 6 - HOUSING

[* * *]

Objective 6.1.1. - Private Sector Delivery.

Maintain a flexible regulatory process ~~which~~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 ~~Comprehensive~~ 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, if compatible with surrounding development unless otherwise prohibited by this Plan. [See Element 4 - Coastal Management]

[* * *]

Objective 6.1.4. - Sub-standard Housing.

Continue to reduce the number of sub-standard housing units. [See Element 4 - Coastal Management]

[* * *]

EXHIBIT G

ELEMENT 7 - HISTORIC AND CULTURAL

[* * *]

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
- (e) Promote pride in significant local neighborhoods.

[\[See Element 4 - Coastal Management\]](#).

[* * *]

EXHIBIT H

ELEMENT 8 - RECREATION AND OPEN SPACE

[* * *]

Objective 8.2.1. - Public Access.

Provide appropriate public access for ~~residents~~citizens of all ages and physical abilities, ~~and~~ ensuring compatibility with natural resource protection to allow all ~~residents~~citizens the opportunity to enjoy these recreational resources. [See Element 4 - Coastal Management].

[* * *]

GOAL - 8.3

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 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. [See Element 4 - Coastal Management].

[* * *]

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 public access and natural resource protection:

- (a) Areas adjacent to bays, rivers, lakes, the Gulf of Mexico, and
- (b) Representative areas of upland or coastal habitat.

[See Element 4 - Coastal Management].

[* * *]

EXHIBIT I

ELEMENT 10 - CAPITAL IMPROVEMENTS

[* * *]

Objective 10.1.2. - Capital Improvements Prioritization Criteria.

Prioritization of capital improvement projects in a manner that achieves and maintains adopted Level of Service standards within the shortest time frame possible, while maintaining and protecting the County's investment in existing capital facilities.

[\[See Element 4 - Coastal Management\]](#)

[* * *]

Objective 10.1.9 - Coastal Infrastructure.

Limiting public investments in the Coastal High Hazard Area to those necessary or those designed to minimize loss of public investment. [\[See Element 4 - Coastal](#)

[Management\]](#)

[* * *]

EXHIBIT A

ELEMENT 1 - DEFINITIONS

[* * *]

Adaptation Action Area (AAA): Low-lying coastal zones experiencing coastal flooding due to extreme high tides and storm surge and vulnerable to the impacts of rising sea level, and the inland areas identified by the County to support efforts for adaptation, migration, and receiving density and intensity transfers from vulnerable areas.

[* * *]

Comprehensive Conservation Management Plan (CCMP): Identifies the region's priority environmental issues and the actions needed to solve them.

Comprehensive Emergency Management Plan (CEMP): Establishes a framework through which Manatee County, Florida prepares for, responds to, recovers from, and mitigates the impacts of a wide variety of disasters that could adversely affect the health, safety and/or general welfare of the residents and visitors. The CEMP provides guidance to local officials on procedures, organization, and responsibilities. The document encourages standardization to facilitate an integrated and coordinated response among local, state, federal, nonprofit, and private entities.

Class I Waters: Potable water supplies as classified and specified in Chapter ~~47-362-~~302 (Rule 62-302.400), F.A.C.

Class II Waters: Shellfish Propagation or Harvesting water as classified and specified in Chapter ~~47-362-~~302 (Rule 62-302.400), F.A.C.

[* * *]

Coastal Zone A: Area within a special flood hazard area, landward of Zone V or landward of the open coast without FEMA-mapped coastal high hazard areas. In a Coastal Zone A, the principal sources of flooding are astronomical tides, storm surges, seiches, or tsunamis, not riverine flooding. During the base flood conditions, the potential for breaking wave height is greater than or equal to 1-1/2 feet (457 mm). The inland limit of Coastal Zone A is (a) the Limit of Moderate Wave Action (LiMWA) if delineated on a FIRM, or (b) designation by the floodplain administrator.

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.~~ *[This definition is proposed to be stricken, pending adoption, as part of PA-20-03/Ordinance 21-22/PLN2009-0095 – Manatee County Initiated Comprehensive Plan Amendment Coastal Evacuation Area and Coastal Planning Area]*

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. *[No change]*

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.~~ The geographic areas below the Categories 1, 2 & 3 storm surge line as established by the 2016 Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. *[This definition is proposed to be updated, pending adoption as part of PA-20-03/Ordinance 21-22/PLN2009-0095 – Manatee County Initiated Comprehensive Plan Amendment Coastal Evacuation Area and Coastal Planning Area]*

[* *]

County Administrator: The County Administrator is the chief executive officer of the County, or their designee, who is responsible for the administration of the Comprehensive Plan.

[* * *]

Dock: 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. The term includes, but is not limited to, piers, wharfs, and loading platforms.

[* * *]

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 ~~shall be~~ is determined as provided in ~~§ 1704.022~~ Chapter 62-301 (Rule 62-301,400), F.A.C. Dredge and fill jurisdiction ~~shall be~~ is as prescribed in ~~§ 17-12.030~~ Chapter 62-312, F.A.C., and § 373.414, F.S.

[* * *]

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 ~~§§ 39-27.003 and 39-27.004~~ 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 ~~which~~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.

[* *]

Environmentally Sensitive: Lands ~~which~~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).

[* *]

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.

[* *]

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 Wetlands Planning Guidelines 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.

[* * *]

Local Mitigation Strategy (LMS): Local mitigation plans identify the natural hazards that may affect a single or multiple local jurisdictions, such as a town, city, or county. Plans assess risks and vulnerabilities, identify actions to reduce losses from those hazards identified, and establish a coordinated process to implement the plan using a wide range of public and private investments.

[* * *]

Outstanding Florida Waters: Surface waters ~~which~~that have been deemed to be worthy of special protection as identified in ~~Section 17-3.041~~Chapter 62-302 (Rule 62-302.700), F.A.C.

[* * *]

Shoreline-Friendly Practices: Shoreline stabilization that avoids bulkheads, seawalls, and vertical hardening in favor of living shorelines, native plants, oyster gardens, and other nature-based strategies.

[* * *]

Special Waters: As used in this Comprehensive Plan, defines water bodies designated in accordance with Chapter 62-302 (Rule 62-302.700)~~400~~, F.A.C., by the Environmental Regulation Commission.

Species of Special Concern: Fauna identified in Chapter 68A-27 §39~~(Rule 68A-27.005)~~, F.A.C., ~~which~~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.

[* * *]

TSD: Technical Support Document for this Comprehensive Plan comprising data and analysis required pursuant to Rule 9J-5, F.A.C. ch. 163, F.S.

[* * *]

Waterbody: Any natural or artificial pond, lake, reservoir, or other area that ordinarily or intermittently contains water or that has a discernable shoreline.

[* * *]

Wetland, Coastal: Freshwater and saltwater wetlands located within coastal watersheds that are permanently, seasonally, or tidally inundated or saturated with fresh, brackish, or saline water, including but not limited to flats, mangrove swamps, and marshes.

Wetland, Isolated: Wetlands with no apparent surface water connection to perennial rivers and streams, estuaries, or ocean.

Wetland, Marine: Areas with a water regime determined primarily by tides and where the dominant vegetation is salt tolerant plant species.

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. Methodology for delineation is provided in Rule 62-340, F.A.C.

EXHIBIT B

Coding:

Words ~~stricken~~ are deletions; words underlined are additions; words ~~double-stricken~~ and double underline are indications of text being relocated elsewhere in the Chapter where further ~~deletions~~ or additions may occur.

The yellow highlighted text is purely for **advisory purposes** to Florida Statutes, or to the Tampa Bay Estuary Program's Comprehensive Conservation and Management Plan (CCMP) policies presented as general and specific options. **This language will be deleted from final Board version.**

Element 4 – COASTAL MANAGEMENT

[F.S. § 163.3178(1): The Legislature recognizes there is significant interest in the resources of the coastal zone of the state. Further, the Legislature recognizes that, in the event of a natural disaster, the state may provide financial assistance to local governments for the reconstruction of roads, sewer systems, and other public facilities. Therefore, it is the intent of the Legislature that local government comprehensive plans restrict development activities where such activities would damage or destroy coastal resources, and that such plans protect human life and limit public expenditures in areas that are subject to destruction by natural disaster.]

The purpose of the Coastal Management Element is to restrict development activities that may damage or destroy coastal resources; permit non-destructive uses of coastal resources only upon consideration of aesthetic, cultural, ecological, and historical factors; enhance, preserve, and protect natural resources of the coastal area and human life to provide the highest environmental quality possible; and limit public expenditures in areas subject to destruction by natural disasters. The Coastal Management Element furthers the legislative intent of F.S. §§ 163.3177(6)(g) and 163.3178.

GOAL - 4.1

Protection, Preservation, and Enhancement of the Natural Resources of the Coastal Planning Area (CPA) 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 the Tampa Bay and Sarasota Bay EPs and the Charlotte Harbor NEP through programs 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~~
- ~~• 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 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.~~

~~**Implementation Mechanism:**~~

- ~~(a) Review development to ensure policy compliance.~~

~~**Policy 4.1.1.4.** Identify all areas of significant seagrass habitat and direct marine traffic to avoid those areas.~~

~~**Implementation Mechanism:**~~

- ~~(a) Coordinate with the Tampa Bay National Estuary Program to ensure policy compliance.~~

~~**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 4.1.1.6.** 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.~~

~~**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.]~~

[F.S. § 163.3178(2): Each coastal management element required by s. 163.3177(6)(g) shall be based on studies, surveys, and data; be consistent with coastal resource plans prepared and adopted pursuant to general or special law; and contain:]

Objective 4.1.1. – Data and Analysis

Base this Coastal Management Element on data, studies, surveys, and TSD, and maintain consistency with coastal resource plans prepared and adopted pursuant to law.

[F.S. § 163.3178(2)(a): A land use and inventory map of existing coastal uses, wildlife habitat, wetland and other vegetative communities, undeveloped areas, areas subject to coastal flooding, public access routes to beach and shore resources, historic preservation areas, and other areas of special concern to local government.]

Policy 4.1.1.1. Develop, maintain, and regularly revise a land use and inventory map of existing coastal uses, wildlife habitat, wetlands and other vegetative communities, undeveloped areas, areas subject to coastal flooding, public access routes to beach and shore resources, coastal historic preservation areas, and other areas of local special concern.

Policy 4.1.1.2. Identify, designate, and preserve architecturally and otherwise significant coastal resources, including archaeological sites, landmarks, and structures, in accordance with the provision of the Historic and Cultural Element of this Plan and its implementing regulations.

[F.S. § 163.3178(2)(b): An analysis of the environmental, socioeconomic, and fiscal impact of development and redevelopment proposed in the future land use plan, with required infrastructure to support this development or redevelopment, on the natural and historical resources of the coast and the plans and principles to be used to control development and redevelopment to eliminate or mitigate the adverse impacts on coastal wetlands; living marine resources; barrier islands, including beach and dune systems; unique wildlife habitat; historical and archaeological sites; and other fragile coastal resources.]

Policy 4.1.1.3. The County Administrator will analyze the effects of existing drainage systems and the impacts of point-source and nonpoint-source pollution on estuarine water quality and the plans and principles—including existing state and regional regulatory programs that are used to maintain or improve water quality—while maintaining sufficient quantities of water flow. [See Objective 4.1.4. and associated policies.]

~~Objective 4.1.2. Coastal Planning Area Emergent Vegetation and Upland Habitat Protection:~~

~~Maintain or increase the amount of native habitat in the 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 developments within the Coastal Planning Area to preserve representative tracts of native upland communities. [See policies under 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 such communities.~~
- ~~(b) Encourage preservation of native upland vegetative communities as part of any mitigation activities as required in Policies 3.3.1.3 and 3.3.1.4.~~

~~**Policy 4.1.2.2.** Prohibit the alteration of coastal wetland habitat except for:~~

- ~~(1) Instances of 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) When necessary to avoid the taking of private property.~~

~~Implementation Mechanism:~~

- ~~(a) Review proposed alterations to coastal wetlands for compliance with this policy and consistent with the policies under Objective 3.3.1.~~

~~Policy 4.1.2.3. [Reserved]~~

~~Policy 4.1.2.4.~~ Review all proposed land developments for compatibility with, and determination of cumulative impacts on, adjacent natural marine resource areas.

~~Implementation Mechanism:~~

- ~~(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.~~ Buffers larger than fifty (50) feet adjacent to environmentally sensitive coastal wetlands may be required during the development review process, as necessary to prevent degradation due to proposed development and to discourage trimming of mangroves and loss of habitat.

~~Implementation Mechanism:~~

- ~~(a) Review of development proposals adjacent to coastal wetlands for compliance with this policy in coordination with policy 3.3.1.5.~~

~~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:~~

- ~~(a) Review of all proposed development in the Coastal Planning Area. (See policies under Objectives 3.3.1 and 3.3.2).~~
- ~~(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.~~

Objective 4.1.2.4.1.6. -- Protection of the West Indian Manatee.

Protect the orderly and balanced utilization and preservation, consistent with sound conservation principles, of all living and nonliving coastal zone resources. Implement protection mechanisms to decrease the number of human-caused manatee deaths and increase manatee awareness among residents and visitors.

Policy 4.1.6.1.4.1.2.1. The County, through land development regulations, will protect ~~Protect~~ the West Indian manatee by requiring all development within its range to adhere to Florida Department of Environmental Protection guidelines for ~~this-the~~ species and will implement the following strategies:

Implementation Mechanism(s):

(a) ~~Implementation of the following strategies:~~

- Designation of slow speed ~~minimum wake~~ zones for all access channels to, and posting of idle speed zones and other regulatory signs, funded, provided, and maintained by the property owner at ~~for all existing and new marina-type uses and multi-family docking facilities.~~
- ~~Designation of slow speed zones 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 affected marina-type use.~~
- Location of new or expanded boat ramps, and multi-slip docking facilities away from sites of high manatee concentrations, such as those identified by state and federal agencies. ~~[See see Policy 4.4.4.2.4.2.1.2].~~
- 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~~ ~~Prohibit~~ 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 ~~privately-owned~~ shoreline ~~owned.~~

Policy 4.1.6.2.4.1.2.2. ~~Designate~~ The County Administrator will ensure that all public manatee protection areas are designated 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.~~

[F.S. § 163.3177(6)(g)3.: For those units of local government identified in s. 380.24, a coastal management element, appropriately related to the particular requirements of paragraphs (d) and (e) and meeting the requirements of s. 163.3178(2) and (3). The coastal management element shall set forth the principles, guidelines, standards, and strategies that shall guide the local government's decisions and program implementation with respect to the following objectives: 3. Protect the orderly and balanced utilization and preservation, consistent with sound conservation principles, of all living and nonliving coastal zone resources.]

Objective ~~4.1.3.4.1.4.~~ - Coordination with Estuary Programs (EPs) for Water Quality.

Development/~~and Implementation of~~ ~~implement~~ strategies for a coordinated approach to achieving the goals of the ~~Coastal and Heartland National EP, Sarasota Bay and Tampa Bay Estuary Programs, and Charlotte Harbor~~ by working with participating federal, state, and local agencies.

~~Policy 4.1.3.1.4.1.4.1. Actively~~ The County Administrator will actively participate in the Estuary Program'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, ~~by pursuing the following strategies:~~

Implementation Mechanism:

- (a) ~~Manatee County Board of County Commissioners appointment of a staff liaison group to attend meetings, and to review and report on progress of the Charlotte Harbor Coastal and Heartland National, Sarasota Bay, and Tampa Bay EPs (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 EP to update five-year (5-year) year action plans for the Tampa Bay watershed area in Manatee County.~~

~~Policy 4.1.3.2.4.1.4.2. Consider~~ The County Administrator will recognize as an important County priority the restoration and maintenance of water quality, indigenous populations of fish, shellfish, fish, and other 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, including:

Implementation Mechanism(s):

- (a) Continued development and implementation of appropriate bay management strategies consistent with the national estuary program's management 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 Yards and Neighborhoods program through public education.

Policy 4.1.3.3.4.1.4.3. 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 Comprehensive Conservation Management Plans (CCMP).

Policy 4.1.3.4.4.1.4.4. Coordinate with the Charlotte Harbor NEP to develop a workable Comprehensive Conservation Management Plan.

Implementation Mechanism:

- (a) Participation in Comprehensive Conservation Management Plan development.

Objective 4.1.4.4.1.3. Water Quality, Fish, and Shellfish Harvesting.

Improve coastal water quality ~~such that so~~ all DEP shellfish harvesting prohibition areas are upgraded to "Approved" as feasible, and ~~such that so~~ juvenile fish populations and a diversity of other living marine resources are restored and sustained.

Policy 4.1.4.1.4.1.3.1. The County, through land development regulations, will require ~~Require~~ all land development activities within the Coastal Planning Area ~~which that~~ discharge stormwater into receiving coastal waters demonstrate non-degradation of water quality for all applicable parameters. [See Policy 9.4.1.4.]

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 Sewer System (MS4) to improve coastal water quality.~~

~~(c) Continued participation in the Tampa Bay EP Nitrogen Consortium.~~

~~(d) Natural Resources Department continued participation in the Tampa Bay EP Nitrogen Consortium.~~

Policy 4.1.4.24.1.3.2. ~~The County, through land development regulations, will require~~ 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.~~

Policy 4.1.4.3.4.1.3.3. ~~The County Administrator will continue~~ 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.

Policy 4.1.4.4. The County, through land development regulations, will require waterfront properties be designed to:

- promote water-related and water-dependent activities,
- encourage the retention and development of marine service facilities,
- provide public access to beaches and bays, and
- maximize natural resource protection.

Policy 4.1.4.5. The County Administrator will provide and improve opportunities for recreation and aesthetic enjoyment of coastal resources.

~~Objective 4.1.4. Coordination with Estuary Programs for Water Quality.~~

~~Development/Implementation of strategies for a coordinated approach to achieving the goals of the Sarasota Bay and Tampa Bay Estuary Programs, and Charlotte Harbor by working with participating federal, state, and local agencies.~~

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:

~~(a) Manatee County Board of County Commissioners appointment of a Charlotte Harbor, 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 to update five (5) year action plans for the Tampa Bay watershed area in Manatee County.~~

~~**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 effective, 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).~~

~~(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 Yards and Neighborhoods 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 Comprehensive Conservation Management Plans.~~

~~**Policy 4.1.4.4.** Coordinate with the Charlotte Harbor NEP to develop a workable Comprehensive Conservation Management Plan.~~

~~**Implementation Mechanism:**~~

~~(a) Participation in CCMP development.~~

Objective 4.1.5.4.1.2. -- Coastal Planning Area (CPA) Emergent Vegetation and Upland Habitat Protection

Maintain, restore, and enhance the overall quality of the coastal zone environment, including its amenities and aesthetic values. Maintain or increase the amount of native habitat in the 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 that provide inferior habitat.

~~Policy 4.1.5.1.4.1.2.1.~~ The County, through land development regulations, will require ~~Require~~ developments and redevelopment within the Coastal Planning Area to preserve representative tracts of native upland vegetative communities, particularly as part of any required mitigation activities. [See policies under Objective 3.3.2. and associated policies]

Implementation Mechanism(s):

~~(a) Maintain Land development regulations, to require projects encompassing native upland vegetative communities to specify the complete or partial preservation of such communities.~~

~~(b) Encourage preservation of native upland vegetative communities as part of any mitigation activities as required in Policies 3.3.1.3 and 3.3.1.4.~~

~~Policy 4.1.5.2.4.1.2.2.~~ Prohibit the alteration ~~Alteration~~ of coastal wetland habitat is prohibited, except where necessary with minimized alteration for:

~~(1) Instances of proposed ~~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) When necessary to avoid the ~~Avoiding~~ taking of private property.~~

~~[See Objective 3.3.1. and associated policies.]~~

Implementation Mechanism:

~~(a) Review proposed alterations to coastal wetlands for compliance with this policy and consistent with the policies under Objective 3.3.1.~~

Policy 4.1.2.3. [Reserved]

~~Policy 4.1.5.3.4.1.2.4.~~ The County Administrator will review ~~Review~~ all proposed land developments ~~s~~ permit applications for to determine compatibility with, and determination of cumulative impacts on, adjacent natural marine resource areas in the CPA.

Implementation Mechanism:

~~(a) Review all land development applications for cumulative effects on adjacent natural marine resource areas in the Coastal Planning Area.~~

~~Policy 4.1.5.4.4.1.2.5.~~ The County, through land development regulations, will require buffers ~~Buffers~~ larger than fifty (50) feet adjacent to environmentally sensitive coastal wetlands ~~may be required~~ during the development review process, ~~as if~~ necessary to prevent degradation, ~~due to proposed development and to discourage~~

trimming of mangroves and loss of habitat due to proposed development. [See Policy 3.3.1.5.]

Implementation Mechanism:

- (a) — Review of development proposals adjacent to coastal wetlands for compliance with this policy in coordination with policy 3.3.1.5.

Policy 4.1.5.5.4.1.2.6. The County, through land development regulations, will protect natural beaches and dunes from the cumulative impacts of adjacent development. [See Policies 4.2.2.5.4.4.2.5 and 4.2.2.6.4.4.2.6]

Implementation Mechanism:

- (a) — Review projects to ensure policy compliance.

Policy 4.1.5.6.4.1.2.7. Encourage The County, through land development regulations, will address the restoration and enhancement of disturbed or degraded natural coastal resources, including the conversion of nuisance exotic vegetation and hard surfaces along the shoreline to native coastal vegetation. [See Objectives 3.3.1. and 3.3.2. and associated policies]

Implementation Mechanism:

- (a) — Review of all proposed development in the Coastal Planning Area. (See policies under Objectives 3.3.1 and 3.3.2).
- (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.

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.

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 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.~~

~~**Policy 4.1.5.3.** Limit construction of artificial waterways to necessary drainage improvements required to implement the goals of the Public Facilities element.~~

~~Implementation Mechanism:~~

- ~~(a) Review dredge and fill applications for compliance with this policy.~~

~~**Policy 4.1.5.4.** Require the approval of 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.~~

~~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.~~

Objective 4.1.6.4.1.1. -- Seagrass Protection.

Increase the number of acres of seagrass in local waters in cooperation with the ~~Coastal & Heartland National EP, Tampa Bay and Sarasota Bay~~ and ~~Tampa Bay EPs~~ and the Charlotte Harbor NEP through programs which to 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
- Other benefits associated with seagrasses.

Policy 4.1.6.1.4.1.1.1. The County, through land development regulations, will require ~~Require~~ that all preliminary site plans, and 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 review to determine if the proposed development activities will adversely affect seagrass habitats.

Policy 4.1.6.2.4.1.1.2. The County, through land development regulations, will prohibit ~~Prohibit~~ any non-water-dependent development activities in submerged areas

~~containing significant seagrass habitat, except as expressly permitted by this Plan other policies (e.g., Policy 4.2.1.1), or in cases of where the Board of County Commissioners determines an overriding public interest, as determined by the Board of County Commissioners. [See Policy 4.4.4.1.]~~

Implementation Mechanism:

~~(a) Review proposed development to ensure policy compliance.~~

Policy 4.1.6.3.4.1.1.3. New boat ramps are prohibited ~~Prohibit the location of new boat ramps in areas characterized by insufficient depth, sensitive bottom or shoreline habitats, such as seagrass beds.~~

Implementation Mechanism:

~~(a) Review development to ensure policy compliance.~~

Policy 4.1.6.4.4.1.1.4. In coordination with the Sarasota Bay and Tampa Bay EPs, The County Administrator will identify ~~Identify all areas of significant seagrass habitat, and direct marine traffic to avoid these areas, and maximize opportunities for reestablishing and protecting seagrass habitat throughout Sarasota and Tampa Bays by pursuing funding for appropriate seagrass restoration in those areas identified as best suited for recovery and restoration of seagrass.~~

Implementation Mechanism:

~~(a) Coordinate with the Tampa Bay National Estuary Program to ensure policy compliance.~~

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 4.1.6.5.4.1.1.6. The County Administrator will develop ~~Develop techniques to orient boating activities to suitable areas away from sensitive habitats, to protect seagrass beds and sensitive habitat and reduce turbidity. [See Policy 4.4.4.2.4.2.1.2]~~

Implementation Mechanism:

~~(a) Review all development requests for marina type uses to ensure that sensitive habitats will not be negatively affected.~~

Policy 4.1.6.6.4.1.1.7. The County Administrator will encourage ~~Encourage seagrass growth through strategies which that improve water transparency in Charlotte Harbor.~~

~~Sarasota and Tampa Bays and Charlotte Harbor. [See policies under **Objective 3.2.2. and associated policies**]~~

~~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 for all existing and new marina type uses and multi-family docking facilities.~~
- ~~• Designation of slow speed zones 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 affected marina type use.~~
- ~~• 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 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 owned.~~

~~**Policy 4.1.6.2.** Designate all manatee protection areas as slow speed 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.~~

F.S. § 163.3177(6)(g)1.: For those units of local government identified in s. 380.24, a coastal management element, appropriately related to the particular requirements of paragraphs (d) and (e) and meeting the requirements of s. 163.3178(2) and (3). The coastal management element shall set forth the principles, guidelines, standards, and strategies that shall guide the local government's decisions and program implementation with respect to the following objectives: 1. Maintain, restore, and enhance the overall quality of the coastal zone environment, including, but not limited to, its amenities and aesthetic values.

Objective 4.1.7.4.1.5-- 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.

Policy 4.1.7.1.4.1.5.1. The County Administrator will coordinate ~~Coordinate~~ with appropriate agencies to ensure County review of all Environmental Resource permits for dredge and fill operations in coastal areas of Manatee County.

Implementation Mechanism:

(a) ~~Review development to ensure policy compliance.~~

Policy 4.1.7.2.4.1.5.2. The County, through land development regulations,, will ~~restrict~~ ~~Restrict~~ dredge and fill operations in the Coastal Planning Area to operations which that facilitate the continued use of existing channels, operations are 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.~~

Policy 4.1.7.3.4.1.5.3. The County Administrator will limit ~~Limit~~ construction of artificial waterways to necessary drainage improvements required to implement the goals, **objectives, policies, and strategies** of the this Plan's Public Facilities element.

Implementation Mechanism:

(a) ~~Review dredge and fill applications for compliance with this policy.~~

Policy 4.1.7.4.4.1.5.4. The County Administrator will coordinate with the West Coast Inland Navigation District (WCIND) to identify and permit appropriate ~~Require the approval of~~ 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 of this Plan to prevent further degradation of adjacent waters and to ensure placement of spoil material on suitable upland areas. **[See 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.~~

Policy 4.1.7.5. The County Administrator will recommend and review proposed development and redevelopment that could change surface and groundwater flow patterns in basins tributary to bays and rivers to improve water quality discharge to these estuarine systems.

Policy 4.1.7.6. Provide for drainage improvements in repairs to roads along County-maintained evacuation routes. Levels of service for these routes will be maintained and, where possible, improved.

HAZARD MITIGATION COMPONENT

F.S. § 163.3177(6)(g)7.: For those units of local government identified in s. 380.24, a coastal management element, appropriately related to the particular requirements of paragraphs (d) and (e) and meeting the requirements of s. 163.3178(2) and (3). The coastal management element shall set forth the principles, guidelines, standards, and strategies that shall guide the local government's decisions and program implementation with respect to the following objectives: 7. Protect human life against the effects of natural disasters.]

[F.S. § 163.3178(2)(d): A component which outlines principles for hazard mitigation and protection of human life against the effects of natural disaster, including population evacuation, which take into consideration the capability to safely evacuate the density of coastal population proposed in the future land use plan element in the event of an impending natural disaster. The Division of Emergency Management shall manage the update of the regional hurricane evacuation studies, ensure such studies are done in a consistent manner, and ensure that the methodology used for modeling storm surge is that used by the National Hurricane Center.]

GOAL – 4.24.4

Protection of Manatee County Citizens and Visitors Residents from Natural Disasters Through Disaster Mitigation, Provision of Adequate Warning and Post Disaster Planning.

Objective 4.2.1.4.4.1.- 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 residents and visitors.

Policy 4.2.1.1.4.4.1.1. ~~The County Administrator will develop~~ Develop and implement provisions for increasing the rate of evacuee mobilization, in coordination with the Tampa Bay Regional Planning Council (TBRPC), other appropriate Emergency Support Functions (ESF) departments and agencies, and other local governments within Manatee County and other adjacent counties to:

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 will contain measures for hurricane preparedness, response, recovery and mitigation. It shall will 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 that identify emergency preparedness procedures and evacuation shelters, including Distribution should include the possibility of mailing disaster guides to all addresses residents in the Hazard Vulnerability Area of the County.
- Implement the Local Mitigation Strategy (LMS).

Policy 4.2.1.2.4.4.1.2. The County Administrator will coordinate with the Tampa Bay Regional Planning Council, Sarasota-Manatee Metropolitan Planning Organization, Manatee County Sheriff's Office, and Florida Department of Transportation to ensure that major evacuation routes maintain Maintain adequate capacity on all identified major evacuation routes and are improved as necessary to facilitate an efficient and safe evacuation.

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 4.2.1.3. The CEMP will outline principles to mitigate hazards and protect human life against the effects of natural disaster—including population evacuation—that consider the capability to safely evacuate the coastal population density proposed in the Future Land Use Element of this Plan in the event of an impending natural disaster.

Policy 4.2.1.4.4.1.3. Cosponsor The County Administrator will 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 to stage all hazard preparedness activities.

Policy 4.2.1.5.4.4.1.4. The County Administrator will coordinate Coordinate all emergency management activities including evacuation orders with all state, regional, and local emergency response agencies to effect affect a safe and efficient evacuation and resettlement of citizens and visitors County residents.

Implementation Mechanism:

- (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 4.2.1.6.4.4.1.5. The County Administrator will develop Develop and implement provisions for decreasing the rate of evacuee mobilization by encouraging and, in coordination with other local governments, encourage citizens residents to shelter in place when and whereas appropriate in coordination with other local governments.

Objective 4.2.2.4.4.2. – Hazard Mitigation:

Create pre-disaster mitigation plans to reduce the risk to life and property from natural or man-made disasters.

Policy 4.2.2.1.4.4.2.1. Require that all project approvals All development permits for lands within the Coastal High Hazard (CHHA) must meet performance standards as described in detail provided in Land development regulations, and which may include including:

- 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 proposed development and redevelopment 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-disaster event.

Policy 4.2.2.2.4.4.2.2 The County, through land development regulations, will require developers of ~~Require~~ new development and redevelopment in the Coastal Planning Area, their successors, and assigns to provide hurricane evacuation plans for the project, prepared in coordination with County staff, and require funding for 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 projects will submit an effective and compliant hurricane evacuation plan to Manatee County.

Policy 4.2.2.3.4.4.2.3. The County, through land development regulations, will minimize ~~Minimize~~ the location of development and redevelopment within areas of the Coastal High Hazard Area which that 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 hazard 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 acquisition strategies for suitable environmentally sensitive properties.

Policy 4.2.2.4.4.4.2.4. The County Administrator will implement ~~Implement~~ policies and actions of the Local Hazard Mitigation Strategy LMS.

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 4.2.2.5.4.4.2.5. Minimize the disturbance of natural shoreline resources that provide shoreline stabilization and protect landward areas from the effects of storm events. Strategies to implement this Policy may include: conservation easements,

lease agreements, land donations, deed restrictions or covenants. [See Objective 4.1.5. and Policy 4.2.2.6.

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.~~

Policy 4.2.2.6.4.4.2.6. ~~Prohibit the construction~~ Construction of new seawalls and the repair and reconstruction of existing seawalls is prohibited 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.~~

Policy 4.2.2.7.4.4.2.7. ~~The Board of County Commissioners will improve~~ **Improve** sheltering capacity through the development of more shelters, through increased public education regarding evacuation options, or through land development regulations, and other techniques that ~~which~~ reduce the numbers of persons needing shelter during a major ~~storm~~ disaster event, including:

Implementation Mechanism(s):

- (a) ~~Improve sheltering capacity. Improvement techniques may include:~~
 - ~~Procedures for evaluating the impact of the each proposed development and redevelopment on hurricane shelter capacity and evacuation clearance times.~~
 - ~~Establishment of required standards for~~ Requiring development and redevelopment to maintain adequate, available hurricane shelter capacity and evacuation clearance times, and;
 - ~~A requirement for~~ Requiring mitigation techniques, including density reduction, to ensure that new projects development and redevelopment contribute fair share improvements or funding fees in-lieu to maintain required shelter capacity. Such mitigation measures may include reduction in project densities to ensure compliance with the established standards.
 - ~~Establishment of~~ Establishing 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 deficits.

Policy 4.2.2.8.4.2.8. Expand The County Administrator will expand the training of local Community 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:

(a) Manatee County Government will facilitate holistic and countywide emergency preparedness and disaster response training needs of residents, visitors, and business owners for all hazards.

Policy 4.2.2.9. The County, through land development regulations, will require new Large Project developments to provide a proportionate-share of shelters for hurricane protection.

Policy 4.2.2.10. The County Administrator will 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.

Policy 4.2.2.11. The County Administrator will coordinate land uses and hurricane evacuation policy with other relevant local and regional plans and policies.

Policy 4.2.2.12. The County Administrator will coordinate with the incorporated municipalities in the annual development and issuance of the County All Hazards Disaster Planning Guide.

Policy 4.2.2.13. The County Administrator will participate with the incorporated municipalities in the LMS Working Group for the purpose of reducing vulnerability to natural hazards that endanger the community.

Objective - 4.2.3. – Optimize hazard prevention and mitigation.

Policy 4.2.3.1. The County, through land development regulations, will provide incentives for structure retrofit programs to address identified flood, wind, evacuation vulnerabilities.

Policy 4.2.3.2. The County Administrator will maintain, regularly review, and update a list of vulnerable critical facilities with costs for necessary pre-disaster resilience improvements.

Policy 4.2.3.3. The County Administrator will identify pre- and post-storm redevelopment options for land in known vulnerable areas to prevent future loss to life or property. Any County purchase option will analyze the benefits of acquisition, the costs, and resources available through:

(1) FEMA Building Resilient Infrastructure and Communities (BRIC) program and Hazards Mitigation Grant Program (HMGP) funding,

(2) Grants from other sources of funding,

(3) County funding, together with just valuation, potential uses, projected inundation, and return on investments.

Objective 4.2.4. – Minimize the adverse effects of disaster events.

Policy 4.2.4.1. The County Administrator will develop strategies to address the special needs populations before, during, and in the aftermath of a disaster/hazard event.

Policy 4.2.4.2. The County Administrator will annually update the Post-Disaster Redevelopment Component of this Plan.

Policy 4.2.4.3. The County Administrator will provide and support disaster planning training, including collaborative programs with appropriate government agencies, NGOs, and the private sector.

Policy 4.2.4.4. The County Administrator will continue to develop training on, and improve communication of, mitigation strategies and techniques with all Emergency Support Function (ESF) agencies.

Policy 4.2.4.5. The County Administrator will promote and support expanded CERT service and training opportunities.

Policy 4.2.4.6. The County Administrator will periodically evaluate and update the public and internal response agencies about new communications technologies.

Objective 4.2.5. – Reduce the number of repetitive loss properties.

Policy 4.2.5.1. The County, through land development regulations, will provide options to relocate property, development entitlements, and vested rights susceptible to repetitive flooding and SLR inundation.

Policy 4.2.5.2. The County Administrator will administer stormwater management system maintenance programs to be resilient to the impacts of climate change.

Policy 4.2.5.3. The County, through land development regulations, will limit development density and intensity in repetitive flood loss areas.

Objective 4.2.6. – Improve the resilience of vulnerable properties by directing new development and redevelopment to less vulnerable areas.

Policy 4.2.6.1. The County Administrator will monitor floodplain regulations and enforcement to assess regulatory effectiveness.

Policy 4.2.6.2. The County, through land development regulations, will provide incentives to achieve floodplain compliance.

Policy 4.2.6.3. The County will only grant variances to the floodplain management requirements and standards of the land development regulations in circumstances of over-riding public necessity.

Policy 4.2.6.4. The County, through land development regulations, will require development, redevelopment, and new structures in the Special Flood Hazard Area (SFHA) to meet or exceed current Florida Building Code requirements and standards.

Policy 4.2.6.5. The County Administrator will annually audit the LMS for consistency with other applicable ordinances, plans, and regulations regarding hazard mitigation initiatives and strategies.

Policy 4.2.6.6. The County Administrator will budget resources to strengthen existing land use policies, regulations, review procedures, and enforcement of same.

Policy 4.2.6.7. The County, through land development regulations, will provide higher standards for impervious surfaces to decrease stormwater run-off.

Policy 4.2.6.8. The County, through land development regulations, will provide higher standards to protect facilities and structures from hazards.

Objective 4.2.7. – Increase the level of disaster awareness through enhanced public education.

Policy 4.2.7.1. The County Administrator will provide public education and information to the community about local hazard mitigation efforts, planning, programming, and techniques through condominium, homeowners, and neighborhood associations; public forums; schools; etc.

Policy 4.2.7.2. The County Administrator will utilize a broad variety of media to educate the public on hazard mitigation.

Policy 4.2.7.3. The County Administrator will annually provide outreach specifically to owners and tenants of all properties in repetitive loss areas as part of the National Flood Insurance Program (NFIP) Community Rating System (CRS) and repetitive-loss property owner outreach programs.

Policy 4.2.7.4. The County Administrator will educate citizens living or working in defined hazard areas to understand their vulnerability and appropriate hazard mitigation techniques.

Policy 4.2.7.5. The County Administrator will provide and publicize opportunities for interested individuals to participate in hazard mitigation training.

Objective 4.2.8. – A disaster-resistant economy that embraces a broad socioeconomic spectrum.

Policy 4.2.8.1. The LMS will consider facilities, programs, and resources to support impacted local businesses resuming commercial activity.

Policy 4.2.8.2. The CEMP and Post-Disaster Recovery Plan (PDRP) will consider the needs of key employers.

Policy 4.2.8.3. The County Administrator will provide guidance for community businesses to improve the disaster resilience of their facilities and operations.

Objective 4.2.9. – County-wide participation of Manatee local governments in the LMS.

Policy 4.2.9.1. Local governments in Manatee County will review and update mitigation strategies post-event, considering the provisions of F.S. § 163.3178, and post-event interagency hazard mitigation reports.

Policy 4.2.9.2. Local governments in Manatee County will continue to develop funding mechanisms for LMS-approved mitigation initiatives, consistent with the provisions of F.S. § 163.3177, for identifying and funding capital improvement projects.

Policy 4.2.9.3. Local governments in Manatee County participating in the LMS will emphasize mitigation funding during the annual budget process pursuant to the provisions of F.S. § 163.3177.

Objective 4.2.10. – Provide procedures and responsibilities for amendment, maintenance, and updating the LMS.

Policy 4.2.10.1. The LMS will provide the processes for application, mitigation project selection, and distribution of funds under the Hazard Mitigation Grant Program required by the State.

Policy 4.2.10.2 The County has the primary responsibility of monitoring and supporting the LMS. This effort includes:

1. technical and clerical support for the benefit of the LMS Working Group;
2. monitoring the status of LMS-supported projects throughout the year; and
3. assessing the LMS against the Florida Division of Emergency Management-established evaluation criteria to determine if changes to the LMS are needed. Should it be determined by the Chair or any member of the LMS Working Group that the LMS requires further evaluation/update, an event has significantly changed or negated parts of the LMS, or a LMS-supported mitigation project may be eligible

for grant funding, the item(s) will be discussed at either one of the regularly scheduled quarterly meetings or at a special meeting called by the Chair.¹

Policy 4.2.10.3. The participating agencies and local governments will present new initiative projects at the LMS Working Group quarterly meetings. These initiatives will be evaluated, incorporated into the LMS, and prioritized at these meetings. Completed initiatives will be moved to the COMPLETED column of the mitigation Project Initiatives List. Incomplete initiatives will be re-evaluated. The LMS Working Group will use the Mitigation Initiatives Evaluation Scoring Sheet to evaluate new initiatives and re-evaluate incomplete initiatives. Following a disaster event, the lessons learned or applicable comments from any post-event interagency hazard mitigation reports will be incorporated into the LMS.

Policy 4.2.10.4. Every five (5) years, the LMS will undergo a 5-year cycle update. The review of the LMS will begin 18 months prior to the expiration date of the adopted LMS. The LMS Working Group will appoint (a) sub-committee(s) to conduct an audit/review of the LMS, assessing its effectiveness and identifying those revisions necessary to meet County-wide hazard mitigation needs. The subcommittee(s) will report to the full LMS Working Group at their next scheduled quarterly meeting. The LMS Working Group will provide the draft report to the elected officials of all participating agencies and local governments for review and comment.

Policy 4.2.10.5. The LMS Working Group will vote to transmit the draft report to the State of Florida Division of Emergency Management, State Hazard Mitigation Officer. The State's comments will inform subsequent revisions and the report will be submitted to the Manatee County Board of County Commissioners. The Board of County Commissioners will vote to accept the report and, after review and discussion, vote to include the revisions recommended by the LMS Working Group in the LMS.

Policy 4.2.10.6. In addition to the 5-year cycle update, following a major disaster event that substantially impacts the LMS, the LMS Working Group may submit proposed revisions to the LMS to the Manatee County Board of County Commissioners and participating local governments for amendment.

Objective 4.2.11. – The County Administrator will develop and maintain a CEMP that complies with F.S. §252.38, Ch. 27P-6 F.A.C., and implements the following Policies:

Policy 4.2.11.1. Employ an all-hazards planning approach to all disasters, emergencies, hazards, or threats.

Policy 4.2.11.2. Establish the general planning framework for all-hazards prevention, preparedness, response, recovery and mitigation activities.

¹ Manatee County, MANATEE COUNTY LOCAL MITIGATION STRATEGY PLAN 2019 UPDATE [LMS], p.V:6-8.

Policy 4.2.11.3. Reduce the vulnerability of people and their communities to hazards, including loss of life, injury, and damage or loss of property resulting from man-made, natural, and technological disasters by developing effective and strategic prevention, preparedness, response, recovery, and mitigation programs.

Policy 4.2.11.4. Describe the County's role in supporting other local governments during an emergency or disaster.

Policy 4.2.11.5. Describe the state and federal relationship with the County and other local governments during an emergency or disaster.

Policy 4.2.11.6. Describe the types of events likely to occur, from local emergencies to minor, major, or catastrophic disasters.

Policy 4.2.11.7. Describe the actions the Emergency Management Division will initiate—in coordination with county, municipal, state, federal, and other government counterparts, as appropriate—regardless of the magnitude of the emergency or disaster.

Policy 4.2.11.8. Describe the mechanisms to deliver immediate assistance, including direction and control of intrastate, interstate, and federal response and recovery assistance.

Policy 4.2.11.9. Establish a system that adopts, applies, and integrates the tenets of the National Incident Management System (NIMS) to ensure its interface with the National Response Framework (NRF) to maximize the integration of incident-related prevention, preparedness, response, recovery, and mitigation activities.

Objective 4.2.12. – Maintain a CEMP that establishes direction and control.

Policy 4.2.12.1. The Public Safety Department executes the emergency management program. The Director provides policy level assistance and guidelines in disaster preparedness activities and functions, including planning, public information, and training programs; and serves as coordinator and liaison between the Board of County Commissioners and State and Federal agencies in times of disaster [Ordinance 19-47].

Policy 4.2.12.2. During the continuance of a state of local emergency the Director is responsible for coordinating all disaster emergency relief activities and efforts, subject only to the direction and control of the Board of County Commissioners or such direction and control as delegated by the Board to the County Administrator as codified in Article II of Chapter 2-13 of the Manatee County Code. The operational policies and procedures for response to disaster emergencies will be consistent with the CEMP.

~~GOAL 4.2~~

~~**Compatibility of Land Development in The Coastal Planning Area 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;~~

~~**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 Tampa Bay and Sarasota Bay National Estuary Programs to encourage all agricultural activities that are contiguous to, or that have runoff discharging directly into, Terra Ceia Aquatic Preserve, Tampa Bay, or Sarasota Bay, implement or continue a program of Best Management Practices to reduce nitrogen and phosphorous runoff.~~

~~Implementation Mechanism:~~

- ~~(a) Coordination with the Natural Resources Conservation Service, the Manatee River Soil and Water Conservation District, and the appropriate EPCs.~~

~~**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.~~

COASTAL HIGH HAZARD AREA

F.S. § 163.3178(2)(h): Designation of coastal high-hazard areas and the criteria for mitigation for a comprehensive plan amendment in a coastal high-hazard area as defined in subsection (8). The coastal high-hazard area is 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. Application of mitigation and the application of development and redevelopment policies, pursuant to s. 380.27(2), and any rules adopted thereunder, shall be at the discretion of local government.]

GOAL - 4.3

Establish and maintain an ongoing process that continually assesses potential disasters, develops corresponding hazard mitigation strategies and techniques;

incorporates preparedness, response, and recovery into the consciousness of the entire community; and limits public expenditures in areas subject to destruction by natural disaster. ~~Protection of the Residents and Property Within the Coastal Planning Area from the Physical and Economic Effects of Natural Disasters.~~

Objective 4.3.1. - Designate Coastal High-Hazard Areas (CHHA) and the mitigation criteria for amending this Plan in a CHHA, as defined in F.S. § 163.3178(8).

[F.S. § 163.3177(6)(g)6.: For those units of local government identified in s. 380.24, a coastal management element, appropriately related to the particular requirements of paragraphs (d) and (e) and meeting the requirements of s. 163.3178(2) and (3). The coastal management element shall set forth the principles, guidelines, standards, and strategies that shall guide the local government's decisions and program implementation with respect to the following objectives: 6. Limit public expenditures that subsidize development in coastal high-hazard areas.]

Policy 4.3.1.1. The County Administrator will analyze and evaluate the benefits and costs of adaptation alternatives in the design or retrofit of infrastructure and limit public expenditures that subsidize development in the CHHA.

Policy 4.3.1.2. The County, through land development regulations, will include provisions that ensure development and zoning changes do not promote increased population within CHHA.

Policy 4.3.1.3. The County, through land development regulations, will direct new population growth away from known or predicted CHHA.

Policy 4.3.1.4. The County, through land development regulations, will require proposed development and redevelopment in the CHHA be reviewed for significant impacts upon evacuation routes and provide all necessary roadway improvements.

[PUBLIC FACILITIES COMPONENT]

F.S. § 163.3178(2)(i): A component which outlines principles for providing that financial assurances are made that required public facilities will be in place to meet the demand imposed by the completed development or redevelopment. Such public facilities will be scheduled for phased completion to coincide with demands generated by the development or redevelopment.]

~~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).~~

~~**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 Velocity Zone 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 the V-Zone, 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 the velocity zone where consistent with other provisions of this Comprehensive Plan.~~

~~**Implementation Mechanism:**~~

- ~~(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 FEMA Velocity Zone 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 the Velocity Zone 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 comprehensive 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.~~

~~**Implementation Mechanism:**~~

- ~~(a) Review of all commercial and industrial uses in the CHHA to ensure compliance with this policy.~~

~~**Policy 4.3.1.5.** Maximize the clustering of uses in the Coastal High Hazard Area.~~

- ~~(1) Clustering shall be promoted to protect coastal resources from the impacts of dock accesses, runoff from impervious surface and to minimize infrastructure subject to potential storm damage.~~
- ~~(2) Not density limits may be waived for appropriate clustered projects.~~
- ~~(3) For projects located partially within the CHHA, development shall be encouraged to transfer from areas within the CHHA to portions of the site outside of the CHHA. [See policies under 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. [MEMO #10 ITEM 1.G]~~

~~Policy 4.3.1.6.~~ ~~Prohibit the development of new mobile home projects within the Coastal Planning Area.~~

~~Implementation Mechanism:~~

- ~~(a) Maintain regulations in the Land Development Code to implement this policy.~~

~~Policy 4.3.1.7.~~ ~~Prohibit the siting 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.~~

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 case the event of damage from natural hazards. [See Objectives 5.7.6., 10.1.2., 10.1.9., and associated policies.]

Policy 4.3.2.1. The County, through land development regulations, will require new development and redevelopment in the CPA provide infrastructure improvements to meet the applicable level-of-service standards. The Board of County Commissioners will limit the placement of County-funded infrastructure within the Coastal Planning Area which exceeds the demands in the Coastal Planning Area to meet only the needs permitted generated by approved development consistent with this Plan; except to

provide for ~~hurricane-disaster~~ evacuation needs and as allowed in accordance with Policy 4.3.2.2.

Policy 4.3.2.2. ~~Prohibit the construction~~ Construction of County-funded public facilities within the CHHA is prohibited, except for the following:

- Public recreation consistent with natural resource preservation;
- ~~Maintenance of~~ Maintaining 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 ~~Traffic Circulation~~ Transportation Element of the Comprehensive this Plan;
- Improvements required to maintain ~~Level of~~ Service standards;
- Port facilities consistent with the Port Manatee Master Plan and this Comprehensive 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~~ The Board of County Commissioners will not accept from accepting responsibility for maintaining new roadways within the CHHA except for those which are unless consistent with Policies 4.4.2.1.4.2.2.1 and 4.3.2.4.

~~Implementation Mechanism:~~

- ~~(a) Review proposed developments to implement this policy.~~

Policy 4.3.2.4. ~~Prohibit construction~~ Construction of new, or widening improvement of existing, bridges linking the mainland to any island/key area within Manatee County is prohibited unless such bridge or improvement is shown on the Future Traffic Circulation Map. The Board of County Commissioners will not support the Sarasota-Manatee Metropolitan Planning Organization including transportation improvements within the CEA CHHA on the Future Traffic Circulation Map and will coordinate with the Florida Department of Transportation to review all applications for bridge construction to ensure compliance.

~~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. ~~The Board of County Commissioners will establish~~ Establish a lower priority for ~~the funding of~~ public infrastructure within the CEA CHHA ~~as compared to over public infrastructure in~~ non-CEA 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
- Provide recreational facilities unique to coastal sites.

Implementation Mechanisms:

~~(a) Internal coordination between departments during preparation of the Capital Improvements Projects budget to achieve policy compliance.~~

Policy 4.3.2.6. ~~The County Administrator will continue~~ Continue to coordinate with state and local agencies to provide assistance to identified neighborhoods in the Coastal Planning Area ~~which that~~ require more resilient housing, through financial or technical assistance to improve sub-standard housing. ~~(See also Objective 6.1.4) [See Objective 6.1.4 and associated policies.]~~

Implementation Mechanism:

~~(a) Coordinate with state and local agencies to ensure policy compliance.~~

Policy 4.3.2.7. The County Administrator will ensure that adaptation to climate change impacts, especially SLR, are incorporated into the planning, siting, construction, maintenance, and replacement of public infrastructure to maximize the useful lifespan and return on investment.

Policy 4.3.2.8. Public expenditures that subsidize new or expanded infrastructure in the CHHA will only be permitted to service density levels as determined by the FLUM and permitted by County regulations.

Policy 4.3.2.9. The County, through land development regulations, for all new development, redevelopment, and infrastructure in the CHHA will provide that financial assurances are made that required public facilities will be in place to meet the demand imposed by completed development or redevelopment.

Objective 4.3.3. - Prior to the development of new infrastructure or other public facilities in the CHHA, determine that no other feasible sites exist outside that CHHA.

Policy 4.3.3.1. When growth demands expansion or renovation of existing infrastructure and other public facilities in the CHHA, first consider relocation outside the

CHHA. Where no feasible alternative exists to construction, expansion, or renovation of existing infrastructure and other public facilities in the CHHA, all development must be floodproofed in accordance with The County, through land development regulations, to minimize potential damage from impacts related to SLR.

Policy 4.3.3.2. The County, through land development regulations, will address and minimize the impacts of SLR and storm surge with strategic regulations that also protect shoreline ecological functions, allow water-dependent uses, and provide public access to water.

Policy 4.3.3.3. The County, through land development regulations consistent with Objective 4.3.3., will address hardened erosion control structures and other strategies to reduce flood risk in coastal areas in accordance with the region's identified projection for SLR.

Policy 4.3.3.4. The County Administrator will consider projected climate impacts when developing and siting, or redeveloping infrastructure, to maximize longevity and resiliency.

Policy 4.3.3.5. The County Administrator will consider measures to protect or relocate infrastructure and public facilities in areas projected to be impacted by climate change and SLR, including elevating infrastructure and structures above forecasted storm surge height and base flood elevation (BFE).

GOAL - 4.4

~~**Protection of Manatee County Residents from Natural Disasters Through Disaster Mitigation, Provision of Adequate Warning and Post Disaster Planning.**~~

Support Regional Efforts to Integrate Climate Change, Stormwater Management, and Bay Habitats into Planning Efforts to Balance Compatibility of Land Development in The Coastal Planning Area With Natural Resource Protection, protect Citizens and Property Within the CPA from the Physical and Economic Effects of Natural Disasters, and Restrict Development and Redevelopment that Would Damage or Destroy Coastal Resources.²

Objective 4.4.1.4.3.1.- Development Type, Density and Intensity.

Limit development type, density and intensity within the CPA and direct population and development to areas outside of the CHHA to mitigate the potential negative impacts of natural hazards in ~~this~~ these areas.

² See Goal 1, CCMP Crosswalk and Model Language Guidelines for Integrating Environmental Planning Best Management Practices into Comprehensive Plans, p. 17.

Policy 4.4.1.1.4.3.1.1. The County, through land development regulations, will direct ~~Direct~~ population concentrations away from the ~~GEA~~ CHHA.

Implementation Mechanism:

(a) — Maintain requirements in the Manatee County Land Development Code consistent with this policy.

Policy 4.4.1.2.4.3.1.2. The County, through land development regulations, will limit ~~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 ~~the V-Zones V,~~ whichever is less. Any reduction in residential development potential within ~~the FEMA Velocity-Zones V~~ resulting from the limit of three (3) du/ga within that area may be re-captured on the subject site in areas outside of ~~the velocity zone-Zones V~~ where consistent with other provisions of this ~~Comprehensive Plan.~~

Implementation Mechanism:

(a) — Maintain regulations in the Land Development Code to implement this policy.

Policy 4.4.1.3.4.3.1.3. The County, through land development regulations, will ~~require~~ ~~Require~~ that non-industrial redevelopment activities within the FEMA Velocity-Zones V be limited to the density/intensity in existence for the development site prior to the effective date of the ~~Comprehensive~~ this Plan; or be limited to three (3) ~~dwelling units per gross acre~~ du/ga or the maximum Floor Area Ratio associated with the Future Land Use designation(s)

on the project development site, whichever is less. This provision ~~shall only apply~~ applies only to those portions of the site within ~~the Velocity-Zones V~~ and not to the entire redevelopment site. All such redevelopment activities ~~shall must also be subject to compliance~~ comply with other applicable goals, objectives, and policies, and strategies of this ~~comprehensive plan~~ Plan, and all applicable development regulations.

Implementation Mechanism:

(a) — Maintain regulations in the Land Development Code to implement this policy.

Policy 4.4.1.4.4.3.1.4. The County, through land development regulations, will limit ~~Limit~~ industrial development uses 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, ~~or~~ waste or substances per month for any use in the CHHA. Industrial development uses within and in close proximity to Port Manatee ~~shall be~~ are exempt from this policy so long as ~~industry~~ industrial uses storing above the threshold quantities of hazardous, ~~or~~ acutely hazardous, waste or substances ~~take steps to minimize the potential for release of this material in a storm event.~~

Implementation Mechanism:

~~(a) Review of all commercial and industrial uses in the CHHA to ensure compliance with this policy.~~

Policy 4.4.1.5.4.3.1.5. Maximize the The County, through land development regulations, will provide criteria for clustering of uses in the CHHA, and:

- ~~(1) Clustering shall be promoted~~ Promote clustering and transfer of development and redevelopment entitlements to properties landward of the CHHA, and dedicating lands from which such entitlements are transferred as Public Conservation Easements or County lands to protect coastal resources from the impacts of dock accesses, runoff from impervious surface and to minimize infrastructure subject to potential storm damage.
- ~~(2) Not~~ The Board of County Commissioners may waive net density limits may be waived for appropriately clustered projects development and redevelopment.
- ~~(3) For projects~~ Development and redevelopment on sites located partially within the CHHA, ~~development shall be~~ 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 Objective 2.3.1. of the Future Land Use Element and associated policies.] [MEMO #10 ITEM 1.C]~~

Implementation Mechanism:

~~(a) Maintain provisions in the Land Development Code to encourage clustering of density/intensity. [MEMO #10 ITEM 1.C]~~

Policy 4.4.1.6.4.3.1.6. Prohibit the development of new New mobile home development and redevelopment is prohibited projects within the CPA.

Implementation Mechanism:

~~(a) Maintain regulations in the Land Development Code to implement this policy.~~

Policy 4.4.1.7.4.3.1.7. Prohibit the siting of new New acute care medical facilities are limited within the Coastal High Hazard Area (CHHA).

Implementation Mechanism:

~~(a) Maintain regulations in the Land Development Code to implement this policy.~~

Policy 4.4.1.8.4.3.1.8. Maintain The County, through land development regulations, will provide the minimum construction setback line for all areas of the CPA that have not been delineated for a Coastal Construction Control Line.

Implementation Mechanism:

~~(a) Enforce setbacks consistent with this policy.~~

Policy 4.4.1.9. The County Administrator will utilize the regional hurricane evacuation studies, updated from time to time by the State Division of Emergency

Management employing the National Hurricane Center methodology for modeling storm surge.

[BEACH & DUNE SYSTEM COMPONENT]

F.S. § 163.3178(2)(e): A component which outlines principles for protecting existing beach and dune systems from human-induced erosion and for restoring altered beach and dune systems.]

Objective 4.4.2. – Outline principles for protecting existing beach and dune systems from human-induced erosion and for restoring altered beach and dune systems

Policy 4.4.2.1. The County, through land development regulations, will protect beach and dune systems by regulating coastal construction and providing coastal resource BMPs.

Policy 4.4.2.2. The County, through land development regulations, will provide requirements to preserve and restore native beach and dune vegetation that stabilizes beach and dune systems and provides protection against storm impacts and develop additional vegetated dunes.

Policy 4.4.2.3. The County, through land development regulations, will require dune restoration and stabilization for all beachfront property development.

Policy 4.4.2.4. The County Administrator will coordinate with the incorporated municipalities on beach restoration and renourishment efforts and support ongoing protection and enhancement of the beach and dune systems.

Policy 4.4.2.5. The County, through land development regulations, will prohibit public or private activities that would increase erosion or otherwise deteriorate the beach and dune systems.

Policy 4.4.2.6. The County, through land development regulations, will limit beach maintenance and raking to minimize detrimental impacts upon native flora and fauna and the functions of the beach and dune system.

Policy 4.4.2.7. Motorized vehicles are prohibited on the beach and dune system with certain permitted exceptions:

1. Emergency vehicles; and
2. Vehicles associated with beach nourishment, environmental maintenance, environmental monitoring, or conservation purposes.

Policy 4.4.2.8. The County, through land development regulations, will provide standards for armoring; construction of groins, seawalls, and other erosion control structures; dredge and fill activities; pier and dock construction; and public access.

Policy 4.4.2.9. The County Administrator will support municipal efforts to acquire additional public beach accesses and mobility facilities in the incorporated areas of the county.

[REDEVELOPMENT COMPONENT]

F.S. § 163.3178(2)(f): A redevelopment component that outlines the principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise. The component must:]

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 major storm~~ event ~~to provide for quick recovery in case~~ of a natural disaster.

Policy 4.4.3.1. The County Administrator will prioritize ~~Prioritize~~ immediate ~~repair,~~ cleanup actions, ~~and necessary~~ permitting, ~~and repair~~ activities following a natural disaster, utilizing the following procedures:-

Implementation Mechanism(s):

- (a) ~~County~~ Damage Assessment Teams established in the ~~Manatee County Comprehensive Emergency Plan CEMP will collect~~ collection of initial storm damage data following a disaster ~~event, and presentation of present~~ this data to the Board of County Commissioners for prioritization of recovery activities.
- (b) ~~Prioritization of~~ Prioritize building permit issuance after a disaster event 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~~ Coordinate 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 necessary post-disaster duties that will be needed post disaster.

Policy 4.4.3.2. Whenever feasible, ~~relocate~~ structures located in the CHHA which that have incurred damage ~~from a natural disaster event, where damage is~~ greater than ~~fifty (50) percent (50%)~~ of their assessed value ~~from a natural disaster event, where damage is~~, must be relocated, together with their density/intensity entitlements, to new locations ~~that are~~ outside of the CEA CHHA. Alternatively, utilize improved construction or site development practices during redevelopment in a manner consistent with ~~Manatee County Land development regulations, land development regulations~~, to minimize the risk of recurrent damage.

Implementation Mechanism:

- ~~(a) — Review of all building permits for property within the CEA for which the reconstruction of a structure is proposed to ensure application of this policy.~~

Policy 4.4.3.3. The County Administrator 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.

~~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 residents 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 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 effect a safe and efficient evacuation and resettlement of County residents.~~

~~**Implementation Mechanism:**~~

- ~~(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 by encouraging residents 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 project approvals within the Coastal Evacuation Area 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 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 projects will submit an effective and compliant hurricane evacuation plan to Manatee County.~~

~~**Policy 4.4.2.3.** Minimize the location of development within areas of the CEA which have sustained recurring hurricane related damage.~~

~~**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 acquisition strategies for suitable environmentally sensitive properties.~~

~~**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.~~

~~**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.~~

~~**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.~~

~~**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 major storm.~~

~~**Implementation Mechanism(s):**~~

- ~~(a) Improve sheltering capacity. Improvement techniques may include:~~
- ~~• Procedures for evaluating the impact of the each proposed development 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:**~~

- ~~(a) Manatee County Government will facilitate holistic and countywide emergency preparedness and disaster response training needs of residents, visitors, and business owners for all hazards.~~

[F.S. § 163.3178(2)(f)1.: Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.]

Objective 4.4.4. –

In coordination with FDEP, SWFWMD, and other partner agencies develop, promulgate, and in County-funded projects use, development and redevelopment best practices, employing principles and strategies to remove coastal real property from Flood Insurance Rate Map (FIRM) Zones V. Implementing ordinance provisions may include, but are not limited to:

- Reconstruction in compliance with current building and construction standards;
- Public acquisition; or
- Reduction in intensity of use.

[See Objectives 2.3.1., 2.3.3., 3.4.1., and associated policies, and Policy 8.3.1.2.]

[F.S. § 163.3178(2)(f)2.: Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.]

Policy 4.4.4.1. The County, through land development regulations, will provide incentives and regulations to remove repetitive loss property and other real property improvements from projected 2040 inundation areas of the FIRM Zones V and coastal AE, and capture any additional CRS benefits.

[F.S. § 163.3178(2)(f)3.: Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.]

Policy 4.4.4.2. The County, through land development regulations, will require new development and redevelopment to employ site development techniques that reduce flood losses and claims made under flood insurance policies. These requirements will include structural and non-structural site development techniques, such as maintaining adequate level-of-service standards for stormwater management, grading or use of appropriate materials to withstand inundation, minimizing flood damage to structures through flood-proofing and siting infrastructure and other public facilities to account for predicted flood conditions.

Policy 4.4.4.3. The County, through land development regulations, will require new development to add additional freeboard to the base flood elevation and enlarge the time window for cumulative substantial improvements to legal non-conforming structures in projected 2040 inundation areas and capture any additional CRS benefits.

[F.S. § 163.3178(2)(f)4.: Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.]

Policy 4.4.4.4. The County, through land development regulations, will continue to ensure new development meets or exceeds the flood-resistance requirements of the Florida Building Code and 44 CFR part 60.

[F.S. § 163.3178(2)(f)5.: Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.]

Policy 4.4.4.5. 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 4.4.4.6. The County Administrator 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.

[F.S. § 163.3178(2)(f)6.: Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.]

Policy 4.4.4.7. The County, through land development regulations, will provide for participation in the CRS administered by FEMA and strive to improve the community's score resulting in reductions in flood risk and insurance premiums for citizens.

Policy 4.4.4.8. 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.

[F.S. § 163.3177(6)(g)9.: For those units of local government identified in s. 380.24, a coastal management element, appropriately related to the particular requirements of paragraphs (d) and (e) and meeting the requirements of s. 163.3178(2) and (3). The coastal management element shall set forth the principles, guidelines, standards, and strategies that shall guide the local government's decisions and program implementation with respect to the following objectives: 9. Preserve historic and archaeological resources, which include the sensitive adaptive use of these resources.]

Policy 4.4.4.9. 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.]

[F.S. § 163.3177(6)(g)10. For those units of local government identified in s. 380.24, a coastal management element, appropriately related to the particular requirements of paragraphs (d) and (e) and meeting the requirements of s. 163.3178(2) and (3). The coastal management element shall set forth the principles, guidelines, standards, and strategies that shall guide the local government's decisions and program implementation with respect to the following objectives:

10. At the option of the local government, develop an adaptation action area designation for those low-lying coastal zones that are experiencing coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. Local governments that adopt an adaptation action area may consider policies within the coastal management element to improve resilience to coastal flooding resulting from high-tide events, storm surge, flash floods, stormwater runoff, and related impacts of sea-level rise. Criteria for the adaptation action area may include, but need not be limited to, areas for which the land elevations are below, at, or near mean higher high water, which have a hydrologic connection to coastal waters, or which are designated as evacuation zones for storm surge.]

Policy 4.4.4.10. The County, through land development regulations, will provide criteria for an adaptation action area designation to improve resilience to coastal flooding resulting from high-tide events, storm surge, flash floods, stormwater runoff, and related impacts of SLR, including, but not limited to, areas

- where land elevations are below, at, or near mean higher high water;
- that have a hydrologic connection to coastal waters;
- that are designated as evacuation zones for storm surge;
- that inundation modeling indicates are vulnerable; or
- that are optimal for relocating vulnerable development or receiving transferred development entitlements associated with vulnerable areas.

[SHORELINE USE COMPONENT]

F.S. § 163.3178(2)(g): A shoreline use component that identifies public access to beach and shoreline areas and addresses the need for water-dependent and water-related facilities, including marinas, along shoreline areas. Such component must include the strategies that will be used to preserve recreational and commercial working waterfronts as defined in s. 342.07.]

Objective ~~4.4.54.2.1.~~ - Water-Dependent and Other Uses.

Give priority to the siting and development of water-dependent uses within the Coastal Planning Area CPA, as compared with other shoreline uses and provide for compatibility of water-dependent and other uses in the Coastal Planning Area CPA to protect natural shorelines, habitat, and water quality. [See Objectives 2.9.3., 7.1.1., and associated policies.]

Policy 4.4.5.1.4.2.1.1. Shoreline uses shall be are 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 of fish, shellfish, and marine resource production; natural coastal habitat protection, shoreline stabilization, compatible passive recreational facilities, and projects uses 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 that 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 4.4.5.2.4.2.1.2. The County, through land development regulations, will require ~~Require~~ that marina-type uses meet the following criteria, or and are consistent with the following guidelines:

CRITERIA:

- (1) ~~Shall prepare~~ Prepare hurricane preparedness plans;
- (2) ~~Shall prepare~~ Prepare, if appropriate, a fuel management/spill contingency plan which shall that describes 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~~ Located in areas which that have been altered by man, particularly when such areas have historically been used for marine-related activities;
- (4) ~~Shall demonstrate~~ Demonstrate sufficient upland area to accommodate all needed support facilities; and
- (5) ~~Shall not have~~ Have no significant adverse impact on established commercial fishing activities;

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 4.4.5.3.4.2.1.3. ~~Prohibit the siting of new~~ New wastewater treatment plants are prohibited within the Coastal Planning Area CPA. and Land development regulations, will ensure that any expansion of existing facilities will does 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 4.4.5.4.4.2.1.4. ~~Establish~~ Land development regulations, will 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 4.4.5.5.4.2.1.5. ~~Continue~~ The County Administrator will continue to coordinate with the Natural Resources Conservation Service, Manatee River Soil and Water Conservation District, Coastal and Heartland National EP, and Sarasota and Tampa Bay and Sarasota Bay National Estuary Programs 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. Tampa Bay, or Sarasota Bay, implement or continue a program of Best Management Practices BMPs to reduce nitrogen and phosphorous runoff.

Implementation Mechanism:

- (a) Coordination with the Natural Resources Conservation Service, the Manatee River Soil and Water Conservation District, and the appropriate EPs.

Policy 4.4.5.6.4.2.1.6. ~~Prohibit adverse~~ Adverse impacts on coastal resources from industrial development are prohibited except where such impact is unavoidable and furthers in the interest of an overriding public interest as determined by the Board of County Commissioners.

Policy 4.4.5.7. The County Administrator will identify public access to beach and shoreline areas and address the need for water-dependent and water-related facilities, including marinas, along shoreline areas, including strategies to preserve commercial and recreational working waterfronts as defined in F.S. § 342.07.[See Objective 8.2.1. and associated policies.]

Objective 4.4.6. -

Adopt and promulgate development and redevelopment principles and engineering strategies that reduce coastal area flood risks resulting from flash floods, high-tide events, storm surge, stormwater runoff, and related impacts of climate change and SLR, and support adaptation strategies that promote long-term resilience and diversity of critical coastal habitats.³ [See Objective 3.3.1. and associated policies.]

Policy 4.4.6.1. The County, through land development regulations, will not permit irreversible and irretrievable loss of coastal zone resources.

[F.S. § 163.3177(6)(g)5.: For those units of local government identified in s. 380.24, a coastal management element, appropriately related to the particular requirements of paragraphs (d) and (e) and meeting the requirements of s. 163.3178(2) and (3). The coastal management element shall set forth the principles, guidelines, standards, and strategies that shall guide the local government's decisions and program implementation with respect to the following objectives: 5. Use ecological planning principles and assumptions in the determination of the suitability of permitted development.]

Policy 4.4.6.2. The County, through land development regulations, will employ ecological planning principles and assumptions that allow coastal ecosystems to adapt to and migrate under new climate regimes in determining the suitability of future development and redevelopment in the coastal zone. [See Objective 3.3.2. and associated policies]

[F.S. § 163.3178(2)(j): An identification of regulatory and management techniques that the local government plans to adopt or has adopted in order to mitigate the threat to human life and to control proposed development and redevelopment in order to protect the coastal environment and give consideration to cumulative impacts.]

Policy 4.4.6.3. The Board of County Commissioners will adopt, regularly review, and revise regulations to reduce natural hazard impacts to real property—including but not limited to flooding from stormwater runoff, storm surge, SLR, and/or high tide events— consider cumulative impacts and employ regulatory and management techniques to mitigate the threat to human life and to control proposed development and redevelopment to protect the coastal environment.

[F.S. § 163.3178(7): Each county shall establish a county-based process for identifying and prioritizing coastal properties so they may be acquired as part of the state's land acquisition programs. This process must include the establishment

³ See Objective 1, CCMP Crosswalk & Model Language Guidelines, p. 17.

of criteria for prioritizing coastal acquisitions which, in addition to recognizing pristine coastal properties and coastal properties of significant or important environmental sensitivity, recognize hazard mitigation, beach access, beach management, urban recreation, and other policies necessary for effective coastal management.]

Policy 4.4.6.4. The County Administrator will cooperate and coordinate with the incorporated municipalities in the county-based process for identifying and prioritizing coastal properties for the state's land acquisition programs.

[PORT MANATEE COMPONENT]

F.S. § 163.3178(2)(k): A component which includes the comprehensive master plan prepared by each deepwater port listed in s. 311.09(1), which addresses existing port facilities and any proposed expansions, and which adequately addresses the applicable requirements of paragraphs (a)-(k) for areas within the port and proposed expansion areas. Such component shall be submitted to the appropriate local government at least 6 months prior to the due date of the local plan and shall be integrated with, and shall meet all criteria specified in, the coastal management element. "The appropriate local government" means the municipality having the responsibility for the area in which the deepwater port lies, except that where no municipality has responsibility, where a municipality and a county each have responsibility, or where two or more municipalities each have responsibility for the area in which the deepwater port lies, "the appropriate local government" means the county which has responsibility for the area in which the deepwater port lies. Failure by a deepwater port which is not part of a local government to submit its component to the appropriate local government shall not result in a local government being subject to sanctions pursuant to ss. 163.3167 and 163.3184. However, a deepwater port which is not part of a local government shall be subject to sanctions pursuant to s. 163.3184. See also 163.3177(3)-(6).

See 2016 Port Manatee Master Plan Update]

[NO PROPOSED CHANGES]