



Public Comment

Manatee County Government

Submitted On:

Aug 7, 2026, 08:21PM EDT

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Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	FUTURE AGENDA ITEMS COMP/TEXT PLAN
Comment	Comp Plan Rewrite Draft — Deficiency Report Executive Summary The Manatee County Comprehensive Plan Rewrite Draft contains four categories of critical deficiencies that render the reviewed PDF not adoption-ready as a standalone document: 1. Three statutorily required elements are not included in the reviewed PDF (Capital Improvements, PropertyRights, and Public School Facilities). These may exist in separate documents — the County should confirm they are part of the transmitted package. 2. Pervasive track-changes artifacts throughout all 11 elements — hundreds of instances where old and newtext were merged together without cleanup, producing garbled, duplicated, and internally contradictory policies. This is the strongest and most directly evidenced deficiency — it does not depend on external documents. 3. Multiple statutory content gaps, including no urban sprawl analysis, no working waterfronts preservation,no alternative water supply project identification, and missing conservation resources. Some of these may be addressed in the Technical Support Document (TSD) or companion documents — verify before citing. 4. 40+ objectives lacking measurable targets, with the plan explicitly disclaiming the need for measurableobjectives at lines 555–558. I. CRITICAL — Required Elements Not Included in Reviewed PDF Note: The following elements are referenced within the plan but do not appear as sections in the reviewed 356-page PDF. They may exist as separate companion documents. The County should verify these are included in the complete transmitted package. 1. Element 10: Capital Improvements — Not Present in Reviewed PDF Statute: § 163.3177(3), F.S. The Capital Improvements Element is statutorily mandatory and must include: • A 5-year schedule of capital improvements • Estimated public facility costs, locations, and revenue sources • Level-of-service standards • Projects identified as funded or unfunded with priority levels

- Transportation improvements from the MPO's TIP
- BMAP pollutant load reduction projects

Finding: Element 10 is referenced in cross-references (e.g., line 10835: “Element 10 - Capital Improvements, Objectives 10.1.2., 10.1.9.”) but does not appear as a section in the reviewed PDF. The document jumps from Element 9 (Public Facilities) directly to Element 11 (Intergovernmental Coordination). If this element exists in a separate document, it should be confirmed as part of the transmitted package.

2. Element 13: Property Rights — Not Present in Reviewed PDF Statute: § 163.3177(6)(i), F.S. (added by SB 1864, 2021)

Every local government must include a Property Rights Element ensuring that private property rights are considered in local decision-making. The deadline was the earlier of the next plan amendment after July 1, 2021, or the next scheduled evaluation and appraisal.

Finding: Element 13 was added by Ordinance 21-26 (PA-21-02, adopted November 18, 2021) per the amendment history (line 438), and the Introduction references “Property Rights Elements” (line 490). However, no Element 13 section appears in the reviewed PDF body. The plan ends at Element 11. Since the element was previously adopted, it may exist as a separate document.

3. Public School Facilities Element — Not Present in Reviewed PDF Statute: § 163.3177(6)(f)3, F.S.; § 163.3180(6), F.S.

Florida law requires counties (in conjunction with municipalities) to adopt a Public School Facilities Element addressing school concurrency, collocation, infrastructure, and capacity, subject to certain exemptions. School concurrency applicability should be verified against current law.

Finding: The Public School Facilities Element is referenced throughout (amendment history line 259; Element 11 Goal 11.2 at line 15287). However, no standalone Public School Facilities Element appears in the reviewed PDF. Only two objectives (11.2.1 and 11.2.2) address school planning, and these are minimal coordination policies. Verify whether this element exists as a separate document.

4. Element 12 — Numbering Gap

Element numbering jumps from 11 (Intergovernmental Coordination) to 13 (Property Rights, per amendment history). Element 12 does not appear anywhere in the document. Either Element 12 was deleted and the gap was not closed, or a required element was intended for this slot and was omitted.

II. CRITICAL — Track-Changes Artifacts (Document Not Adoption-Ready)

The entire document shows extensive evidence of incomplete track-changes acceptance. Both old and new text appear simultaneously throughout, rendering many policies ambiguous, contradictory, or

unintelligible. This is the single most pervasive problem in the draft.

Representative examples:

A. Merged Years (Planning Horizon Confusion)

Location Artifact

Line 2510 20402050 — old "2040" and new "2050" merged

Line 11380 20452050 — old "2045" and new "2050" merged

Line 11388 20502045 — reversed order of merged years

Lines 11431–11440 20502045 appears 6+ times in Policy 5.1.2.1

Line 12274 20502045 in MPO Long-Range Plan reference

Line 12975 2040 2050 and 2030 2055 — conflicting plan years

B. Garbled Policy Text (Rendering Policies Unenforceable)

Location Quote Issue

Lines 541–552 "lack thereof for areas... beare used... and and"

Line 627 "comprehensive plan Plan" Doubled word

Line 647 "Technical Ssupport dDocument" Corrupted heading

Line 668 Corrupted § symbol — replacement chars Encoding failure

Line 8890 "800 1,000 feet" Merged measurement values

Line 9096 "SeaPort.Port"

Line 9379 "Achieve Establish" Both old and new verbs present

Line 10454 "[Reserved] Expand use of living shorelines" Cannot be both reserved and active

Line 11170 "Safety is Safe, Conveniencet, Efficiencyt" Goal statement garbled

Line 13099/13102 Two different policies both numbered 6.1.1.5

Duplicate policy numbers

Line 14040 "Bicycle Trail Playgrounds MilesPlaygrounds" Table 8-1 completely garbled

Lines 14820–14821 "one hundred teen (110) and six (106) gallons"

Core monitoring paragraph unintelligible

Old/new merged throughout Port section

Potable water LOS standard unreadable

C. Doubled Policy Numbers (Entire Sections)

Throughout the land use category definitions (lines ~4858–8784), every policy carries both old and new numbers side-by-side. The hazardous waste section (Policies 3.4.1.4–3.4.1.10) shows dual numbering throughout. Policy 4.1.1.5 appears at line 10405 AND as renumbered at line 10412, creating a duplicate.

D. "Reserved" Labels with Active Policy Text

Multiple policies are labeled "(Reserved)" but still contain substantive text, creating internal contradictions:

- Line 2752: "Reserved. Encourage projects to mitigate..."
- Line 11376: "Reserved. Provide available data to the MPO..."
- Line 14140: "(Reserved) Maintain an updated hydraulic model..."
- Line 10454: "[Reserved] Expand use of living shorelines..."

E. Duplicated Content

- Entire land use category definitions section appears twice (lines ~4858–8784)
- Commercial locational criteria appears twice (lines 8873–8970 and 9153–9363)

- Two conflicting versions of Table 8-1 (lines 13650–13666 vs. 14036–14070)
 - Objective 5.6.1 text duplicated (lines 12160–12162 vs. 12163–12164)
- Recommendation: Perform a complete track-changes cleanup pass before any public hearing. Every instance of merged old/new text, doubled words, garbled policy numbers, and contradictory “Reserved” labels must be resolved.

III. CRITICAL — Statutory Content Gaps

5. No Urban Sprawl Analysis

Statute: § 163.3177(6)(a)9, F.S.

The Future Land Use Element must include a formal analysis using 13 primary indicators and must demonstrate compliance with 4+ of 8 anti-sprawl criteria.

Finding: The plan uses the phrase “Limit urban sprawl” in multiple policies but contains no formal urban sprawl analysis in the reviewed PDF. This analysis may exist in the TSD — verify.

6. No Working Waterfronts Preservation

Statute: § 163.3177(6)(a)3.c, F.S.

Coastal communities must include criteria to “Encourage preservation of recreational and commercial working waterfronts for water-dependent uses.”

Finding: A search for “working waterfront” returns zero results in the entire 356-page reviewed PDF. Manatee County is a coastal community with extensive shoreline on Tampa Bay, the Manatee River, and the Gulf of Mexico.

7. No Alternative Water Supply Projects Identified

Statute: § 163.3177(6)(c)4, F.S.

The element must “incorporate the alternative water supply project or projects selected by the local government from those identified in the regional water supply plan.”

Finding: Policy 9.5.3.5 states only “the County will seek alternative sources of water” and Policy 9.5.4.2 says the County will “Continue to investigate... other potential surface and groundwater supply sources.” No specific projects from the SWFWMD Regional Water Supply Plan are identified by name, location, capacity, or timeline. This is a statutory deficiency.

8. Missing Conservation Resources

Statute: § 163.3177(6)(d), F.S.

- Soils — No conservation content (only incidental mention in erosion control)
- Harbors — Not addressed as a natural resource
- Forests — Only incidental mention; no dedicated forest conservation objective
- Energy conservation — Weakly covered; Objective 3.5.1 has no statement text at all

9. Missing Coastal Management Content

Statute: § 163.3177(6)(g), F.S.

- DRI consistency — No policy addresses DRI review or consistency with the coastal element
- Key facilities inventory — No enumerated inventory or analysis of key facilities within the Coastal Planning Area
- Coastal planning area map — Not clearly cited or established
- Historic resources — Only a single brief policy (4.4.4.8)
- Post-disaster redevelopment plan — No PDRP required; CEMP is conflated with redevelopment planning

I. CRITICAL — Required Elements Not Included in Reviewed PDF

Note: The following elements are referenced within the plan but do not appear as sections in the reviewed 356-page PDF. They may exist as separate companion documents. The County should

Statute: § 163.3177(6)(e), F.S.

- Parkways — Not addressed anywhere in Element 8
- Waterways — Only a sentence fragment (line 13987)
- Natural reservations — Not addressed as a distinct category

11. Missing Workforce Housing Policies

Statute: § 163.3177(6)(f)1.d, F.S.; Live Local Act (SB 102, 2023)

Finding: No dedicated workforce housing objective or policies exist. The Live Local Act (2023) and its amendments are not addressed. This is a significant gap given Florida's housing affordability crisis.

12. Missing Approximate Acreage for Land Use Categories

Statute: § 163.3177(6)(a), F.S.

Finding: Density/intensity standards are provided for each category, but no approximate acreage totals are included in the reviewed PDF. Acreage data may be in the TSD — verify.

13. No Climate Resilience or Sea-Level Rise Planning

Peer Practice: Sarasota County Vulnerability Assessment and Adaptation Plan (2022) under the Resilient Florida Program.

Finding: The reviewed PDF contains no resilience, sea-level rise, or climate adaptation policies. For a coastal county with significant vulnerability to storm surge and flooding, this is a notable peer-practice gap.

IV. HIGH — Internal Consistency Issues

14. Contradictory Evacuation Policies

- Policy 4.4.1.1 (line 10906): "increasing the rate of evacuee mobilization"
- Policy 4.4.1.5 (line 10952): "decreasing the rate of evacuee mobilization"

These directly contradict. The intent of 4.4.1.5 appears to be reducing the number of people needing evacuation, but as written, it conflicts with 4.4.1.1.

15. Contradictory Final-Interpretation Authority

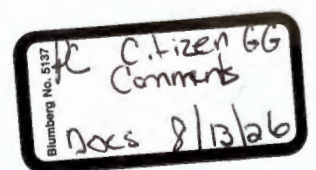
Lines 669–685 contain two conflicting procedures for final plan interpretation: (1) Department Director + LDC §311 + LDC Ch. 3 Part II appeals, and (2) Board of County Commissioners + 30-day deadline. Both are present, creating uncertainty about who renders final interpretations.

16. Duplicate Policy Numbers

- Policy 6.1.1.5 — two different policies at lines 13099 and 13102
- Policy 4.1.1.5 — appears at line 10405 AND as renumbered at line 10412
- Goal 5.11 heading appears twice (lines 12743 and 12748)

17. Department Name Inconsistency

- "Sports and Leisure Services" vs. "Parks and Recreation"
- "Planning Department" vs. "Development Services"
- "Department of Environmental Regulation" vs. "Department of Environmental Protection"



III. CRITICAL — Statutory Content Gaps

5. No Urban Sprawl Analysis

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10. Missing Recreation Element Content

PROCEDURAL FLAWS: RUSHED REVIEW



- **The Flaw:** Multi-hundred-page rewrite published with fewer than 60 days for public analysis
- **Why It's Bad:** Planning Commission unanimously recommended 90 days. Rushed review deprives residents, engineers, specialists of technical analysis.

- Forcing premature transmittal ensures future revisions



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TEXT PRECISION: "SHALL" VS. "SHOULD."

MANDATORY (BEFORE)



Shall
Must, Prohibit
(Enforceable)

DISCRETIONARY (PROPOSED)



Should
Encourage, Consider
(Optional)

- State agencies evaluate based on binding standards
- Vague language creates legal loopholes and bypasses transparency

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FUTURE LAND USE (FLUE): COMPATIBILITY



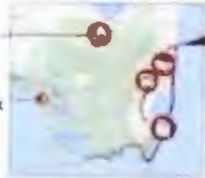
- Subjective definitions obscure substantive changes to density and FAR
- Dilutes physical separation and buffering
- Invites arbitrary decisions and Bert Harris Act challenges

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CONSERVATION & COASTAL

CONSERVATION & COASTAL: WEAKENED PROTECTIONS

- Removed Wetland Buffer
- Reduced Coastal Setback



Misleading Premise:
Florida Statute allows stricter local standards

- Violates non-degradation principle for Outstanding Florida Waters (OFW)
- Increases safety liabilities (OFW)
- Increases safety liabilities in flood-prone areas

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CIQUITY

CAPITAL IMPROVEMENTS: INFRASTRUCTURE DEFICITS



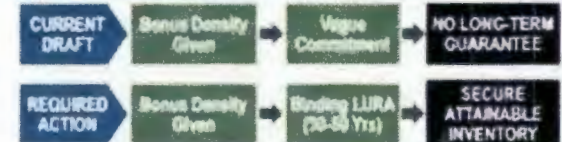
- Decouples approvals from concurrency requirements
- Vague Level of Service (LOS) definitions
- Misleads state planners on true capacity, overwhelming existing systems

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HOUSING ELEMENT

HOUSING ELEMENT: UNENFORCEABLE LANGUAGE

WORKFORCE HOUSING INCENTIVE



- Density incentives must be tied to legally binding Land Use Restriction Agreements (LURAs)

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Manatee County Comprehensive Plan

Rewrite Draft — Deficiency Report

Document Reviewed: Manatee County Comprehensive Plan Rewrite Draft (356 pages, PDF)
Plan Horizon: 2025–2050
Review Date: July 30, 2026
Statutory Basis: Florida Statutes Chapter 163, Part II (Community Planning Act)

Sources:

- Comprehensive Plan Rewrite Draft PDF
- Manatee County Comprehensive Planning Page
- Florida Statutes § 163.3177 — Required and Optional Elements
- Florida Statutes § 163.3180 — Concurrency
- Florida Statutes § 163.3191 — Evaluation and Appraisal
- Sarasota County Resilience Planning

Scope Note: This review covers the linked 356-page draft PDF only. Manatee County may host separate PDFs, maps, a Technical Support Document (TSD), or adopted-by-reference work plans that were not included in this review. Elements referenced but not found in this PDF may exist in companion documents. Deficiencies marked as “not present in the reviewed PDF” should be verified against the complete plan package before citing at a public hearing.

Executive Summary

The Manatee County Comprehensive Plan Rewrite Draft contains four categories of critical deficiencies that render the reviewed PDF not adoption-ready as a standalone document:

1. Three statutorily required elements are not included in the reviewed PDF (Capital Improvements, PropertyRights, and Public School Facilities). These may exist in separate documents — the County should confirm they are part of the transmitted package.
2. Pervasive track-changes artifacts throughout all 11 elements — hundreds of instances where old and newtext were merged together without cleanup, producing garbled, duplicated, and internally contradictory policies. This is the strongest and most directly evidenced deficiency — it does not depend on external documents.
3. Multiple statutory content gaps, including no urban sprawl analysis, no working waterfronts preservation, no alternative water supply project identification, and missing conservation resources. Some of these may be addressed in the Technical Support Document (TSD) or companion documents — verify before citing.
4. 40+ objectives lacking measurable targets, with the plan explicitly disclaiming the need for measurable objectives at lines 555–558.

Category	Count	Severity
Track-changes artifacts (representative)	300+	CRITICAL
Required elements not in reviewed PDF	4	CRITICAL

Manatee County Comprehensive Plan — Supplemental Appendix

Enumerated Defects and Candidate Deficiency Instances

Prepared as a follow-up to the original deficiency report, itemizing the instances that were previously reported as aggregate counts (e.g., "300+ track-changes artifacts," "40+ vague policies") into individually enumerated, line-referenced findings.

Methodology and Confidence Tiers

This appendix was built by running systematic text-pattern scans across the full 356-page, 15,311-line extracted plan text, then manually reviewing every raw match to remove false positives (e.g., page-header artifacts, table-column repetitions, ordinance-date formatting) before counting anything as a finding. Findings are split into two confidence tiers:

- **Tier A — Verified mechanical defects (122 findings).** Objectively verifiable text-level errors: merged/duplicated policy numbers, merged plan-horizon years, doubled words, reserved-label contradictions, and leftover track-changes capitalization artifacts. Each was individually inspected; no keyword match was counted without confirming it is a genuine defect and not a table, header, or formatting artifact.
- **Tier B — Candidate policy-judgment findings (415 findings).** Instances of discretionary policy language ("encourage," "consider," "as appropriate," "where feasible," "as necessary") and objectives lacking a quantified target, percentage, acreage figure, or date. These are flagged by pattern-matching logic, not confirmed as legal deficiencies — some discretionary language may be appropriate in context, and Florida comprehensive plans routinely use qualitative objectives. These should be treated as a manually-reviewable candidate list, not a final legal finding, and should be checked against the specific statutory or best-practice standard before being cited individually in comments to the County.

Revised total: 537 enumerated instances (122 Tier A + 415 Tier B). This refines and supersedes the earlier "400+" aggregate estimate from the original report — the actual itemized count is higher than 400, but a meaningful share of it (Tier B) reflects candidate language patterns requiring case-by-case judgment rather than mechanically self-evident defects.

A small number of Tier B entries (~15) reference the same policy or objective number more than once. This is expected: Element 2 (Future Land Use) contains a run of duplicate-numbered policies (see Tier A entries on doubled policy numbers, e.g. "2.2.1.8 / 2.2.1.25"), so the same nominal policy label corresponds to more than one physical location in the text.

Tier A — Verified Mechanical Defects (122 findings)

ID	Category	Line	Finding
A-1	Doubled word (unaccepted track change)	546	the word "and" appears twice in immediate succession, a leftover from an unaccepted text edit.
A-2	Doubled word (unaccepted track change)	627	the word "plan" appears twice in immediate succession, a leftover from an unaccepted text edit.
A-3	Merged capitalization/article artifact	647	the text shows a merged old/new capitalization artifact, "dDocument", left over from unaccepted track changes.
A-4	Doubled word (unaccepted track change)	1701	the word "use" appears twice in immediate succession, a leftover from an unaccepted text edit.
A-5	Merged planning-horizon year	2510	two plan-horizon years are merged into an unreadable token "20402050" instead of a single year.
A-6	Merged planning-horizon year	2573	two plan-horizon years are merged into an unreadable token "20402050" instead of a single year.
A-7	Reserved label with active text	2752	a policy is labeled "Reserved" yet still contains substantive, active policy text, creating a contradiction.
A-8	Doubled word (unaccepted track change)	2754	the word "track" appears twice in immediate succession, a leftover from an unaccepted text edit.
A-9	Doubled word (unaccepted track change)	2927	the word "low" appears twice in immediate succession, a leftover from an unaccepted text edit.
A-10	Doubled word (unaccepted track change)	3156	the word "and" appears twice in immediate succession, a leftover from an unaccepted text edit.
A-11	Duplicate policy number	4858	the policy carries two numbers side-by-side, "2.2.1.8" and "2.2.1.25", an unresolved renumbering artifact.
A-12	Duplicate policy number	4876	the policy carries two numbers side-by-side, "2.2.1.9" and "2.2.1.29", an unresolved renumbering artifact.
A-13	Duplicate policy number	4903	the policy carries two numbers side-by-side, "2.2.1.10" and "2.2.1.8", an unresolved renumbering artifact.
A-14	Duplicate policy number	4952	the policy carries two numbers side-by-side, "2.2.1.1" and "2.2.1.26", an unresolved renumbering artifact.
A-15	Duplicate policy number	4991	the policy carries two numbers side-by-side, "2.2.1.12" and "2.2.1.9", an unresolved renumbering artifact.
A-16	Duplicate policy number	5045	the policy carries two numbers side-by-side, "2.2.1.13" and "2.2.1.10", an unresolved renumbering artifact.
A-17	Duplicate policy number	5123	the policy carries two numbers side-by-side, "2.2.1.14" and "2.2.1.11", an unresolved renumbering artifact.
A-18	Duplicate policy number	5266	the policy carries two numbers side-by-side, "2.2.1.15" and "2.2.1.12", an unresolved renumbering artifact.
A-19	Duplicate policy number	5393	the policy carries two numbers side-by-side, "2.2.1.16" and "2.2.1.13", an unresolved renumbering artifact.

ID	Category	Line	Finding
A-20	Duplicate policy number	5530	the policy carries two numbers side-by-side, "2.2.1.17" and "2.2.1.14", an unresolved renumbering artifact.
A-21	Duplicate policy number	5674	the policy carries two numbers side-by-side, "2.2.1.18" and "2.2.1.15", an unresolved renumbering artifact.
A-22	Duplicate policy number	5807	the policy carries two numbers side-by-side, "2.2.1.19" and "2.2.1.16", an unresolved renumbering artifact.
A-23	Duplicate policy number	5867	the policy carries two numbers side-by-side, "2.2.1.20" and "2.2.1.27", an unresolved renumbering artifact.
A-24	Duplicate policy number	5928	the policy carries two numbers side-by-side, "2.2.1.21" and "2.2.1.18", an unresolved renumbering artifact.
A-25	Duplicate policy number	5998	the policy carries two numbers side-by-side, "2.2.1.22" and "2.2.1.19", an unresolved renumbering artifact.
A-26	Duplicate policy number	6049	the policy carries two numbers side-by-side, "2.2.1.23" and "2.2.1.20", an unresolved renumbering artifact.
A-27	Duplicate policy number	6085	the policy carries two numbers side-by-side, "2.2.1.24" and "2.2.1.17", an unresolved renumbering artifact.
A-28	Duplicate policy number	6191	the policy carries two numbers side-by-side, "2.2.1.25" and "2.2.1.21", an unresolved renumbering artifact.
A-29	Duplicate policy number	6329	the policy carries two numbers side-by-side, "2.2.1.26" and "2.2.1.28", an unresolved renumbering artifact.
A-30	Duplicate policy number	6676	the policy carries two numbers side-by-side, "2.2.1.27" and "2.2.1.24", an unresolved renumbering artifact.
A-31	Duplicate policy number	6707	the policy carries two numbers side-by-side, "2.2.1.28" and "2.2.1.22", an unresolved renumbering artifact.
A-32	Duplicate policy number	6774	the policy carries two numbers side-by-side, "2.2.1.29" and "2.2.1.23", an unresolved renumbering artifact.
A-33	Duplicate policy number	7246	the policy carries two numbers side-by-side, "2.2.2.2" and "2.2.2.7", an unresolved renumbering artifact.
A-34	Duplicate policy number	7269	the policy carries two numbers side-by-side, "2.2.2.3" and "2.2.2.4", an unresolved renumbering artifact.
A-35	Duplicate policy number	7309	the policy carries two numbers side-by-side, "2.2.2.4" and "2.2.2.5", an unresolved renumbering artifact.
A-36	Duplicate policy number	7354	the policy carries two numbers side-by-side, "2.2.2.5" and "2.2.2.9", an unresolved renumbering artifact.
A-37	Duplicate policy number	7410	the policy carries two numbers side-by-side, "2.2.2.7" and "2.2.2.10", an unresolved renumbering artifact.
A-38	Duplicate policy number	7648	the policy carries two numbers side-by-side, "2.2.2.8" and "2.2.2.2", an unresolved renumbering artifact.
A-39	Doubled word (unaccepted track change)	7737	the word "promote" appears twice in immediate succession, a leftover from an unaccepted text edit.

ID	Category	Line	Finding
A-40	Merged capitalization/article artifact	8169	the text shows a merged old/new capitalization artifact, "dDensity", left over from unaccepted track changes.
A-41	Reserved label with active text	8278	a policy is labeled "Reserved" yet still contains substantive, active policy text, creating a contradiction.
A-42	Duplicate policy number	8526	the policy carries two numbers side-by-side, "2.9.3.4" and "2.9.3.2", an unresolved renumbering artifact.
A-43	Duplicate policy number	8529	the policy carries two numbers side-by-side, "2.9.3.5" and "2.9.3.3", an unresolved renumbering artifact.
A-44	Duplicate policy number	8532	the policy carries two numbers side-by-side, "2.9.3.6" and "2.9.3.4", an unresolved renumbering artifact.
A-45	Merged measurement value	8891	two different distance values, 800 feet and 1,000 feet, are merged into the same sentence without clarifying which standard applies.
A-46	Doubled word (unaccepted track change)	9448	the word "Sarasota" appears twice in immediate succession, a leftover from an unaccepted text edit.
A-47	Duplicate policy number	10211	the policy carries two numbers side-by-side, "3.4.1.4" and "3.4.1.2", an unresolved renumbering artifact.
A-48	Duplicate policy number	10217	the policy carries two numbers side-by-side, "3.4.1.5" and "3.4.1.3", an unresolved renumbering artifact.
A-49	Duplicate policy number	10228	the policy carries two numbers side-by-side, "3.4.1.6" and "3.4.1.4", an unresolved renumbering artifact.
A-50	Duplicate policy number	10230	the policy carries two numbers side-by-side, "3.4.1.7" and "3.4.1.5", an unresolved renumbering artifact.
A-51	Duplicate policy number	10235	the policy carries two numbers side-by-side, "3.4.1.8" and "3.4.1.6", an unresolved renumbering artifact.
A-52	Duplicate policy number	10256	the policy carries two numbers side-by-side, "3.4.1.9" and "3.4.1.7", an unresolved renumbering artifact.
A-53	Duplicate policy number	10258	the policy carries two numbers side-by-side, "3.4.1.10" and "3.4.1.8", an unresolved renumbering artifact.
A-54	Duplicate policy number	10412	the policy carries two numbers side-by-side, "4.1.1.5" and "4.1.1.6", an unresolved renumbering artifact.
A-55	Reserved label with active text	10454	a policy is labeled "Reserved" yet still contains substantive, active policy text, creating a contradiction.
A-56	Merged capitalization/article artifact	11205	the text shows a merged old/new capitalization artifact, "cContinuc", left over from unaccepted track changes.
A-57	Merged capitalization/article artifact	11246	the text shows a merged old/new capitalization artifact, "Aall", left over from unaccepted track changes.
A-58	Duplicate policy number	11271	the policy carries two numbers side-by-side, "5.0.3.2" and "5.0.3.3", an unresolved renumbering artifact.
A-59	Doubled word (unaccepted track change)	11295	the word "the" appears twice in immediate succession, a leftover from an unaccepted text edit.

ID	Category	Line	Finding
A-60	Merged capitalization/article artifact	11299	the text shows a merged old/new capitalization artifact, "tTravel", left over from unaccepted track changes.
A-61	Merged capitalization/article artifact	11299	the text shows a merged old/new capitalization artifact, "dDemand", left over from unaccepted track changes.
A-62	Reserved label with active text	11376	a policy is labeled "Reserved" yet still contains substantive, active policy text, creating a contradiction.
A-63	Merged planning-horizon year	11380	two plan-horizon years are merged into an unreadable token "20452050" instead of a single year.
A-64	Merged planning-horizon year	11388	two plan-horizon years are merged into an unreadable token "20502045" instead of a single year.
A-65	Merged planning-horizon year	11389	two plan-horizon years are merged into an unreadable token "20502045" instead of a single year.
A-66	Merged planning-horizon year	11431	two plan-horizon years are merged into an unreadable token "20502045" instead of a single year.
A-67	Merged planning-horizon year	11436	two plan-horizon years are merged into an unreadable token "20502045" instead of a single year.
A-68	Merged planning-horizon year	11437	two plan-horizon years are merged into an unreadable token "20502045" instead of a single year.
A-69	Merged planning-horizon year	11439	two plan-horizon years are merged into an unreadable token "20502045" instead of a single year.
A-70	Merged planning-horizon year	11473	two plan-horizon years are merged into an unreadable token "20502045" instead of a single year.
A-71	Merged planning-horizon year	11546	two plan-horizon years are merged into an unreadable token "20502045" instead of a single year.
A-72	Merged planning-horizon year	11551	two plan-horizon years are merged into an unreadable token "20502045" instead of a single year.
A-73	Merged planning-horizon year	11553	two plan-horizon years are merged into an unreadable token "20502045" instead of a single year.
A-74	Doubled word (unaccepted track change)	11843	the word "a" appears twice in immediate succession, a leftover from an unaccepted text edit.
A-75	Merged planning-horizon year	11877	two plan-horizon years are merged into an unreadable token "20502045" instead of a single year.
A-76	Merged planning-horizon year	12274	two plan-horizon years are merged into an unreadable token "20502045" instead of a single year.
A-77	Merged capitalization/article artifact	12547	the text shows a merged old/new capitalization artifact, "theUtilize", left over from unaccepted track changes.
A-78	Duplicate goal heading	12743	the heading "GOAL 5.11" appears twice in the document.
A-79	Doubled word (unaccepted track change)	12771	the word "continue" appears twice in immediate succession, a leftover from an unaccepted text edit.

ID	Category	Line	Finding
A-80	Conflicting plan years	12975	two different plan-horizon years appear side-by-side in the same sentence without indicating which governs.
A-81	Doubled word (unaccepted track change)	13142	the word "Regulations" appears twice in immediate succession, a leftover from an unaccepted text edit.
A-82	Doubled word (unaccepted track change)	13180	the word "populations" appears twice in immediate succession, a leftover from an unaccepted text edit.
A-83	Doubled word (unaccepted track change)	13365	the word "county" appears twice in immediate succession, a leftover from an unaccepted text edit.
A-84	Merged capitalization/article artifact	13409	the text shows a merged old/new capitalization artifact, "aAdopt", left over from unaccepted track changes.
A-85	Merged capitalization/article artifact	13446	the text shows a merged old/new capitalization artifact, "uUpdate", left over from unaccepted track changes.
A-86	Merged capitalization/article artifact	13542	the text shows a merged old/new capitalization artifact, "iInvestigate", left over from unaccepted track changes.
A-87	Merged capitalization/article artifact	13548	the text shows a merged old/new capitalization artifact, "dDemonstrate", left over from unaccepted track changes.
A-88	Duplicate policy number	13557	the policy carries two numbers side-by-side, "7.2.2.3" and "7.2.3.1", an unresolved renumbering artifact.
A-89	Merged capitalization/article artifact	13557	the text shows a merged old/new capitalization artifact, "eExpand", left over from unaccepted track changes.
A-90	Duplicate policy number	13559	the policy carries two numbers side-by-side, "7.2.2.4" and "7.2.3.2", an unresolved renumbering artifact.
A-91	Merged capitalization/article artifact	13559	the text shows a merged old/new capitalization artifact, "dDevelop", left over from unaccepted track changes.
A-92	Duplicate policy number	13562	the policy carries two numbers side-by-side, "7.2.2.5" and "7.2.3.3", an unresolved renumbering artifact.
A-93	Merged capitalization/article artifact	13562	the text shows a merged old/new capitalization artifact, "eExtend", left over from unaccepted track changes.
A-94	Duplicate policy number	13564	the policy carries two numbers side-by-side, "7.2.2.6" and "7.2.3.4", an unresolved renumbering artifact.
A-95	Merged capitalization/article artifact	13813	the text shows a merged old/new capitalization artifact, "aAccess", left over from unaccepted track changes.
A-96	Merged capitalization/article artifact	13813	the text shows a merged old/new capitalization artifact, "pPublic", left over from unaccepted track changes.
A-97	Merged capitalization/article artifact	13823	the text shows a merged old/new capitalization artifact, "aAccess", left over from unaccepted track changes.
A-98	Merged capitalization/article artifact	13823	the text shows a merged old/new capitalization artifact, "pPublic", left over from unaccepted track changes.
A-99	Merged capitalization/article artifact	13827	the text shows a merged old/new capitalization artifact, "aAccess", left over from unaccepted track changes.

ID	Category	Line	Finding
A-100	Merged capitalization/article artifact	13827	the text shows a merged old/new capitalization artifact, "pPublic", left over from unaccepted track changes.
A-101	Merged capitalization/article artifact	13830	the text shows a merged old/new capitalization artifact, "aAccess", left over from unaccepted track changes.
A-102	Merged capitalization/article artifact	13830	the text shows a merged old/new capitalization artifact, "pPublic", left over from unaccepted track changes.
A-103	Merged capitalization/article artifact	13844	the text shows a merged old/new capitalization artifact, "aAccess", left over from unaccepted track changes.
A-104	Merged capitalization/article artifact	13844	the text shows a merged old/new capitalization artifact, "pPublic", left over from unaccepted track changes.
A-105	Merged capitalization/article artifact	13857	the text shows a merged old/new capitalization artifact, "aAccess", left over from unaccepted track changes.
A-106	Merged capitalization/article artifact	13857	the text shows a merged old/new capitalization artifact, "pPublic", left over from unaccepted track changes.
A-107	Merged capitalization/article artifact	13902	the text shows a merged old/new capitalization artifact, "oOpen", left over from unaccepted track changes.
A-108	Merged capitalization/article artifact	13902	the text shows a merged old/new capitalization artifact, "sSpace", left over from unaccepted track changes.
A-109	Merged capitalization/article artifact	13903	the text shows a merged old/new capitalization artifact, "oOpen", left over from unaccepted track changes.
A-110	Merged capitalization/article artifact	13903	the text shows a merged old/new capitalization artifact, "sSpace", left over from unaccepted track changes.
A-111	Merged capitalization/article artifact	13905	the text shows a merged old/new capitalization artifact, "oOpen", left over from unaccepted track changes.
A-112	Merged capitalization/article artifact	13905	the text shows a merged old/new capitalization artifact, "sSpace", left over from unaccepted track changes.
A-113	Merged capitalization/article artifact	13915	the text shows a merged old/new capitalization artifact, "oOpen", left over from unaccepted track changes.
A-114	Merged capitalization/article artifact	13915	the text shows a merged old/new capitalization artifact, "sSpace", left over from unaccepted track changes.
A-115	Merged capitalization/article artifact	13917	the text shows a merged old/new capitalization artifact, "aAccess", left over from unaccepted track changes.
A-116	Merged capitalization/article artifact	13917	the text shows a merged old/new capitalization artifact, "pPublic", left over from unaccepted track changes.
A-117	Merged capitalization/article artifact	13940	the text shows a merged old/new capitalization artifact, "oOpen", left over from unaccepted track changes.
A-118	Merged capitalization/article artifact	13940	the text shows a merged old/new capitalization artifact, "sSpace", left over from unaccepted track changes.
A-119	Merged capitalization/article artifact	14000	the text shows a merged old/new capitalization artifact, "dDevelop", left over from unaccepted track changes.

ID	Category	Line	Finding
A-120	Doubled word (unaccepted track change)	14135	the word "update" appears twice in immediate succession, a leftover from an unaccepted text edit.
A-121	Reserved label with active text	14140	a policy is labeled "Reserved" yet still contains substantive, active policy text, creating a contradiction.
A-122	Duplicate policy number	14614	the policy carries two numbers side-by-side, "9.4.2.8" and "9.4.2.7", an unresolved renumbering artifact.

Tier B — Candidate Policy-Judgment Findings (415 findings)

Automated scan results. Each should be individually confirmed before being cited as a standalone deficiency. Evidence text is the surrounding sentence as extracted from the PDF (line breaks and table artifacts from the source document may appear in the evidence column).

B.1 — Vague or Discretionary Policy Language (255 findings)

ID	Line	Policy	Finding	Evidence
B-1	1459	Policy 2.10.3.3	relies on discretionary language (consider) rather than a binding directive.	Policy 2.10.3.3 of the Future Land Use Element. Commercial Use: An activity carried out for pecuniary gain, excluding the rental, lease of any residential, or e
B-3	2509	Policy 2.1.1.1	relies on discretionary language (consider) rather than a binding directive.	Policy 2.1.1.1 Maintain the Future Land Use Map with considerations for sufficient, reserve capacity to accommodate the projected population and employment base
B-4	2532	Policy 2.1.1.4	relies on discretionary language (consider) rather than a binding directive.	Policy 2.1.1.4. Promote development in currently undeveloped or underdeveloped areas which have the greatest level of public facility and infrastructure availab
B-5	2548	Policy 2.1.1.5	relies on discretionary language (encourage, consider) rather than a binding directive.	Policy 2.1.1.5. Ensure the availability of sufficient land area for the location of appropriately sited public and private utility and infrastructure facilities
B-6	2554	Policy 2.1.1.6	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.1.1.6. Manatee County shall encourage growth, infill and redevelopment to concentrate within the Urban Service Area (see Map K), recognizing the variou
B-8	2574	Policy 2.1.2.1	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 2.1.2.1. Provide opportunities for, and allow, new residential, and nonresidential development to occur at locations defined as appropriate in the Adopte
B-9	2597	Policy 2.1.2.3	relies on discretionary language (consider, where appropriate) rather than a binding directive.	Policy 2.1.2.3. Permit the consideration of new residential and nonresidential development including redevelopment with characteristics compatible with existing
B-10	2618	Policy 2.1 2.4	relies on discretionary language (consider, may consider) rather than a binding directive.	Policy 2.1.2.4. Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development,

ID	Line	Policy	Finding	Evidence
B-11	2623	Policy 2.1.2.5	relies on discretionary language (encourage, consider) rather than a binding directive.	Policy 2.1.2.5. Permit the consideration of new residential and nonresidential development in areas which are currently undeveloped, which are suitable for new
B-12	2634	Policy 2.1.2.6	relies on discretionary language (consider) rather than a binding directive.	Policy 2.1.2.6. Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undevel
B-13	2636	Policy 2.1.2.7	relies on discretionary language (consider, as necessary) rather than a binding directive.	Policy 2.1.2.7. Review all proposed development for compatibility (as defined in Element 1) and appropriate timing of development consistent with Objective 2.6.
B-15	2723	Policy 2.1.3.1	relies on discretionary language (consider, as appropriate) rather than a binding directive.	Policy 2.1.3.1. Consider the establishment Review and updates, as appropriate, of minimum density requirements within the urban core area, in association with p
B-16	2752	Policy 2.1.3.10	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.1.3.10. Reserved. Encourage projects to mitigate transportation impacts with multi-modal and design alternatives consistent with the Transportation Ele
B-18	2830	Policy 2.2.1.1	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.2.1.1. Establish the following land use categories comprising, in aggregate, a part of the Future Land Use Classification System, which shall be utiliz
B-19	3528	Policy 2.2.1.6	relies on discretionary language (encourage, consider) rather than a binding directive.	Policy 2.2.1.6. The land development regulations LDC may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to add
B-20	3835	Policy 2.2.1.7	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.1.7.2. Range of Potential Uses (see Policy 2.2.1.5):. No development shall be permitted in the Conservation future land use category, except for uses
B-21	3881	Policy 2.2.1.9	relies on discretionary language (where appropriate) rather than a binding directive.	Policy 2.2.1.9.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas c
B-23	4249	Policy 2.2.1.17	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.2.1.17.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas
B-24	4365	Policy 2.2.1.19	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.1.19.2 Range of Potential Uses (see Policies 2.2.1.5): Heavy and light industrial, offices, intensive commercial, privately-operated airports, and su
B-25	4460	Policy 2.2.1.21	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.1.21.4. Other Information: (a) Generally, limit the use of the MU future land use category on vacant land to locations adjacent to arterial or higher
B-26	4489	Policy 2.2.1.22	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.1.22.2. General Range of Potential Uses: Recreational uses, sanitary landfills, permanent water and wastewater treatment/storage/disposal facilities
B-27	4519	Policy 2.2.1.22	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.1.22.4. Other Information: (a) Recognizing that the relocation of any utility transmission corridor may occur to the benefit of current and future Ma

ID	Line	Policy	Finding	Evidence
B-28	4583	Policy 2.2.1.25	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.2.1.25.2. General Range of Potential Uses (see Policy 2.2.1.5): State parks, historic sites, district or regional parks, significant recreational and o
B-29	4680	Policy 2.2.1.28	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.2.1.28.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, areas whic
B-30	4693	Policy 2.2.1.28	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.1.28.2. Mixed Use—Community Center Level 1 (MU-C/AC-1): Establish the Activity Center Level 1 subareas as follows: Purpose: The MU-C/AC-1 category is
B-31	4743	Policy 2.2.1.28	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.1.28.3. Mixed Use—Community/Activity Center Level 2 (MU-C/AC-2): Establish the Activity Center Level 2 subarea as follows: Purpose: The AC-2 activity
B-32	4861	Policy 2.2.1.8	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.2.1.8.2. 2.2.1.25.2 General Range of Potential Uses (see Policy 2.2.1.5): Local, district, state, or regional parks, historic sites, significant recrea
B-33	4992	Policy 2.2.1.12	relies on discretionary language (where appropriate) rather than a binding directive.	Policy 2.2.1.12.1. 2.2.1.9.1 Intent: identify areas comprised primarily of low density suburban residential development, preferably clustered, where appropriate
B-36	6004	Policy 2.2.1.22	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.1.22.2. 2.2.1.19.2 Range of Potential Uses (see Policies 2.2.1.5): Heavy and light industrial, offices, intensive commercial, privately-operated airp
B-37	6086	Policy 2.2.1.24	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.2.1.24.1. 2.2.1.17.1 Intent: To identify areas exhibiting a broad range of commercial, office, and residential uses and to prohibit the intrusion of ne
B-38	6297	Policy 2.2.1.25	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.1.25.4. 2.2.1.21.4 Other Information: (a) Generally, limit the use of the MU future land use category on vacant land to locations adjacent to arteria
B-39	6331	Policy 2.2.1.26	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.2.1.26.1. 2.2.1.28.1 Intent: To identify areas which are established as major centers of suburban/urban activity through the identification of potentia
B-40	6521	Policy 2.2.1.26	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.1.26.5. 2.2.1.28.2 Mixed Use—Community Center Level 1 (MU-C/AC-1): Establish the Activity Center Level 1 subareas as follows: Purpose: The MU-C/AC
B-41	6587	Policy 2.2.1.26	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.1.26.6. 2.2.1.28.3 Mixed Use—Community/Activity Center Level 2 (MU-C/AC-2): Establish the Activity Center Level 2 subarea as follows: Purpose: The
B-42	6712	Policy 2.2.1.28	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.1.28.2. 2.2.1.22.2 General Range of Potential Uses: Sanitary landfills, permanent water and wastewater treatment/storage/disposal facilities and ot
B-43	6752	Policy 2.2.1.28	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.1.28.4. 2.2.1.22.4 Other Information: (a) Recognizing that the relocation of any utility transmission corridor may occur to the benefit of current

ID	Line	Policy	Finding	Evidence
B-45	6826	Policy 2.2.2.2	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 2.2.2.2.4. Effect of Mapping: (a) All projects which are partially or fully within the Watershed Overlay District (WO) shall be subject to the WO policies
B-46	6876	Policy 2.2.2.4	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.2.2.4.2. The County shall adopt rules and regulations to: (a) Limit population in the CEA Overlay District. (b) Limit the amount of infrastructure, but
B-47	6915	Policy 2.2.2.5	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.2.2.5.2. The County shall adopt rules and regulations to: (a) Limit population in the Coastal High Hazard Area Overlay District. (b) Limit the amount o
B-48	7002	Policy 2.2.2.9	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.2.9.2. Purpose: (a) To define a specific geographic area where a range of light industrial, mixed use, other employment- oriented uses, may be consid
B-49	7019	Policy 2.2.2.9	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.2.9.4. Effect of Mapping: (a) The area designated under the FIG Overlay District on the Future Land Use Map may be developed pursuant to the goals, o
B-50	7112	Policy 2.2.2.10	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.2.2.10.5.2. Overall Design Principles. The Village Master Plan shall be based on the following community principles: (a) Building Community. The Villag
B-51	7135	Policy 2.2.2.10	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.2.10.5.3. The Village Master Plan shall: (a) include a Village Site Plan complying with at least the minimum level of detail required of a General De
B-52	7181	Policy 2.2.2.10	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.2.10.7. Development Standards. The following development standards and requirements are applicable in the development of the Village Master Plan. (a)
B-53	7273	Policy 2.2.2.3	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.2.2.3.1. 2.2.2.4.1 The County shall adopt rules and regulations to: (a) Limit population in the CEA Overlay District. (b) Limit the amount of infrastru
B-54	7314	Policy 2.2.2.4	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.2.2.4.1. 2.2.2.5.1 The County shall adopt rules and regulations to: (a) Limit population in the Coastal High Hazard Area Overlay District. (b) Limit th
B-55	7358	Policy 2.2.2.5	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.2.5.1 2.2.2.9.1 Purpose: (a) To define a specific geographic area where a range of light industrial, mixed use, other employment-oriented uses, may b
B-56	7377	Policy 2.2.2.5	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.2.5.3. 2.2.2.9.3 Effect of Mapping: (a) The area designated under the FIG Overlay District on the Future Land Use Map may be developed pursuant to th
B-57	7498	Policy 2.2.2.7	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.2.2.7.5.2. 2.2.2.10.5.2 Overall Design Principles. The Village Master Plan shall be based on the following community principles: (a) Building Community
B-58	7525	Policy 2.2.2.7	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.2.7.5.3. 2.2.2.10.5.3 The Village Master Plan shall: (a) Include a Village Site Plan complying with at least the minimum level of detail required of
B-59	7576	Policy 2.2.2.7	relies on discretionary language (consider) rather than a binding directive.	Policy 2.2.2.7.5.7. 2.2.2.10.5.7 Development Standards. The following development standards and requirements are applicable in the development of the Village Ma

ID	Line	Policy	Finding	Evidence
B-60	7663	Policy 2.2.2.8	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 2.2.2.8.3. 2.2.2.2.3 Effect of Mapping: (a) All projects which are partially or fully within the Watershed Overlay District (WO) shall be subject to the
B-53	7774	Policy 2.3.1.3	relies on discretionary language (consider) rather than a binding directive.	Policy 2.3.1.3. Promote the transfer of density or intensity from environmentally significant uplands, such as habitat for endangered and threatened species to
B-65	7797	Policy 2.3.2.1	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.3.2.1. Require that all development or land use activities utilize soil stabilization procedures and construction best management practices to minimize
B-66	7811	Policy 3.2.1.2	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 3.2.1.2. (c) Review, adopt and update as appropriate standards within the LDC.
B-69	7860	Policy 2.3.3.4	relies on discretionary language (where appropriate) rather than a binding directive.	Policy 2.3.3.4. Prohibit habitable structures and major public and private investment within the existing/pre-development 25-year flood plain, except where a f
B-71	7903	Policy 2.3.4.1	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 2.3.4.1. Prohibit any new development which does not meet all applicable requirements in Policies 3.2.1.7, 3.2.1.8, and 3.2.1.9. Implementation Mechanism
B-72	7908	Policy 2.3.4.2	relies on discretionary language (where appropriate) rather than a binding directive.	Policy 2.3.4.2. Require that impervious surface within the Watershed Overlay District be minimized through the use of one (1) or more of the following strategie
B-75	7930	Policy 2.3.5.2	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 2.3.5.2. Approve alternative spoil disposal sites based on the following guidelines: • The disposal area is vacant uplands with no habitat, historic, or
B-78	8082	Policy 2.5.1.7	relies on discretionary language (explore) rather than a binding directive.	Policy 2.5.1.7. Promote the development and maintenance of agriculture market centers to strengthen the agricultural economy, encouraging agricultural uses with
B-80	8103	Policy 2.5.2.1	relies on discretionary language (consider) rather than a binding directive.	Policy 2.5.2.1. Permit consideration of short-term agricultural uses to locate within areas designated for suburban or urban land uses of one (1) dwelling unit
B-82	8183	Policy 2.6.1.2	relies on discretionary language (as necessary) rather than a binding directive.	Policy 2.6.1.2. Development that propose a use, intensity, height, and/or density that could be found incompatible with the use on the adjacent site shall meet
B-84	8232	Policy 2.6.2.8	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 2.6.2.8. Utilize the techniques of Policy 2.6.1.1, as appropriate, to voluntarily proffer mitigation measures to mitigate reduce noise and/or other traff
B-86	8246	Policy 2.6.3.1	relies on discretionary language (consider) rather than a binding directive.	Policy 2.6.3.1. Consider performance standards or other measures within the LDC to distinguish between light and heavy industries. Such performance standards or
B-89	8321	Policy 2.6.5.2	relies on discretionary language (encourage, consider) rather than a binding directive.	Policy 2.6.5.2. Encourage, in locations which are suited to diverse uses, mixed and multiple use projects to provide for integration and synergybet ween land us

ID	Line	Policy	Finding	Evidence
B-90	8338	Policy 2.6.5.3	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.6.5.3. Encourage, within currently undeveloped areas designated for new growth, and within infill development projects not creating incompatible land u
B-91	8349	Policy 2.6.5.5	relies on discretionary language (consider) rather than a binding directive.	Policy 2.6.5.5. Ensure urban infill projects are compatible to their setting and designed to contribute to the overall enhancement of the existing neighborhood.
B-93	8365	Policy 2.7.1.1	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.7.1.1. Permit, and encourage the use of, innovative or unconventional land development regulations in order to achieve adopted objectives in this Compr
B-94	8369	Policy 2.7.1.2	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 2.7.1.2. Amend the Comprehensive Plan and the Land Development Code as appropriate to implement the recommendations of the Community Character and Compat
B-97	8441	Policy 2.9.1.4	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.9.1.4. Encourage the development of a variety of housing options and architectural styles within a community. (See also Objective 6.1.1)
B-98	8448	Policy 2.9.1.7	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.9.1.7. Encourage the development of community spaces, including usable open space and public access to water features. Implementation Mechanism(s): (a)
B-99	8453	Policy 2.9.1.8	relies on discretionary language (encourage, where feasible) rather than a binding directive.	Policy 2.9.1.8. Encourage the design of residential projects providing continuous green space connecting neighborhoods. Policies 2.9.1.9. Require where feasible
B-103	8526	Policy 2.9.3.4	relies on discretionary language (consider) rather than a binding directive.	Policy 2.9.3.4. 2.9.3.2. Allow for the consideration of "neo-traditional" development. Implementation Mechanism(s): (a) County revisions to the Land Development
B-104	8529	Policy 2.9.3.5	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.9.3.5. 2.9.3.3. Encourage the development of street scape enhancements within the urban area of Manatee County. Enhancements may include but not be lim
B-105	8533	Policy 2.9.3.5	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.9.3.5. Encourage vertical integration, within currently undeveloped areas designated for new growth including underdeveloped areas within the Urban Cor
B-107	8550	Policy 2.9.4.2	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 2.9.4.2. Develop Corridor Plans on primary travel routes into and through the urban area of Manatee County to create a positive sense of place. Implement
B-108	8582	Policy 2.9.4.6	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 2.9.4.6. Reduce noise and pollution, promote an aesthetically pleasing environment, and promote water conservation through the use of native landscaping
B-110	8601	Policy 2.10.1.1	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.10.1.1. Encourage the development of new commercial uses as "infill" development and discourage the "expansion" of existing commercial areas not meetin
B-111	8610	Policy 2.10.1.3	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.10.1.3. Encourage development projects that functionally mix residential and commercial (retail/office) uses, either vertically or horizontally.

ID	Line	Policy	Finding	Evidence
B-113	8633	Policy 2.10.2.1	relies on discretionary language (consider) rather than a binding directive.	Policy 2.10.2.1. Within residential future land use categories, maintain limits on the range of commercial uses, intensity of commercial uses, and gross buildin
B-114	8678	Policy 2.10.2.4	relies on discretionary language (encourage, as necessary) rather than a binding directive.	Policy 2.10.2.4. Require the development of off-street parking areas for nonresidential uses in the village of Parrish at the sides or rear of such uses, or wit
B-115	8687	Policy 2.10.2.5	relies on discretionary language (encourage) rather than a binding directive.	Policy 2.10.2.5. Encourage Allow for neotraditional projects to utilize neo-traditional, grid-style developments have providing commercial (retail/office) uses
B-118	8737	Policy 2.10.4.2	relies on discretionary language (consider) rather than a binding directive.	Policy 2.10.4.2. Prohibit the consideration of any development order establishing the potential for commercial development in the residential future land use ca
B-119	8801	Policy 2.10.4.3	relies on discretionary language (encourage, consider) rather than a binding directive.	Policy 2.10.4.3. Require that all proposed commercial uses meet, in addition to commercial locational criteria, the following commercial development standards.
B-120	8833	Policy 2.10.4.4	relies on discretionary language (as necessary) rather than a binding directive.	Policy 2.10.4.4. Permit compatible commercial uses in areas of Myakka City and Parrish which meet commercial locational criteria requirements as set forth in th
B-123	8857	Policy 2.10.5.2	relies on discretionary language (consider) rather than a binding directive.	Policy 2.10.5.2. Maintain land development regulations which: • Establish appropriate setback and buffer requirements for recreational vehicle parks; • Maintain
B-125	8873	Policy 2.10.5.1	relies on discretionary language (consider, where appropriate) rather than a binding directive.	Policy 2.10.5.1 Land Use Operative Provisions A. Commercial Locational Criteria. Proposed commercial projects, in addition to meeting limitations on types of pe
B-127	9050	Policy 2.10.6.2	relies on discretionary language (consider) rather than a binding directive.	Policy 2.10.6.2. Maintain land development regulations which: • Establish appropriate setback and buffer requirements for recreational vehicle parks;
B-129	9071	Policy 2.11.1.1	relies on discretionary language (consider) rather than a binding directive.	Policy 2.11.1.1. Provide for a wide range of employment-oriented uses within the industrial categories on the Future Land Use Map by permitting consideration of
B-130	9085	Policy 2.11.1.4	relies on discretionary language (consider) rather than a binding directive.	Policy 2.11.1.4. Permit the consideration of all new mineral resource extraction activities that are regulated by the Manatee County Mining Ordinance, as amende
B-133	9136	Policy 2.12.1.2	relies on discretionary language (as necessary) rather than a binding directive.	Policy 2.12.1.2. Protect freight mobility and facilitate the establishment of the Port Connector Road between Port Manatee and I-75 and extended rail service as
B-134	9138	Policy 2.12.1.3	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 2.12.1.3. Evaluate, and update as appropriate, the existing future Land Use and Zoning designations within the Florida International Gateway, to promote
B-135	9143	Policy 2.12.1.5	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 2.12.1.5. Annually review the existing, approved, and pending development applications within the Florida International Gateway overlay and amend the fac

ID	Line	Policy	Finding	Evidence
B-136	9146	Policy 2.12.1.6	relies on discretionary language (encourage, consider, where appropriate) rather than a binding directive.	Policy 2.12.1.6. Review the effectiveness of the Port Manatee Encouragement Zone. At a minimum, this will be done with the state required Evaluation and Apprais
B-137	9263	Policy 2.10.3.2	relies on discretionary language (consider) rather than a binding directive.	Policy 2.10.3.2. The illustration below provides a graphic example of this permitted exception allowing the consideration of a commercial use:
B-139	9418	Policy 3.1.1.2	relies on discretionary language (encourage) rather than a binding directive.	Policy 3.1.1.2. Encourage and facilitate a reduction in total air emissions by all sources listed for Manatee County on the U.S. Environmental Protection Agency
B-140	9440	Policy 3.1.1.5	relies on discretionary language (encourage) rather than a binding directive.	Policy 3.1.1.5. Facilitate reduction or stabilization of vehicular emission levels through the use of traffic mitigation techniques which may include traffic fl
B-142	9513	Policy 3.2.1.1	relies on discretionary language (as necessary) rather than a binding directive.	Policy 3.2.1.1. Maintain a mesotrophic or better Trophic State Index (TSI) range for Lake Manatee and implement watershed management as necessary to maintain wa
B-143	9537	Policy 3.2.1.3	relies on discretionary language (encourage, explore) rather than a binding directive.	Policy 3.2.1.3. Continue current programs that encourage the use of Conservation Plans including Best Management Practices (BMPs) to promote economical agricult
B-144	9557	Policy 3.2.1.4	relies on discretionary language (encourage) rather than a binding directive.	Policy 3.2.1.4. Encourage the attachment of Forest Management Plans, when appropriate, to agricultural Conservation Plans. Implementation Mechanism: (a) Coordin
B-145	9583	Policy 3.2.1.7	relies on discretionary language (encourage, consider) rather than a binding directive.	Policy 3.2.1.7. Require that new land development activities maintain or improve the water quality of Lake Manatee, Evers Reservoir, and Peace River through spe
B-146	9613	Policy 3.2.1.9	relies on discretionary language (where appropriate) rather than a binding directive.	Policy 3.2.1.9. Where appropriate, utilize natural wetland systems and buffers as additional filtration mechanisms to maintain or improve water quality in Lake
B-147	9625	Policy 3.2.1.10	relies on discretionary language (explore) rather than a binding directive.	Policy 3.2.1.10. Continue to explore additional management strategies and techniques to improve water quality in the Evers and Lake Manatee Reservoirs, and the
B-149	9708	Policy 3.2.2.4	relies on discretionary language (encourage) rather than a binding directive.	Policy 3.2.2.4. Encourage construction of water recharge wells, and water irrigation and circulation systems for mitigation of activities which cause a lowering
B-151	9783	Policy 3.2.2.97	relies on discretionary language (consider) rather than a binding directive.	Policy 3.2.2.97. The County Utility Department will review all proposed development applications to assess projected water needs and sources, to ensure adequate
B-153	9796	Policy 3.2.3.1	relies on discretionary language (encourage, consider) rather than a binding directive.	Policy 3.2.3.1. Continue to encourage residents and businesses to maintain or improve water conserving habits through low impact development and other methods f

ID	Line	Policy	Finding	Evidence
B-154	9908	Policy 3.3.1.3	relies on discretionary language (explore) rather than a binding directive.	Policy 3.3.1.3. By 2026, Manatee County will explore entering into a Memorandum of Agreement with the Southwest Florida Water Management District to identify an
B-155	9927	Policy 3.3.1.5	relies on discretionary language (as necessary) rather than a binding directive.	Policy 3.3.1.5. Identify significant coastal and freshwater wetland systems, such as low-salinity tidal marshes, for possible jointly-funded restoration and/or
B-156	9949	Policy 3.3.1.6	relies on discretionary language (where feasible) rather than a binding directive.	Policy 3.3.1.6. Develop educational programs to inform the public of the environmental benefits provided by wetlands. Implementation Mechanism(s): (a) C
B-158	10002	Policy 3.3.2.2	relies on discretionary language (encourage, consider) rather than a binding directive.	Policy 3.3.2.2. Require the preservation of native upland habitat during land development activities through the following strategies: (1) Maintenance of areas
B-159	10025	Policy 3.3.2.5	relies on discretionary language (encourage) rather than a binding directive.	Policy 3.3.2.5. Actively participate in intergovernmental and other activities to appropriately conserve and manage native vegetation and viable wildlife habita
B-160	10060	Policy 3.3.2.7	relies on discretionary language (consider) rather than a binding directive.	Policy 3.3.2.7. Consider the use of suitable public lands as receiving lands for protected plant and animal species which are proposed for relocation under agen
B-161	10106	Policy 3.3.3.1	relies on discretionary language (consider) rather than a binding directive.	Policy 3.3.3.1. Participate in the development and preservation of natural area greenways which should include wildlife corridors, recreation areas, environment
B-163	10217	Policy 3.4.1.5	relies on discretionary language (where appropriate) rather than a binding directive.	Policy 3.4.1.5 3.4.1.3. Continue the current hazardous material management process which is applicable to all hazardous substance facilities to address the prop
B-164	10230	Policy 3.4.1.7	relies on discretionary language (explore) rather than a binding directive.	Policy 3.4.1.7 3.4.1.5. Explore the possibility of establishing fees, licensing, or assessments for the inspection and enforcement of the local hazardous substa
B-166	10288	Policy 3.4.2.3	relies on discretionary language (encourage) rather than a binding directive.	Policy 3.4.2.3. Encourage efficient mineral resource extraction through water conserving extraction methods, use of reclaimed water, when available, and other c
B-168	10307	Policy 3.5.1.1	relies on discretionary language (consider) rather than a binding directive.	Policy 3.5.1.1. Promote the development of efficient and environmentally sound energy generation facilities to help reduce the adverse environmental impacts fro
B-169	10314	Policy 3.5.1.2	relies on discretionary language (encourage) rather than a binding directive.	Policy 3.5.1.2 Manatee County shall encourage energy efficiency and sustainability in building design, construction, and renovation. Implementation Mechanism: (
B-171	10419	Policy 4.1.1.7	relies on discretionary language (encourage) rather than a binding directive.	Policy 4.1.1.7. Encourage seagrass growth through strategies which improve water transparency in Sarasota and Tampa Bays and Charlotte Harbor. [See policies und
B-173	10439	Policy 4.1.2.1	relies on discretionary language (encourage) rather than a binding directive.	Policy 4.1.2.1. Require development and redevelopment within the Coastal Planning Area to preserve representative tracts of native upland vegetative communities

ID	Line	Policy	Finding	Evidence
B-174	10454	Policy 4.1.2.3	relies on discretionary language (encourage) rather than a binding directive.	Policy 4.1.2.3. [Reserved] Expand use of living shorelines instead of traditional seawalls and/or hardened structures along waterfront properties. Implementatio
B-175	10465	Policy 4.1.2.5	relies on discretionary language (consider, as necessary) rather than a binding directive.	Policy 4.1.2.5. Engineering solutions shall be considered adjacent to environmentally sensitive coastal wetlands during the development review process, as neces
B-176	10484	Policy 4.1.2.7	relies on discretionary language (encourage) rather than a binding directive.	Policy 4.1.2.7. Encourage the restoration and enhancement of disturbed or degraded natural coastal resources. Implementation Mechanism(s): (a) Review of all pro
B-178	10512	Policy 4.1.3.2	relies on discretionary language (consider) rather than a binding directive.	Policy 4.1.3.2. Require that all proposed development adjacent to the boundaries of the Terra Ceia Aquatic Preserve ensure that no significant degradation of wa
B-180	10552	Policy 4.1.4.2	relies on discretionary language (consider) rather than a binding directive.	Policy 4.1.4.2. Consider the restoration and maintenance of water quality, indigenous populations of shellfish, fish, and wildlife, and recreational activities
B-184	10697	Policy 4.2.1.2	relies on discretionary language (encourage) rather than a binding directive.	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 hurrican
B-185	10732	Policy 4.2.1.5	relies on discretionary language (encourage) rather than a binding directive.	Policy 4.2.1.5. Continue to coordinate with the Natural Resources Conservation Service, Manatee River Soil and Water Conservation District (SWCD), Coastal and H
B-187	10799	Policy 4.3.1.5	relies on discretionary language (encourage) rather than a binding directive.	Policy 4.3.1.5. Maximize the clustering of uses in the Coastal High Hazard Area, and: (1) Promote clustering and transfer of development and redevelopment entit
B-190	10952	Policy 4.4.1.5	relies on discretionary language (encourage, where appropriate) rather than a binding directive.	Policy 4.4.1.5. Develop and implement provisions for decreasing the rate of evacuee mobilization and, in coordination with other local governments, encourage ci
B-192	11003	Policy 4.4.2.5	relies on discretionary language (where feasible) rather than a binding directive.	Policy 4.4.2.5. Minimize the disturbance of natural shoreline resources that provide shoreline stabilization and protect landward areas from the effects of stor
B-193	11012	Policy 4.4.2.6	relies on discretionary language (explore, where appropriate) rather than a binding directive.	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 s
B-194	11034	Policy 4.4.2.7	relies on discretionary language (encourage) rather than a binding directive.	Policy 4.4.2.7. Improve sheltering capacity through the development of more shelters, through increased public education regarding evacuation options, or throug
B-195	11104	Policy 4.4.3.3	relies on discretionary language (when opportunities arise) rather than a binding directive.	Policy 4.4.3.3. The County will continue to coordinate with the incorporated municipalities to establish best practice development and redevelopment principles,
B-197	11147	Policy 4.4.4.9	relies on discretionary language (consider) rather than a binding directive.	Policy 4.4.4.9. Consider new development and redevelopment principles, strategies, and engineering solutions that reduce flood losses and claims made under floo

ID	Line	Policy	Finding	Evidence
B-199	11191	Policy 5.0.1.4	relies on discretionary language (consider) rather than a binding directive.	Policy 5.0.1.4. Consider maintenance, integrity, and enhancement of existing and potential residential neighborhood environments in the development of long rang
B-200	11196	Policy 5.0.1.5	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.0.1.5. Encourage high intensity nonresidential land uses and higher residential densities in the urban core area to create a mix of uses in a walkable
B-202	11230	Policy 5.0.2.2	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.0.2.2. Encourage transportation improvements for bicycle and pedestrian movement that will result in the development of bicycle and pedestrian networks
B-204	11249	Policy 5.0.3.1	relies on discretionary language (consider) rather than a binding directive.	Policy 5.0.3.1. Evaluate and coordinate the transportation impacts of the transportation plans of Coordination of implementation of this Transportation Element
B-205	11259	Policy 5.0.3.2	relies on discretionary language (consider) rather than a binding directive.	Policy 5.0.3.2. Implementation of the future transportation system shall, to the greatest extent possible, consider the transportation programs of: Jurisdiction
B-207	11290	Policy 5.0.4.1	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 5.0.4.1. County will evaluate, as appropriate, crash frequency and severity, pedestrian and bicyclist incidents, physical separation of bicycle and pedes
B-208	11334	Policy 5.1.1.2	relies on discretionary language (as necessary) rather than a binding directive.	Policy 5.1.1.2. Maintain and amend as necessary Map 5-A as the official Existing Roadway Functional Classification Map. This Map shall indicate: (1) All existin
B-209	11395	Policy 5.1.1.8	relies on discretionary language (consider) rather than a binding directive.	Policy 5.1.1.8. Consider amendments to the 5-1 Map Series Future Traffic Circulation Map Series, Maps 5-B, 5-C, 5-D, 5-E, 5-F if one or more of the following c
B-211	11458	Policy 5.1.2.3	relies on discretionary language (consider) rather than a binding directive.	Policy 5.1.2.3. Implement the "current year to 2050 adopted" level of service (infrastructure) standard, or policy, for each thoroughfare functionally-classifie
B-212	11487	Policy 5.1.2.4	relies on discretionary language (where appropriate) rather than a binding directive.	Policy 5.1.2.4. Implement a peak hour level of service standard for each functionally classified roadway segment as shown in Table 5-1 under a separate tab at t
B-214	11548	Policy 5.2.1.4	relies on discretionary language (where appropriate) rather than a binding directive.	Policy 5.2.1.4. Utilize the Future Traffic Circulation (5-1) Map Series for: (1) Review of all proposed development orders for consistency with Map 5-C (See als
B-215	11561	Policy 5.2.1.5	relies on discretionary language (consider) rather than a binding directive.	Policy 5.2.1.5. Implement, through this Comprehensive Plan and land use regulations, standards which shall limit or prohibit development of structures, parking
B-217	11664	Policy 5.2.2.3	relies on discretionary language (consider, as necessary) rather than a binding directive.	Policy 5.2.2.3. Designate where determined to be necessary by the Board of County Commissioners, any roadway shown on the Future Traffic Circulation Map (Map 5-
B-218	11699	Policy 5.2.2.4	relies on discretionary language (consider) rather than a binding directive.	Policy 5.2.2.4. Consider, for any roadway alignment established as a controlled access facility pursuant to

ID	Line	Policy	Finding	Evidence
B-219	11703	Policy 5.2.2.5	relies on discretionary language (encourage, consider, where appropriate) rather than a binding directive.	Policy 5.2.2.5. Generally, encourage the use of project access from collectors rather than arterials. If project access has to be provided from an arterial, it
B-220	11723	Policy 5.2.2.9	relies on discretionary language (consider) rather than a binding directive.	Policy 5.2.2.9. Implement requirements for maximum on and/or off-street parking facilities for all land uses. Requirements shall ensure the safe and convenient
B-221	11741	Policy 5.2.2.10	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.2.2.10. Minimize the utilization of I-75 and I-275 as roadways for meeting local travel demand by establishing a future land use map and related polici
B-223	11795	Policy 5.2.3.3	relies on discretionary language (consider) rather than a binding directive.	Policy 5.2.3.3. Permit consideration of local development agreements that define and schedule specific roadway facilities to be improved by the developer of an
B-224	11829	Policy 5.2.3.4	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.2.3.4. Manatee County shall adopt transportation review standards in the Land Development Code for the review of proposed development orders in order t
B-226	11862	Policy 5.3.1.2	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.3.1.2. Encourage the location of industrial land uses at locations which are served by major roadways, rail, or are readily accessible to Port Manatee
B-227	11904	Policy 5.3.2.1	relies on discretionary language (encourage, consider) rather than a binding directive.	Policy 5.3.2.1. Coordinate with FDOT to ensure that the alignment of any new expressway located within Manatee County during implementation of the FDOT Short Ra
B-228	11921	Policy 5.3.2.3	relies on discretionary language (as necessary) rather than a binding directive.	Policy 5.3.2.3. Locate and design roadway and mass transit rights-of-way, and improvements therein, to reduce the acreage of adversely altered jurisdictional we
B-229	11928	Policy 5.3.2.4	relies on discretionary language (consider) rather than a binding directive.	Policy 5.3.2.4. Limit the number, and generalized location of arterials and expressways within the Watershed Overlay District to those shown on the Future Traff
B-230	11967	Policy 5.3.3.5	relies on discretionary language (encourage, consider, as appropriate) rather than a binding directive.	Policy 5.3.3.5. Encourage the use of acceptable complete streets measures approved under Policy 5.3.3.1, 5.3.3.2, 5.3.3.3 and 5.3.3.4, as a part of design requi
B-231	11995	Policy 5.3.3.7	relies on discretionary language (encourage, consider) rather than a binding directive.	Policy 5.3.3.7. Ensure that new development and redevelopment analyze their future mobility impacts on the transportation system through the Land Development Co
B-234	12035	Policy 5.4.1.1	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.4.1.1. Encourage Ensure the use of bicycles as an alternative mode of transportation by incorporating bikeways and other bicycle facilities design in a
B-235	12042	Policy 5.4.1.2	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.4.1.2. Coordinate provision of bikeways and bicycle facilities with the provision of recreational bike trails within the Manatee County park system, su
B-236	12054	Policy 5.4.1.3	relies on discretionary language (where feasible) rather than a binding directive.	Policy 5.4.1.3. Require, where feasible, the inclusion of Bicycle Facilities as per FDOT Design Manual 223. Implementation Mechanism: (a) Inclusion of alternati

ID	Line	Policy	Finding	Evidence
B-237	12058	Policy 5.4.1.4	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.4.1.4. Coordinate bicycle facilities with transit route locations and transit stops to encourage bicycle and transit as an alternate mode of travel. Im
B-239	12072	Policy 5.4.2.2	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.4.2.2. EnsureEncourage the use of transportation systems for pedestrianways, preferably with physical separation ed from, and independent of, vehicular
B-241	12111	Policy 5.5.1.1	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.5.1.1. Develop and maintain a Future Traffic Circulation Map Series which is highly consistent with the MPO's long-range transportation plan, and provi
B-242	12127	Policy 5.5.1.4	relies on discretionary language (where appropriate) rather than a binding directive.	Policy 5.5.1.4. Utilize the prioritization criteria (level of service criteria) contained in the Capital Improvements Element of this Comprehensive Plan to assi
B-243	12136	Policy 5.5.1.5	relies on discretionary language (encourage, consider, where appropriate) rather than a binding directive.	Policy 5.5.1.5. Consider, and encourage (where appropriate) toll facilities, particularly where state funding can be obtained, and particularly where at least o
B-245	12177	Policy 5.6.1.3	relies on discretionary language (as necessary) rather than a binding directive.	Policy 5.6.1.3. Address the increased demand for line haul transit service which is projected to occur concurrent with increase in total resident population by
B-247	12231	Policy 5.6.2.3	relies on discretionary language (as necessary) rather than a binding directive.	Policy 5.6.2.3. Address the increased demand for demand-response paratransit service which is projected to occur concurrent with increase in total F&H populatio
B-248	12264	Policy 5.6.3.1	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.6.3.1. Encourage the consolidation of all passenger transportation services within the County to eliminate duplication of services. Implementation Mech
B-249	12281	Policy 5.6.3.4	relies on discretionary language (consider, as necessary) rather than a binding directive.	Policy 5.6.3.4. Consider, and include as necessary, transit and alternative modes corridor protection and reservation through the inclusion of appropriate rail
B-252	12414	Policy 5.6.6.1	relies on discretionary language (explore) rather than a binding directive.	Policy 5.6.6.1. Explore funding options to improve transit availability by implementing strategies identified in the Public Transit System Analysis. Such strate
B-253	12426	Policy 5.6.6.2	relies on discretionary language (consider, explore) rather than a binding directive.	Policy 5.6.6.2. Increase the attractiveness of transit as a transportation alternativeby providing well designed, safe, and attractive transit stops and transf
B-255	12506	Policy 5.7.1.4	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.7.1.4. Encourage private businesses to utilize and construct operational facilities at the port. Page 27 of 39
B-256	12516	Policy 5.7.1.7	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.7.1.7. Encourage coordination with the region's seaports to increase their utilization and develop their economic potential.
B-258	12535	Policy 5.7.3.1	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.7.3.1. Encourage the acquisition of additional shoreline and upland properties, and the expansion and improvement of berths and backlands to provide th

ID	Line	Policy	Finding	Evidence
B-264	12631	Policy 5.8.1.3	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.8.1.3. Operate in a manner to minimize risk to the health, safety, and welfare of Port employees and visitors. Maintain a current evacuation plan and e
B-266	12656	Policy 5.8.2.3	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.8.2.3. Encourage contracts and memorandums of understanding between the Port and state agencies to effectively implement habitat restoration and/or mit
B-274	12807	Policy 5.13.1.1	relies on discretionary language (where appropriate) rather than a binding directive.	Policy 5.13.1.1. Coordinate with the Sarasota-Manatee Airport Authority to maintain an appropriate and acceptable adopted noise abatement and land use compatibi
B-275	12833	Policy 5.13.1.3	relies on discretionary language (consider) rather than a binding directive.	Policy 5.13.1.3. Maintain adopted land development regulations that shall, at a minimum: Created: 2023-02
B-278	12934	Policy 5.13.3.3	relies on discretionary language (encourage) rather than a binding directive.	Policy 5.13.3.3. Encourage, where local authority to do so is not precluded by federal law, the use of areas shown on Map 5-I—Preferred Locations for Antenna To
B-282	13012	Policy 5.14.2.1	relies on discretionary language (consider) rather than a binding directive.	Policy 5.14.2.1. Consider all other relevant sections of the Comprehensive Plan in the review of any proposed development order for the expansion and operation
B-283	13023	Policy 5.14.2.2	relies on discretionary language (consider) rather than a binding directive.	Policy 5.14.2.2. Coordinate with the Continuing Florida Aviation System Planning Process (CFASPP) to ensure that local land use interests are considered and rec
B-287	13089	Policy 6.1.1.2	relies on discretionary language (consider) rather than a binding directive.	Policy 6.1.1.2. Permit consideration of mobile homes in all future land use categories allowing residential development on a variety of lot sizes, compatible wit
B-289	13127	Policy 6.1.2.3	relies on discretionary language (consider) rather than a binding directive.	Policy 6.1.2.3. Regulate the development of residences (group homes, transitional living facilities, and foster care facilities) for special needs populations t
B-290	13165	Policy 6.1.2.7	relies on discretionary language (encourage) rather than a binding directive.	Policy 6.1.2.7. Encourage the development of special needs housing which supports the appropriate level of independence for the user. Implementation Mechanism(s
B-292	13181	Policy 6.1.3.2	relies on discretionary language (encourage, consider) rather than a binding directive.	Policy 6.1.3.2. Continue the development of programs which expand opportunities for the private (for profit and non-profit) sector to develop affordable housing
B-293	13189	Policy 6.1.3.3	relies on discretionary language (encourage) rather than a binding directive.	Policy 6.1.3.3. Provide government incentives, contributions, and technical assistance to the private sector and community based non-profit organizations to aid
B-294	13198	Policy 6.1.3.4	relies on discretionary language (encourage) rather than a binding directive.	Policy 6.1.3.4. Encourage the development of a variety of dwelling units of varying cost or rent within a single development. Implementation Mechanism(s): (a) U
B-295	13203	Policy 6.1.3.5	relies on discretionary language (encourage) rather than a binding directive.	Policy 6.1.3.5. Maintain a density bonus system which allows density bonuses for affordable housing. Implementation Mechanism: Page 4 of 6

ID	Line	Policy	Finding	Evidence
B-296	13215	Policy 6.1.3.6	relies on discretionary language (consider, where appropriate) rather than a binding directive.	Policy 6.1.3.6. Adopt performance standards for affordable housing which include consideration of the following standards: (a) Transit-oriented development desi
B-297	13229	Policy 6.1.3.7	relies on discretionary language (encourage, where feasible) rather than a binding directive.	Policy 6.1.3.7. Maintain the Affordable Housing Trust Fund for receipt of non-ad valorem revenues to encourage the continuation of affordable housing programs.
B-298	13246	Policy 6.1.3.11	relies on discretionary language (encourage) rather than a binding directive.	Policy 6.1.3.11. Encourage a vertical mix of uses by providing incentives for developments that include affordable housing along designated urban corridors, sub
B-300	13256	Policy 6.1.4.1	relies on discretionary language (encourage) rather than a binding directive.	Policy 6.1.4.1. Develop specific improvement plans for targeted neighborhoods within the urban core which include neighborhood-specific measurable goals. Implem
B-301	13263	Policy 6.1.4.2	relies on discretionary language (encourage) rather than a binding directive.	Policy 6.1.4.2. Identify and encourage the rehabilitation of substandard housing. Implementation Mechanism: (a) Expend available funds in areas with concentrati
B-302	13268	Policy 6.1.4.4	relies on discretionary language (encourage) rather than a binding directive.	Policy 6.1.4.4. Encourage increased code enforcement activities in areas with concentrations of substandard housing units. Implementation Mechanism: (a) Coordin
B-305	13338	Policy 7.1.1.4	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 7.1.1.4. Provide technical and economic assistance, as appropriate, to facilitate the rehabilitation and adaptive reuse of contributing structures in des
B-306	13344	Policy 7.1.1.5	relies on discretionary language (explore) rather than a binding directive.	Policy 7.1.1.5. Prohibit demolition of contributing structures in historic neighborhoods, except in cases where preservation or rehabilitation and reuse have be
B-308	13370	Policy 7.1.2.2	relies on discretionary language (encourage) rather than a binding directive.	Policy 7.1.2.2. Preserve significant historic structures located outside of historic neighborhoods as identified in Policy 7.1.2.1. Implementation Mechanism(s):
B-309	13388	Policy 7.1.2.3	relies on discretionary language (encourage) rather than a binding directive.	Policy 7.1.2.3. Require the sensitive rehabilitation and reuse of historical landmarks as an alternative to demolition whenever possible. Implementation Mechani
B-310	13400	Policy 7.1.2.5	relies on discretionary language (encourage) rather than a binding directive.	Policy 7.1.2.5. Develop incentives for owners of historically significant properties to encourage landmarks designation. Such incentives may include: (1) Favors
B-311	13409	Policy 7.1.2.6	relies on discretionary language (encourage) rather than a binding directive.	Policy 7.1.2.6. By 2011, aAdopt and update the historic preservation tax abatement program consistent with state law to encourage preservation of historic resou
B-312	13485	Policy 7.1.3.7	relies on discretionary language (encourage, explore) rather than a binding directive.	Policy 7.1.3.7. Explore incentives such as the use of conservation easements, to encourage the preservation of archaeological landmarks.

ID	Line	Policy	Finding	Evidence
B-314	13508	Policy 7.1.4.3	relies on discretionary language (where appropriate) rather than a binding directive.	Policy 7.1.4.3. Promote the educational, cultural, and recreational value of locally designated historic resources by dissemination of public information on the
B-317	13552	Policy 7.2.2.2	relies on discretionary language (explore) rather than a binding directive.	Policy 7.2.2.2. Improve citizen access to library services and availability by developing new, and refurbishing existing library facilities and by continuing t
B-319	13584	Policy 7.3.1.1	relies on discretionary language (encourage) rather than a binding directive.	Policy 7.3.1.1. Encourage, facilitate, or provide for the siting of new, well-integrated cultural complexes and events in the existing and growing areas of Mana
B-320	13586	Policy 7.3.1.2	relies on discretionary language (encourage) rather than a binding directive.	Policy 7.3.1.2. Continue to encourage the work of the Manatee County Arts Education Council County and other cultural organizations, by: (a) Recognizing and pro
B-321	13592	Policy 7.3.1.3	relies on discretionary language (encourage) rather than a binding directive.	Policy 7.3.1.3. Encourage development of diverse forms of artistic endeavor.
B-323	13602	Policy 7.3.2.2	relies on discretionary language (encourage) rather than a binding directive.	Policy 7.3.2.2. Encourage coordination between local cultural organizations and the business and educational communities to develop information resources concer
B-325	13610	Policy 7.3.3.1	relies on discretionary language (encourage) rather than a binding directive.	Policy 7.3.3.1. Encourage the business community to promote awareness of cultural resources and opportunities through public promotion, in-house publications, a
B-326	13613	Policy 7.3.3.2	relies on discretionary language (encourage) rather than a binding directive.	Policy 7.3.3.2. Encourage local cultural organizations to work with the business community, the educational community, and other interested local groups to deve
B-327	13616	Policy 7.3.3.3	relies on discretionary language (consider) rather than a binding directive.	Policy 7.3.3.3. Consider the increase in funding, including funding based on the tourist generated revenues of the County tourist bed tax, for the purpose of pr
B-329	13698	Policy 8.1.1.3	relies on discretionary language (consider, where appropriate) rather than a binding directive.	Policy 8.1.1.3. Provide new, renewal, and replacement recreational facilities to meet or maintain adopted performance measures as funding becomes available (see
B-331	13712	Policy 8.1.2.1	relies on discretionary language (as necessary, as appropriate) rather than a binding directive.	Policy 8.1.2.1. Commit financial resources, as necessary, to fund the development and maintenance of recreational facilities. Implementation Mechanism(s): (a)
B-332	13724	Policy 8.1.2.2	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 8.1.2.2. Continue to Continue coordination coordinate with the Manatee County School Board of Manatee County regarding joint use of facilities, maintenanc
B-333	13756	Policy 8.1.2.5	relies on discretionary language (consider) rather than a binding directive.	Policy 8.1.2.5. Consider existing and planned park facilities and the need for recreational facilities when planning for greenway corridors.
B-335	13788	Policy 8.1.3.3	relies on discretionary language (as necessary) rather than a binding directive.	Policy 8.1.3.3. Continue to assess alternative funding sources for the development of additional parks. Establish one (1) or more local funding sources to be use

ID	Line	Policy	Finding	Evidence
B-336	13795	Policy 8.1.3.4	relies on discretionary language (encourage, consider, explore) rather than a binding directive.	Policy 8.1.3.4. Continue other impact fee credit system used by the Planning Department. Concurrency is implemented by the collection of Parks and Recreation Imp
B-338	13816	Policy 8.2.1.1	relies on discretionary language (encourage, consider, where feasible) rather than a binding directive.	Policy 8.2.1.1. Maintain and, where feasible, increase the quantity and quality of public beach and shoreline access points in Manatee County through acquisitio
B-339	13850	Policy 8.2.1.4	relies on discretionary language (consider) rather than a binding directive.	Policy 8.2.1.4. Continue to design and develop all public parks in Manatee County such that they are accessible to all with special consideration for the needs
B-341	13870	Policy 8.2.2.1	relies on discretionary language (consider, where feasible) rather than a binding directive.	Policy 8.2.2.1. Increase opportunities for Manatee County residents and visitors to use alternate forms of transportation to access public recreational facilities
B-342	13887	Policy 8.2.2.2	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 8.2.2.2. Utilize recreational facilities as trailheads as appropriate, or provide access to, multi-use trail corridors. [See policies under Objective 3.3
B-344	13905	Policy 8.3.1.1	relies on discretionary language (encourage) rather than a binding directive.	Policy 8.3.1.1. Preserve of the following areas as common oOpen sSpace and encourage use of these areas for passive recreation, where such recreation is compati
B-345	13932	Policy 8.3.1.3	relies on discretionary language (consider) rather than a binding directive.	Policy 8.3.1.3. Consider ranked properties and criteria developed by the Environmental Lands Management and Acquisition Committee (ELMAC), during the acquisitio
B-347	13942	Policy 8.3.2.1	relies on discretionary language (encourage, as appropriate) rather than a binding directive.	Policy 8.3.2.1. Encourage the use of publicly owned land for passive recreational opportunities and multi-use trails while managing the natu ral resources on suc
B-350	14020	Policy 8.4.2.1	relies on discretionary language (encourage) rather than a binding directive.	Policy 8.4.2.1. Private residential and nonresidential development shall be encouraged to provide access to the trails system.
B-351	14022	Policy 8.4.2.2	relies on discretionary language (encourage) rather than a binding directive.	Policy 8.4.2.2. Private development adjacent to proposed trails identified in the Greenways Master Plan are encouraged to integrate the trail into the developme
B-352	14024	Policy 8.4.2.3	relies on discretionary language (as necessary) rather than a binding directive.	Policy 8.4.2.3. Locate and design multi-use trails and associated improvements herein, to minimize impacts on environmental assets.
B-355	14115	Policy 9.1.2.2	relies on discretionary language (where feasible, where appropriate) rather than a binding directive.	Policy 9.1.2.2. Participate, where appropriate, in upsizing agreements with developers to provide sanitary sewer collection systems within areas listed in this
B-357	14148	Policy 9.1.3.5	relies on discretionary language (explore) rather than a binding directive.	Policy 9.1.3.5. Monitor regulatory developments and industry trends and explore innovative treatment processes, new technologies and creative approaches to help
B-359	14189	Policy 9.1.5.1	relies on discretionary language (encourage) rather than a binding directive.	Policy 9.1.5.1. Encourage long-term agreements with local growers to provide recovered water for irrigation of horticultural or agricultural uses near the South

ID	Line	Policy	Finding	Evidence
B-364	14372	Policy 9.2.4.4	relies on discretionary language (consider) rather than a binding directive.	Policy 9.2.4.4. Prohibit the development of any interim wastewater treatment plants for any project located within the wastewater treatment collection areas as
B-365	14395	Policy 9.2.1.2	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 9.2.1.2, any project within the Wastewater Treatment Collection Areas utilizing septic tanks or an interim wastewater treatment plant shall be constructe
B-366	14417	Policy 9.2.4.8	relies on discretionary language (consider) rather than a binding directive.	Policy 9.2.4.8. For any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment system per 1 acre, co
B-369	14495	Policy 9.3.2.4	relies on discretionary language (encourage) rather than a binding directive.	Policy 9.3.2.4. Encourage public awareness (education) programs on the recycling of available solid waste materials. Implementation Mechanism: (a) Provide appro
B-372	14566	Policy 9.4.1.6	relies on discretionary language (encourage) rather than a binding directive.	Policy 9.4.1.6. Encourage the employment of Green Infrastructure elements in project design consistent with Chapter 2024-275, Laws of Florida and 120.54(3)(e)6,
B-374	14598	Policy 9.4.2.4	relies on discretionary language (where feasible, where appropriate) rather than a binding directive.	Policy 9.4.2.4. Improve wildlife habitat and supplement natural systems by including, where appropriate, and where feasible, the development of artificial wetla
B-375	14607	Policy 9.4.2.5	relies on discretionary language (consider) rather than a binding directive.	Policy 9.4.2.5. Continue to coordinate with the Southwest Florida Water Management District's (SWFWMD) S.W.I.M. Program when developing local stormwater program
B-376	14614	Policy 9.4.2.8	relies on discretionary language (consider, as appropriate) rather than a binding directive.	Policy 9.4.2.8, 9.4.2.7. Continue establishment and subsequent update of the Watershed Management Programs Plans in those basins listed in the Basin Prioritizat
B-379	14647	Policy 9.4.3.2	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 9.4.3.2. Use revenues from any adopted stormwater management funding mechanisms to monitor water quality. Development orders may be conditioned, as appro
B-381	14698	Policy 9.4.4.5	relies on discretionary language (encourage) rather than a binding directive.	Policy 9.4.4.5. Encourage the use of best management practices (BMPs) including, but not limited to, biological treatment within man-made stormwater detention f
B-382	14738	Policy 9.4.5.1	relies on discretionary language (consider) rather than a binding directive.	Policy 9.4.5.1. Require that all private stormwater management systems be maintained in a manner which ensures the continuing operation of such private system c
B-388	14897	Policy 9.5.4.2	relies on discretionary language (as necessary) rather than a binding directive.	Policy 9.5.4.2. Continue to investigate, as necessary, other potential surface and groundwater supply sources and recharge/recovery technologies to provide for
B-394	15045	Policy 11.1.1.1	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 11.1.1.1. Notify affected governments and the School Board of Manatee County on comprehensive plan issues and land use activities within unincorporated M

ID	Line	Policy	Finding	Evidence
B-395	15071	Policy 11.1.1.6	relies on discretionary language (encourage) rather than a binding directive.	Policy 11.1.1.6. The Manatee County Planning Commission and other applicable advisory boards are encouraged to hold periodic work sessions with Planning Commiss
B-397	15091	Policy 11.1.2.1	relies on discretionary language (consider) rather than a binding directive.	Policy 11.1.2.1. Attempt to Nnegotiate interlocal agreements with the City of Bradenton and the City of Palmetto regarding annexation of any area within Manatee
B-398	15103	Policy 11.1.2.2	relies on discretionary language (where appropriate) rather than a binding directive.	Policy 11.1.2.2. Object to and, where appropriate, take action to prevent any annexations which will have a significant adverse impact on Manatee County's infra
B-400	15110	Policy 11.1.3.1	relies on discretionary language (consider, as necessary) rather than a binding directive.	Policy 11.1.3.1. Identify and carry out the primary and secondary coordination responsibilities associated with policy implementation. Coordination responsibili
B-401	15120	Policy 11.1.3.2	relies on discretionary language (as necessary) rather than a binding directive.	Policy 11.1.3.2. Identify Manatee County's responsibilities for coordinating with other local, regional, state, and federal governments, School Board and specia
B-404	15162	Policy 11.1.5.3	relies on discretionary language (consider) rather than a binding directive.	Policy 11.1.5.3 Provide county-wide public agencies or districts not utilizing level of service review (the Manatee County Sheriff, County Emergency Medical Ser
B-405	15188	Policy 11.1.5.5	relies on discretionary language (consider) rather than a binding directive.	Policy 11.1.5.5. Require that review of all proposed development orders include an assessment of the proposed project's impact on cumulative demand for services
B-408	15239	Policy 11.1.7.2	relies on discretionary language (where appropriate) rather than a binding directive.	Policy 11.1.7.2. Adopt level of service standards on state roads within Manatee County that are consistent with the requirements of FDOT, and are consistent wit
B-409	15249	Policy 11.1.7.5	relies on discretionary language (encourage, as appropriate) rather than a binding directive.	Policy 11.1.7.5. Utilize Encourage the establishment of impact fees on a county-wide basis as appropriate in accordance with applicable law.
B-411	15255	Policy 11.1.8.1	relies on discretionary language (as appropriate) rather than a binding directive.	Policy 11.1.8.1. Adopt and implement the policies of this chapter to ensure consistency with state and regional plans and amend, as appropriate, to maintain con
B-412	15262	Policy 11.1.8.3	relies on discretionary language (encourage) rather than a binding directive.	Policy 11.1.8.3. Coordinate and share population projections with all local jurisdictions and governmental agencies and encourage all entities to share data to

B.2 — Objectives Lacking a Measurable Target (159 findings)

ID	Line	Objective	Finding	Evidence
B-2	2502	Objective 2.1.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Mapping Methodology for the Future Land Use Map. Manatee County has established and adopted the Manatee County Future Land Use Map and supporting maps, includin

ID	Line	Objective	Finding	Evidence
B-7	2569	Objective 2.1.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Geographic Extent of Future Development. Limit urban sprawl by accommodating future development consistent with the adopted Land Use Concept Map (Map N). All de
B-14	2714	Objective 2.1.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Revitalization of the Urban Core and Urban Service Areas. Limit urban sprawl by encouraging infill and redevelopment of residential, nonresidential and mixed-us
B-17	2773	Objective 2.1.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Economic Activity Areas. Encourage development of mixed use areas to strengthen and diversify the economy of Manatee County.
B-22	3300	Objective 2.10.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	and Land Use Operative Provisions chapter).
B-34	5041	Objective 2.10.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	and 2.10.5). Maximum Square Footage for Commercial Uses: Medium (one hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Crit
B-35	5842	Objective 2.10.5	states no quantified target, percentage, acreage, or date by which it is to be achieved.	, but shall still be consistent with other commercial development standards and with othe
B-44	6797	Objective 2.2.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Future Land Use Overlay Districts. Establish and define a suitable number of overlay districts for use on the Future Land Use Map to establish targeted geograph
B-61	7718	Objective 2.2.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Map Series. Provide the Future Land Use Map Series in a manner and scale which will permit its use as an information planning resource, a planning tool, and a r
B-62	7736	Objective 2.3.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Clustering and Density/Intensity Transfers to Preserve Natural Resources. Support and promote Promote the clustering of uses and the transfer of density/intensi
B-64	7794	Objective 2.3.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Soil/Topography Constraints. Conserve soils, discourage erosion and maintain water quality through consideration of topographic conditions and natural soil cons
B-67	7825	Objective 3.3.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Implementation Mechanism: (a) See Objective 3.3.1. (Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04 , § 6(Exh. D), 8-23-18)

ID	Line	Objective	Finding	Evidence
B-68	7830	Objective 2.3.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	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
B-70	7900	Objective 2.3.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Land Use Consistent with Watershed Protection. Limit land use in the Lake Manatee, Evers Reservoir, and Peace River WO Districts to maintain and improve water q
B-73	7914	Objective 2.3.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	], • Use of increased setbacks and buffers from reservoirs and inflowing watercourses and the use of native vegetation within such buffers and setbacks, and
B-74	7926	Objective 2.3.5	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Dredge Spoil Disposal. Spoil from dredging projects shall be placed in suitable upland areas.
B-76	7951	Objective 2.4.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Level of Service and Concurrency. Require the issuance of a Certificate of Level of Service (CLOS) for all development to ensure that required public facilities
B-77	8043	Objective 2.5.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Economic Viability. Protect, enhance, and maintain, through at least 20450, the countywide economic value of Manatee County's agriculture.
B-79	8101	Objective 2.5.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Short-Term Agriculture. Maintain viable short-term agricultural uses in areas that are transitioning to suburban or urban character.
B-81	8153	Objective 2.6.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Development Compatibility to Be Achieved through Screening, Buffering, Setbacks, and Other Mitigative Measures. Require suitable separation between adjacent inc
B-83	8196	Objective 2.6.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Residential Compatibility/Transition. Maintain standards for Residential uses that are compatible with adjacent residential and nonresidential uses.
B-85	8244	Objective 2.6.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Industrial Compatibility and Performance Measures. Industrial development compatible with adjacent uses. (See also Goals 3.2, 3.3, and 3.4)
B-87	8287	Objective 2.6.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Wellhead Protection. Protect all public supply wells from incompatible uses. Page 147 of 179

ID	Line	Objective	Finding	Evidence
B-88	8312	Objective 2.6.5	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Quality in Project Design. Promote appropriate diversity within and between existing and future development projects to achieve high quality, efficient function
B-92	8362	Objective 2.7.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Regulatory/Incentive Mechanisms. Maintain land development regulations which regulate and provide incentives for new development and redevelopment to achieve co
B-95	8385	Objective 2.8.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Incentives. Periodically review land development regulations and strategies to ensure incentives for reduction of inconsistent land uses and incentives for rede
B-96	8400	Objective 2.8.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Inappropriate Precedents. Discount inappropriate, precedent-setting land uses as the basis for future land use decision-making, following plan adoption.
B-100	8457	Objective 3.3.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	) Implementation Mechanism(s): Page 151 of 179 (a) County review of site design and coordination with the School Board. (b) Main
B-101	8474	Objective 2.9.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	- Adverse Impact on Communities. Mitigate or where possible, prevent adverse impacts on residential uses. (See also Objective 2.6.2)
B-102	8495	Objective 2.9.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	- Innovative Community Planning. Establish innovative community planning efforts which contribute to quality project design, promote diversity in projects and s
B-106	8543	Objective 2.9.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	- Community Image. Develop an aesthetically pleasing environment which enhances the image of Manatee County as a high quality community in which to live, work,
B-109	8599	Objective 2.10.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Commercial Project Design/Location. Improved design and location of commercial development.
B-112	8631	Objective 2.10.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Diversity. Appropriate size, function, and required compatibility of new commercial development.
B-116	8691	Objective 2.10.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Required Access to Commercial Uses. Adequate, safe and appropriate access to new commercial uses is required.

ID	Line	Objective	Finding	Evidence
B-117	8724	Objective 2.10.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Locational Criteria and Development Standards. Consistency of all commercial uses approved with required locational criteria and development standards.
B-121	8847	Objective 2.10.5	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Recreational Vehicle Parks. Recreational vehicle parks which are located and planned to ensure maximum compatibility with other commercial, and with residential
B-122	8852	Objective 2.6.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	, with applicable commercial development standards contained in Policy 2.10.4.3 above, and with other applicable goals, objectives, and policies. Consistent wit
B-124	8871	Objective 2.10.5	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Land Use Operative Provisions. Establish appropriate groupings of commercial uses around intersecting thoroughfares.
B-126	9041	Objective 2.10.6	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Recreational Vehicle Parks. Recreational vehicle parks which are located and planned to ensure maximum compatibility with other commercial, and with residential
B-128	9069	Objective 2.11.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Diversity. Provide land suitable for development of a diverse industrial and employment base.
B-131	9096	Objective 2.11.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	SeaPort.Port. Acknowledges the economic Continued viability and importance of SeaPortPort Manatee as a local and regional asset.
B-132	9127	Objective 2.12.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Future Development Which is Compatible and Provides for Efficient Transportation Mobility That Includes Adequate Road, Rail, Water, and Air Facilities.
B-138	9378	Objective 3.1.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Air Quality Achieve Establish, protect and, where possible, enhance ambient air quality within Manatee County that meets or exceeds State and National Ambient A
B-141	9507	Objective 3.2.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Potable Water Quality and Quantity. Maintain or improve the water quality and quantity in the Lake Manatee Reservoir Watershed Protection Overlay District (WPM)
B-148	9633	Objective 3.2.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Ambient Surface Water and Ground Water Quality. Maintain or enhance the quality and transparency of surface waters and protect groundwater quality through natur

ID	Line	Objective	Finding	Evidence
B-150	9717	Objective 9.1.5	states no quantified target, percentage, acreage, or date by which it is to be achieved.	J. (c) Use of stormwater retention areas as sources of water for irrigation as required in the Public Facilities element.
B-152	9791	Objective 3.2.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Water Conservation. Recognize inclusion in the Southwest Florida Water Management District (SWFWMD) Southern Water Use Caution Area (SWUCA) by maintaining commu
B-157	9963	Objective 3.3.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Wildlife and Upland Habitat Protection. Protect and preserve native wildlife, endangered, threatened, species of special concern, rare and native upland habitat
B-162	10166	Objective 3.4.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Hazardous Substances and Waste Management. Ensure that all hazardous substances are properly managed and hazardous wastes are properly and disposed to minimize
B-165	10271	Objective 3.4.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Mineral Resource Extraction. Promote efficient, environmentally sound, utilization and extraction of mineral resources to conserve natural resources and to ensu
B-167	10305	Objective 3.5.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Alternative Energy Generation Facilities.
B-170	10347	Objective 4.1.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Seagrass Protection. Increase the number of acres of seagrass in local waters in cooperation with local National Estuary Programs, such as the Coastal and Heart
B-172	10431	Objective 4.1.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Coastal Planning Area Emergent Vegetation and Upland Habitat Protection. Maintain or increase the amount of native habitat in Coastal Planning Area to: • Retain
B-177	10494	Objective 4.1.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Water Quality, Fish, and Shellfish Harvesting. Improve coastal water quality such that all DEP shellfish harvesting prohibition areas are upgraded to "Approved"
B-179	10531	Objective 4.1.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Coordination with Estuary Programs (EPs) for Water Quality. Development/Implementation of strategies Estuary Program Comprehensive Conservation and Management P
B-181	10595	Objective 4.1.5	states no quantified target, percentage, acreage, or date by which it is to be achieved.	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

ID	Line	Objective	Finding	Evidence
B-182	10634	Objective 4.1.6	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Protection of the West Indian Manatee. Implement protection mechanisms to decrease the number of human-caused manatee deaths and increase manatee awareness among
B-183	10681	Objective 4.2.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	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 uses
B-186	10750	Objective 4.3.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Development Type, Density and Intensity. Limit development type, density and intensity within the Coastal Planning Area and direct population and development to
B-188	10832	Objective 4.3.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Public Infrastructure in the Coastal Planning Area. Minimize public expenditures on infrastructure for new development and redevelopment within the Coastal Plan
B-189	10903	Objective 4.4.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Hurricane Evacuation. Maintain or reduce hurricane evacuation clearance times through mitigation, sheltering in place and response techniques to protect the health
B-191	10958	Objective 4.4.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Hazard Mitigation. Create pre-disaster mitigation plans to reduce the risk to life and property from natural or man-made disasters.
B-196	11109	Objective 4.4.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Redevelopment Component to Reduce Flood Risk and Eliminate Inappropriate and Unsafe Development in the Coastal Areas. In coordination with FDEP, SWFWMD, and other
B-198	11176	Objective 5.0.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Consistency of Thoroughfare System. Development of a multimodal transportation system thoroughfare system consistent with the adopted Future Thoroughfare Plan and
B-201	11224	Objective 5.0.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Multi-modal Transportation System. Provide a safe, convenient, and energy efficient multi-modal transportation system for all users. shall be provided.
B-203	11245	Objective 5.0.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Intergovernmental Coordination. Coordinate all traffic, transit, port, airport, bicycle, and rail plans and programs shall be coordinated with the plans and programs
B-206	11286	Objective 5.0.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Safety Approach. Seek to reduce traffic crashes and eliminate traffic-related fatalities and serious injuries over time consistent with the Sarasota Manatee Metropolitan

ID	Line	Objective	Finding	Evidence
B-210	11427	Objective 5.1.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Level of Service Standards. Implement adopted roadway Level of Service (infrastructure) Standards for review of Future Land Use Plan amendments and zoning amend
B-213	11517	Objective 5.2.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Use of Maps. Utilize the Traffic Circulation (5-1) Map series to review proposed development orders, determine level of service for roadways, achieve consistenc
B-216	11626	Objective 5.2.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Performance Standards. Utilize adopted design standards for the review of proposed development orders and for ensuring the proper functioning of publicly-provid
B-222	11761	Objective 5.2.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	- Alternative Transportation System and Timing and Phasing of Development Orders. modified To guarantee that transportation facilities are available to support
B-225	11854	Objective 5.3.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Coordinated Land Use/Transportation. Coordinatione integration of Future Land Uses with Traffic Circulation Systems.
B-232	12032	Objective 5.4.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Bicycle Facilities. Provision of Provide a safe and convenient bikeways system and adequate bicycle facilities. (See also
B-233	12034	Objective 5.3.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	and associated policies)
B-238	12064	Objective 5.4.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Pedestrian Facilities. Provide a safe and convenient pedestrian circulation system. (See also Objective 5.3.3 and associated policies)
B-240	12109	Objective 5.5.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Interagency Coordination. Coordinated transportation planning with local, state, regional, and federal agencies.
B-244	12159	Objective 5.6.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	- Level of Service Standards for Line Haul (Fixed Route) Transit. Establish and use the following infrastructure level of service and performance standards to m
B-246	12213	Objective 5.6.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Level of Service Standards for Paratransit. Establish and use the following infrastructure standard to maintain current levels of service through appropriate ca

ID	Line	Objective	Finding	Evidence
B-250	12308	Objective 5.6.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Elderly and Handicapped (E&H) and Transportation Disadvantaged (TD). An adequate transit system for the E&H and TD.
B-251	12372	Objective 5.6.6	states no quantified target, percentage, acreage, or date by which it is to be achieved.	) Implementation Mechanism; (a) Manatee County Area Transit action to ensure policy compliance.
B-254	12499	Objective 5.7.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Port and Economic Development. Increase the significance of Port Manatee in diversifying the economic base of Manatee County and the region where consistent wit
B-257	12519	Objective 5.7.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Development and Expansion Regulation. Maintain and implement land development regulations that protect the area's natural and economic resources. (See also Poli
B-259	12567	Objective 5.7.5	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Shoreline Use. Priority for use of existing shoreline suitable for Port activities shall be given to port related water-dependent uses. Future expansion shall o
B-260	12575	Objective 5.7.6	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Public Expenditures in Coastal High Hazard Areas. Public expenditures shall not be used to support the permanent concentration of residential populations at the
B-261	12589	Objective 5.7.8	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Historic Resources. The Port shall protect, preserve, relocate, or sensitively reuse historic resources found within the Port consistent with applicable laws an
B-262	12609	Objective 5.7.9	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Level of Service. The Port will meet adopted level of service standards for potable water, wastewater, drainage, solid waste, traffic circulation, transit, and
B-263	12623	Objective 5.8.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Environmental Protection. Protect, conserve and enhance those coastal wetlands, living marine resources and wildlife habitats located on Port property and minim
B-265	12641	Objective 5.8.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Estuarine Environmental Quality. Maintain and, where appropriate, improve the quality of estuarine environment within Port Manatee and the surrounding area.
B-267	12668	Objective 5.9.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Coordination. Operate and expand Port activities in a manner resulting in minimum adverse impact on facilities operated and maintained by other government agenc

ID	Line	Objective	Finding	Evidence
B-268	12702	Objective 5.10.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Post-Disaster Redevelopment. The Manatee County Port Authority will maintain a post-disaster redevelopment plan that provides an overall improvement of the Port
B-269	12717	Objective 5.10.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Hazardous Materials. The Port, working with other governmental agencies, shall maintain procedures to respond to hazardous material spills. Implementation Mecha
B-270	12728	Objective 5.10.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Emergency Management. Port Manatee shall coordinate with State, regional, and local emergency management agencies to maintain and update emergency management pr
B-271	12752	Objective 5.11.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Port Security Plan. The Port shall maintain and implement a Port Security Plan. Implementation Mechanism: (a) Maintain a Port Security Plan.
B-272	12770	Objective 5.12.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	General Aviation Facilities. The County will continue Continue to evaluate the need for a new or expanded general aviation facility(s) in coordination with the
B-273	12803	Objective 5.13.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Noise Impact of Sarasota-Bradenton International Airport. Maintain current strategies, in cooperation with the Sarasota-Manatee Airport Authority, for preventin
B-276	12870	Objective 5.13.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Airport Compatibility. Airports located and operated in a manner consistent and compatible with current and future surrounding land uses, including protection o
B-277	12915	Objective 5.13.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Airspace Protection. Limit obstructions by objects (as defined by the Land Development Code including those within § 333, F.S. and 14 C.F.R. s. 77) that violate
B-279	12947	Objective 5.13.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Compatibility With Natural Resources. Improvement and expansion of the Sarasota-Bradenton International Airport in a manner that minimizes adverse impacts to wa
B-280	12970	Objective 5.14.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Airport Improvements Coordination. Coordinate Improvements of the to Sarasota-Bradenton International Airport coordinated with improvements to roads and other p
B-281	13008	Objective 5.14.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Interagency Coordination. Construction and operation of existing and future aviation facilities in close cooperation with the appropriate federal, state, region

ID	Line	Objective	Finding	Evidence
B-284	13029	Objective 5.14.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Sarasota-Manatee Airport Authority. A Sarasota-Manatee Airport Authority that is responsive to coordination of community development and community aviation need
B-285	13053	Objective 5.14.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Future Aviation Facilities. Commercial and general aviation facilities appropriate for meeting future aviation needs in a manner compatible with other existing
B-286	13084	Objective 6.1.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Private Sector Housing Delivery. Maintain a flexible regulatory process that assists the private sector in the delivery of a variety of housing products.
B-288	13109	Objective 6.1.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Special Needs Populations. Increase housing opportunities for Group Homes, Transitional Living Facilities, and Foster Care Facilities to address the Special Need
B-291	13173	Objective 6.1.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Affordable Housing. Continue to develop and implement programs to meet affordable housing needs.
B-299	13254	Objective 6.1.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Sub-standard Housing. Continue to reduce the number of sub-standard housing units. [See Element 4 - Coastal Management]
B-303	13274	Objective 6.1.5	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Relocation Housing. Provide alternative housing options for households displaced by development activities.
B-304	13300	Objective 7.1.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Historically Significant Neighborhoods. Identify, preserve, and protect historically significant neighborhoods to: (a) Preserve the special character of existing
B-307	13359	Objective 7.1.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Historical Landmarks. Identify and protect local historically significant landmarks to: (a) Preserve Manatee County history; (b) Recognize individual historic
B-313	13488	Objective 7.1.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Historical Sites Educational, Cultural and Recreational Value. Increase utilization of state and locally designated historic neighborhoods, landmarks, and archa
B-315	13535	Objective 7.2.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Inventory Performance Measures. Purchase books and other library materials annually to approach a system-wide collection meeting national standards for quantity

ID	Line	Objective	Finding	Evidence
B-316	13545	Objective 7.2.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Facilities Performance Measures. Progress toward meeting national standards for adequate library facilities to serve all citizens of Manatee County.
B-318	13555	Objective 7.2.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Broader Service. Make progress toward improved service to provide for the needs of all citizens of Manatee County.
B-322	13596	Objective 7.3.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Coordinateion and Promotion of Cultural Activities. Increase coordination between the County and cultural organizations to meet the County's cultural needs and
B-324	13608	Objective 7.3.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Promotion of Cultural Resources. Improve awareness of the County's cultural resources.
B-328	13636	Objective 8.1.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Level of Service. Maintain a parks and recreation system consistent with the Parks, Recreation and Open Space Master Plan following Llevel of Sservice Sstandard
B-330	13709	Objective 8.1.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Provision of Public Parks. Ensure Establish funding and coordination with appropriate agencies for economically efficient and adequate parks provision to ensure
B-334	13759	Objective 8.1.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	New Development. Ensure sufficient park facilities are available to support new residential development to ensure that new development does not negatively impac
B-337	13812	Objective 8.2.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Public Access. Provide appropriate pPublic aAccess for citizens of all ages and physical abilities, ensuring compatibility with natural resource protection to a
B-340	13866	Objective 8.2.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Multi-Modal Access. Provide opportunities for a variety of access methods including connections to other recreational facilities, destinations, or points of int
B-343	13901	Objective 8.3.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Conservation and Open Space. Protect Conservation and oOpen sSpace lands from incompatible uses to maintain the function and value of oOpen sSpace lands as habi
B-346	13938	Objective 8.3.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Recreational Use of Public Lands. Increase the utilization of public lands within the WO and CSVA CHHA districts and in other areas for compatible recreation, e

ID	Line	Objective	Finding	Evidence
B-348	13997	Objective 8.4.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Greenways Map. Maintain a Greenways Map in the Greenways and Trails Master Plan or as part of the PROS Master Plan, as may be amended, as the guiding document f
B-349	14017	Objective 8.4.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Multi-Use Trails Performance Standards. Continue to Utilize design standards as may be contained in their Greenways Master Plan or other recognized acceptable
B-353	14091	Objective 9.1.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Level of Service Standards. Maintain the following sanitary sewer Level of Service Standards (LOS) to minimize urban sprawl, maximize the use of existing facili
B-354	14106	Objective 9.1.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Mandatory Sanitary Sewer Collection. Prioritize the extension of trunk mains, interceptors, and pump stations to collect wastewater from environmentally sensiti
B-356	14134	Objective 9.1.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	- Treatment Capacity. Wastewater System Infrastructure Planning. Incrementally update Update the Manatee County Wastewater Collection System Master Plans to ens
B-358	14158	Objective 9.1.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Capital and Recurrent Costs. Recapture the costs of establishing wastewater service to existing developed areas from users benefitting from such retrofit projec
B-360	14249	Objective 9.2.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Concurrency. Require the issuance of a Certificate of Level of Service for wastewater disposal concurrent with the impacts of new development and consistent wit
B-361	14299	Objective 9.2.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Evers Reservoir Watershed Protection. Connect all new development located in the urban portion of the Evers Reservoir Watershed Protection Overlay District (WPE
B-362	14319	Objective 9.2.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Growth-Induced Capital Costs. Assess new growth a fair share of capital costs associated with the County's wastewater system.
B-363	14353	Objective 9.2.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Onsite Wastewater Treatment Systems. Provide for the limited use of septic tanks and interim wastewater treatment plants only in areas where sanitary sewer exte
B-367	14438	Objective 9.3.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Level of Service Standards. Maintain the following level of service standards for planning capital improvements and reviewing applications for development appro

ID	Line	Objective	Finding	Evidence
B-368	14467	Objective 9.3.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Solid Waste Collection and Disposal. Provide efficient collection, disposal and recycling of solid wastes in a cost effective and environmentally sound manner.
B-370	14509	Objective 9.3.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Hazardous Material Management. Ensure proper management of all types of hazardous waste or material at the appropriate facilities to provide cost effective waste
B-371	14531	Objective 9.4.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Level of Service Standards. Page 10 of 20 Maintain the following minimum stormwater management Level of Service Standards for plan
B-373	14570	Objective 9.4.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Major Public Facilities Design and Maintenance. Establish criteria with which to identify, construct or reconstruct major drainage facilities which will be main
B-377	14629	Objective 9.4.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Funding for Public Drainage Facilities. Continue the countywide stormwater management funding mechanisms used to: • Resolve water quantity and quality problems
B-380	14660	Objective 9.4.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Stormwater Design Standards. Require new development to meet stormwater retention/detention system standards to: • Protect natural features and prevent flooding
B-383	14767	Objective 9.4.6	states no quantified target, percentage, acreage, or date by which it is to be achieved.	National Pollutant Discharge Elimination System (NPDES) – Municipal Separate Storm Sewer Systems (MS4) Operate the County municipal separate storm sewer system
B-384	14817	Objective 9.5.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Level of Service Standards. Maintain the following level of service standards to minimize urban sprawl, maximize the use of existing facilities, plan capital im
B-385	14830	Objective 9.5.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Potable Water Reservoir. Preserve the Manatee River Reservoir as a long-term source of potable water.
B-386	14852	Objective 9.5.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Manatee County will adopt and maintain a Water Supply Facilities Work Plan for at least a ten-year planning period addressing water supply facilities necessary
B-387	14878	Objective 9.5.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Wellfields and Alternative Emergency Sources. Maintain self-sufficiency and redundancy in potable water supplies and water treatment capacity.

ID	Line	Objective	Finding	Evidence
B-389	14924	Objective 9.5.5	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Potable Water Distribution. Construct a potable water distribution system based on the potable water distribution plan to meet projected need for water storage
B-390	14943	Objective 9.5.6	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Recurrent and Retrofit Capital Costs. Establish fair and equitable cost recovery methods for capital and operating expenditures associated with the public potab
B-391	14971	Objective 9.6.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Development Requirements. Require that new development provide adequate potable water and fire flow capacity and that potable water conservation is practiced to
B-392	14998	Objective 9.6.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Growth-Induced Capital Costs. New growth assessed a fair share of capital costs associated with the County's potable water system.
B-393	15041	Objective 11.1.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Open Communication. Establish effective formal and informal communication mechanisms with other local governments regarding planning issues to ensure effective
B-396	15088	Objective 11.1.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Coordination of Annexations. Annexations which maintain consistency with this Comprehensive Plan to promote efficient extension of government services and ident
B-399	15107	Objective 11.1.3	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Implementation Framework. Provide an effective framework for Comprehensive Plan implementation which identifies the inter- and intra- governmental impacts and r
B-402	15137	Objective 11.1.4	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Efficiency in Service Delivery. Maintain a government environment conducive to the efficient and effective provision of services to Manatee County citizens.
B-403	15149	Objective 11.1.5	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Coordination. Promote consistency between this Comprehensive Plan and the plans of the School Board and other units of government which affect or provide servic
B-406	15199	Objective 11.1.6	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Cross-Jurisdictional Impacts of Development. Evaluate any significant impacts of development proposals in Manatee County upon development in adjacent municipali
B-407	15234	Objective 11.1.7	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Level of Service Coordination. Adopt and maintain level of service standards for public facilities that are compatible across jurisdictional lines, and which ar

ID	Line	Objective	Finding	Evidence
B-410	15252	Objective 11.1.8	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Local/State Plan Consistency. Maintain consistency between this Comprehensive Plan and both the regional and state Comprehensive Plans, as applicable.
B-413	15268	Objective 11.1.9	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Effective Interlocal Coordination. Provide coordination mechanisms that are effective in achieving Comprehensive Plan policy compliance.
B-414	15290	Objective 11.2.1	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Manatee County Shall Maintain and Enhance the Joint Planning Processes, Coordination and Decision Making Processes for Public Educational Facilities.
B-415	15300	Objective 11.2.2	states no quantified target, percentage, acreage, or date by which it is to be achieved.	Manatee County Shall Provide for the Monitoring and Evaluation of the Implementation of the Public School Facilities Element.

B.3 — Objectives With No Statement Text (1 finding)

ID	Line	Objective	Finding
B-378	14642	Objective 9.4.1	has no statement text at all following its heading.

Notes on Use

- Line numbers refer to the extracted plain-text version of the draft PDF and are provided to allow the County or reviewers to locate each instance quickly; they do not correspond to PDF page numbers.
- Tier A findings are text-processing errors most likely introduced when track changes were accepted/rejected during drafting, and are straightforward to correct before final adoption.
- Tier B findings reflect a pattern scan for discretionary language and unquantified objectives. Not every instance is necessarily deficient — professional judgment should determine whether the discretionary language or lack of a numeric target is appropriate for that specific policy's context, or whether it falls short of the enforceability the Florida Community Planning Act generally expects of comprehensive plan objectives and policies.
- This appendix should be read alongside the original deficiency report, which contains the qualitative element-by-element review, statutory cross-references, and structural findings (missing elements, TSD dependencies, etc.).

Statute: [§ 163.3177\(6\)\(e\), F.S.](#)

- Parkways — Not addressed anywhere in Element 8
- Waterways — Only a sentence fragment (line 13987)
- Natural reservations — Not addressed as a distinct category

11. Missing Workforce Housing Policies

Statute: [§ 163.3177\(6\)\(f\)1.d, F.S.](#); Live Local Act (SB 102, 2023)

Finding: No dedicated workforce housing objective or policies exist. The Live Local Act (2023) and its amendments are not addressed. This is a significant gap given Florida's housing affordability crisis.

12. Missing Approximate Acreage for Land Use Categories

Statute: [§ 163.3177\(6\)\(a\), F.S.](#)

Finding: Density/intensity standards are provided for each category, but no approximate acreage totals are included in the reviewed PDF. Acreage data may be in the TSD — verify.

13. No Climate Resilience or Sea-Level Rise Planning

Peer Practice: [Sarasota County Vulnerability Assessment and Adaptation Plan](#) (2022) under the Resilient Florida Program.

Finding: The reviewed PDF contains no resilience, sea-level rise, or climate adaptation policies. For a coastal county with significant vulnerability to storm surge and flooding, this is a notable peer-practice gap.

IV. HIGH — Internal Consistency Issues

14. Contradictory Evacuation Policies

- Policy 4.4.1.1 (line 10906): “increasing the rate of evacuee mobilization”
- Policy 4.4.1.5 (line 10952): “decreasing the rate of evacuee mobilization”

These directly contradict. The intent of 4.4.1.5 appears to be reducing the number of people needing evacuation, but as written, it conflicts with 4.4.1.1.

15. Contradictory Final-Interpretation Authority

Lines 669–685 contain two conflicting procedures for final plan interpretation: (1) Department Director + LDC §311 + LDC Ch. 3 Part II appeals, and (2) Board of County Commissioners + 30-day deadline. Both are present, creating uncertainty about who renders final interpretations.

16. Duplicate Policy Numbers

- Policy 6.1.1.5 — two different policies at lines 13099 and 13102
- Policy 4.1.1.5 — appears at line 10405 AND as renumbered at line 10412
- Goal 5.11 heading appears twice (lines 12743 and 12748)

17. Department Name Inconsistency

- “Sports and Leisure Services” vs. “Parks and Recreation”
- “Planning Department” vs. “Development Services”
- “Department of Environmental Regulation” vs. “Department of Environmental Protection”

18. Estuary Program Naming Inconsistency

The same entity is referred to as: "Coastal and Heartland National Estuary Program," "Coastal and Heartland NEP," and "Coastal and Heartland Natural Estuary Program (CHNEP)" — "Natural" should be "National."

V. HIGH — Missing Measurable Objectives

Statute: § 163.3177(6)(a), F.S. requires "goals, policies, and measurable objectives."

Finding: The plan explicitly disclaims the need for measurable objectives at lines 555–558:

"where establishing the adoption of a measurable objective would require the selection of an arbitrary time frame or other measurable parameter, it is the position of Manatee County that arbitrary adjustment of Plan policies may result..."

Despite this disclaimer, 40+ objectives across all elements lack quantified targets or timeframes:

Element	Objective	Issue
3 (Conservation)	3.5.1 Alternative Energy	No statement text at all
3	3.3.1 Wetlands Protection	No acres, % retention, or timeline
3	3.3.3 Greenways	No mileage target or completion date
4 (Coastal)	4.4.3 Post-Disaster Recovery	No measurable outcome or PDRP timeline
5 (Transportation)	5.6.1 Transit LOS	Duplicated objective text with no targets
8 (Recreation)	Multiple	21 objectives lacking measurable targets
9 (Public Facilities)	Multiple	LOS standard for potable water is unreadable

VI. MEDIUM — Vague or Unenforceable Policies

Over 40 policies use discretionary language that undermines enforceability:

- "explore" (Policy 3.2.1.10)
- "encourage" (dozens of instances across all elements)
- "consider" (multiple policies)
- "where feasible" (multiple policies)
- "when opportunities arise" (Policy 3.2.1.10)
- "as necessary" (multiple implementation mechanisms)

VII. MEDIUM — Outdated References

19. Stale Deadlines

- Line 13748: "needs assessment study by 2008" (old text not deleted)
- Multiple deadlines referencing 2010, 2011, 2012 in Transportation and Historic Elements
- 36-year-old archaeological map referenced in Element 7

20. Outdated Agency Names

- "Florida Department of Environmental Regulation" (renamed to DEP in 1993)
- Multiple definitions cite pre-1993 F.A.C. Title 17 chapter numbers instead of current Title 62

21. Outdated Plans and Maps

- 1998 SRQ Noise Exposure Map (should be updated)
- 2016 Port Master Plan referenced alongside 2022 (track-changes artifact)
- ISTEA (1991) reference in Transportation Element
- EAR (Evaluation and Appraisal Report) process referenced — reformed to Evaluation and Appraisal Review in 2011

22. Blank Effective Dates

- Ord. 22-57 (adopted 12/15/22)
- Ord. 22-102 (adopted 12/15/22)
- Ord. 23-21 (adopted 1/09/23)

VIII. MEDIUM — Cross-Reference and Procedural Errors

23. Broken Cross-References

- Line 696: References "subsection 1.1" — does not exist under current numbering
- Line 1020: Statute cite "163.3164(3115)" — corrupted; should be § 163.3164(31)
- Line 10026: "Policies 4.1.4.1 and Element 11" — missing second policy number
- Policy 5.11.4.1 referenced but does not exist
- Policy 4.4.2.5 self-references (likely intended to cross-reference other policies)

24. Missing Definitions

- DRI (Development of Regional Impact) — used in binding definition at line 1146 but not itself defined
- TCEA — referenced but not defined
- CRA — referenced but not defined
- LDC (Land Development Code) — referenced repeatedly but abbreviation never spelled out as a defined term

25. Missing School Siting Criteria

Statute: [§ 163.3177\(6\)\(a\)7, F.S.](#)

Finding: Schools are listed as potential uses in several categories, but there is no consolidated school siting criteria policy, no collocation policy (parks, libraries, community centers with schools), and no coordination with the School Board on projected land needs.

Recommendations

Immediate (Before Transmittal Hearing)

1. Add missing elements — Capital Improvements (Element 10), Property Rights (Element 13), and Public School Facilities Element
2. Complete track-changes cleanup — Every merged word, doubled policy number, garbled sentence, and contradictory “Reserved” label must be resolved
3. Fix unreadable LOS standards — The potable water LOS (lines 14820–14821) and Table 8-1 (lines 14036–14070) are currently unreadable
4. Resolve contradictions — Evacuation policies, interpretation authority, and duplicate policy numbers

Before Adoption Hearing

1. Add urban sprawl analysis using the 13 statutory indicators and 4+ of 8 criteria
2. Add working waterfronts preservation policies
3. Identify specific alternative water supply projects from the SWFWMD Regional Water Supply Plan
4. Add missing conservation content for soils, harbors, and forests
5. Add workforce housing policies addressing the Live Local Act
6. Add climate resilience planning consistent with the Resilient Florida Program

Ongoing

1. Update all stale deadlines (2008, 2010, 2011, 2012)
2. Update outdated agency names and F.A.C. citations
3. Add measurable targets to the 40+ objectives lacking them
4. Add approximate acreage for each land use category
5. Update noise maps (1998 SRQ map is 28 years old)

Prepared by Perplexity Computer, July 30, 2026. Based on a full-text review of the 356-page draft against [Florida Statutes Chapter 163, Part II](#), and comparison with peer practices from Sarasota County's comprehensive plan and resilience planning program.

D. "Reserved" Labels with Active Policy Text

Multiple policies are labeled "(Reserved)" but still contain substantive text, creating internal contradictions:

- Line 2752: "Reserved. Encourage projects to mitigate..."
- Line 11376: "Reserved. Provide available data to the MPO..."
- Line 14140: "(Reserved) Maintain an updated hydraulic model..."
- Line 10454: "[Reserved] Expand use of living shorelines..."

E. Duplicated Content

- Entire land use category definitions section appears twice (lines ~4858–8784)
- Commercial locational criteria appears twice (lines 8873–8970 and 9153–9363)
- Two conflicting versions of Table 8-1 (lines 13650–13666 vs. 14036–14070)
- Objective 5.6.1 text duplicated (lines 12160–12162 vs. 12163–12164)

Recommendation: Perform a complete track-changes cleanup pass before any public hearing. Every instance of merged old/new text, doubled words, garbled policy numbers, and contradictory "Reserved" labels must be resolved.

II. CRITICAL — Track-Changes Artifacts (Document Not Adoption-Ready)

The entire document shows extensive evidence of incomplete track-changes acceptance. Both old and new text appear simultaneously throughout, rendering many policies ambiguous, contradictory, or unintelligible. This is the single most pervasive problem in the draft. Representative examples:

A. Merged Years (Planning Horizon Confusion)

Location	Artifact
Line 2510	20402050 — old "2040" and new "2050" merged
Line 11380	20452050 — old "2045" and new "2050" merged
Line 11388	20502045 — reversed order of merged years
Lines 11431–11440	20502045 appears 6+ times in Policy 5.1.2.1
Line 12274	20502045 in MPO Long-Range Plan reference
Line 12975	2040 2050 and 2030 2055 — conflicting plan years

B. Garbled Policy Text (Rendering Policies Unenforceable)

	Location	Quote	Issue	
Core paragraph unintelligible	Lines 541–552	"lack therefor areas... beare used... and and"		monitoring
	Line 627	"comprehensive plan Plan"	Doubled word	
	Line 647	"Technical Ssupport dDocument"	Corrupted heading	
	Line 668	Corrupted § symbol — replacement chars	Encoding failure	
	Line 8890	"800 1,000 feet"	Merged measurement values	
Old/new throughout section	Line 9096	"SeaPort.Port"		merged
	Line 9379	"Achieve Establish"	Both old and new verbs present	Port
	Line 10454	"[Reserved] Expand use of living shorelines"	Cannot be both reserved and active	
	Line 11170	"Safety is Safe, Conveniencet, Efficiencyt"	Goal statement garbled	
	Line 13099/13102	Two different policies both numbered 6.1.1.5	Duplicate policy numbers	
	Line 14040	"Bicycle Trail Playgrounds MilesPlaygrounds"	Table 8-1 completely garbled	
Potable water	Lines 14820–14821	"one hundred teen (110) and six (106) gallons"		LOS standard unreadable

C. Doubled Policy Numbers (Entire Sections)

Throughout the land use category definitions (lines ~4858–8784), every policy carries both old and new numbers side-by-side. The hazardous waste section (Policies 3.4.1.4–3.4.1.10) shows dual numbering throughout. Policy 4.1.1.5 appears at line 10405 AND as renumbered at line 10412, creating a duplicate.

Florida law requires counties (in conjunction with municipalities) to adopt a Public School Facilities Element addressing school concurrency, collocation, infrastructure, and capacity, subject to certain exemptions. School concurrency applicability should be verified against current law.

Finding: The Public School Facilities Element is referenced throughout (amendment history line 259; Element 11 Goal 11.2 at line 15287). However, no standalone Public School Facilities Element appears in the reviewed PDF. Only two objectives (11.2.1 and 11.2.2) address school planning, and these are minimal coordination policies. Verify whether this element exists as a separate document.

4. Element 12 — Numbering Gap

Element numbering jumps from 11 (Intergovernmental Coordination) to 13 (Property Rights, per amendment history). Element 12 does not appear anywhere in the document. Either Element 12 was deleted and the gap was not closed, or a required element was intended for this slot and was omitted.

Statutory content gaps	9	CRITICAL
Internal consistency issues	5	HIGH
Missing measurable objectives	40+	HIGH
Vague/unenforceable policies	40+	MEDIUM
Outdated references	15+	MEDIUM
Broken cross-references	8+	MEDIUM
Missing definitions	4	MEDIUM
TOTAL IDENTIFIED DEFICIENCIES	400+	

I. CRITICAL — Required Elements Not Included in Reviewed PDF

Note: The following elements are referenced within the plan but do not appear as sections in the reviewed 356-page PDF. They may exist as separate companion documents. The County should verify these are included in the complete transmitted package.

1. Element 10: Capital Improvements — Not Present in Reviewed PDF

Statute: [§ 163.3177\(3\), F.S.](#)

The Capital Improvements Element is statutorily mandatory and must include:

- A 5-year schedule of capital improvements
- Estimated public facility costs, locations, and revenue sources
- Level-of-service standards
- Projects identified as funded or unfunded with priority levels
- Transportation improvements from the MPO's TIP
- BMAP pollutant load reduction projects

Finding: Element 10 is referenced in cross-references (e.g., line 10835: "Element 10 - Capital Improvements, Objectives 10.1.2., 10.1.9.") but does not appear as a section in the reviewed PDF. The document jumps from Element 9 (Public Facilities) directly to Element 11 (Intergovernmental Coordination). If this element exists in a separate document, it should be confirmed as part of the transmitted package.

2. Element 13: Property Rights — Not Present in Reviewed PDF

Statute: [§ 163.3177\(6\)\(i\), F.S.](#) (added by SB 1864, 2021)

Every local government must include a Property Rights Element ensuring that private property rights are considered in local decision-making. The deadline was the earlier of the next plan amendment after July 1, 2021 or the next scheduled evaluation and appraisal.

Finding: Element 13 was added by Ordinance 21-26 (PA-21-02, adopted November 18, 2021) per the amendment history (line 438), and the Introduction references "Property Rights Elements" (line 490). However, no Element 13 section appears in the reviewed PDF body. The plan ends at Element 11. Since the element was previously adopted, it may exist as a separate document.

3. Public School Facilities Element — Not Present in Reviewed PDF

Statute: [§ 163.3177\(6\)\(f\)3, F.S.](#); [§ 163.3180\(6\), F.S.](#)

neighborhoods, environmental resources, or infrastructure capacity because there is no clear mandatory standard to enforce.^{[5] [4]}

3. Greater vulnerability to legal challenges

- **From residents and stakeholders:** If the plan promises only that the County “should” protect buffers or “should” maintain infrastructure levels, affected parties have less basis to challenge approvals that ignore those protections.
- **From developers under property-rights statutes:** Vague, non-mandatory standards can invite challenges under statutes like Florida’s Bert J. Harris, Jr., Private Property Rights Protection Act, where landowners argue that unclear or inconsistently applied regulations impose inordinate burdens. Paradoxically, both overly rigid and overly vague language can create litigation risk, but “should” language particularly undermines the County’s ability to defend decisions as faithfully implementing a clear, binding plan.^[6]

4. Undermining long-term planning certainty

Comprehensive plans are meant to provide predictable, long-term rules for growth. When key provisions are phrased as “should,” the practical rulebook changes with each decision, reducing certainty for residents, businesses, and investors and increasing political pressure on individual cases.^{[5] [6]}

Drafting best practice

Modern legal drafting guidance often recommends replacing ambiguous uses of “shall” with clearer terms like “must” (for duties), “may” (for permissions), and “will” (for future facts). However, the critical point for comprehensive plans is not the specific word chosen but that mandatory obligations are expressed in mandatory terms. A well-drafted plan will:

- Use “must” or “shall” (clearly defined as imposing a duty) for any policy that is intended to control decisions.
- Reserve “should,” “encourage,” and “consider” for genuine goals, background principles, or non-binding guidance.
- Avoid global “search-and-replace” of “shall” with “should,” which can unintentionally convert enforceable standards into suggestions.^{[1] [2]}

If you’d like, I can show side-by-side examples of how specific Manatee County-style policy sentences change in legal effect when “shall” is replaced with “should.”



1. <https://www.hklaw.com/en/insights/publications/2021/06/canceling-the-word-shall-in-leases-contracts-and-legal-for-ms>
2. <https://www.lesusacanada.org/shall-we-remove-shall/>
3. <https://rules.sos.ga.gov/gac/110-3-2>
4. <https://canons.sog.unc.edu/blog/2021/08/19/comprehensive-plans-and-land-use-plans-required-for-zoning/>
5. <https://lawyer marc.com/real-estate/comprehensive-plans-and-their-legal-effect/>
6. <https://www.whitefordlaw.com/news-events/the-changing-impact-of-comprehensive-planning-on-zoning>

7. <https://law.utexas.edu/faculty/wschiess/legalwriting/2005/05/shall-vs-will.html>
8. <https://www.palegis.us/statutes/unconsolidated/law-information/view-statute?SESSYR=1968&SESSIND=0&ACTNUM=247&SMTHLWIND=&CHPT=3&SCTN=&SUBSCTN=>
9. <https://www.myfloridalegal.com/ag-opinions/adopting-a-comprehensive-plan>



Legal implications of replacing shall with should in comp plans

Replacing “shall” with “should” in a comprehensive plan can fundamentally weaken the plan’s legal force and expose the local government to state objections, enforcement gaps, and litigation risk. The core issue is that “shall” (or “must”) creates a binding duty, while “should” signals a non-binding recommendation or goal. In growth-management regimes like Florida’s, where state agencies review plans for compliance with statutory standards, this distinction directly affects whether policies are enforceable or merely aspirational. ^[1] ^[2]

Why “shall” matters in comprehensive plans

- **Binding vs. advisory language:** In land-use planning, “shall” imposes a mandatory obligation on the government or decision-maker; “should” expresses a preference or best practice without creating a legal requirement. When a plan says the County “shall” deny a proposal that fails certain criteria, that is an enforceable standard. If it says the County “should” consider those criteria, officials can legally approve projects that ignore them. ^[1]
- **State review standards:** Florida’s comprehensive plan review framework (Chapter 163, Florida Statutes) expects clear, measurable, and enforceable policy standards so that state agencies can determine whether the plan complies with the Growth Management Act. Policies phrased as “should” or “encourage” are often treated as insufficiently definite for compliance because they do not create a consistent, repeatable decision rule. ^[3]
- **Consistency with zoning and development orders:** Many states require that zoning ordinances, land-development regulations, and individual approvals be “consistent” with the comprehensive plan. If the plan’s own policies are discretionary (“should”), it becomes harder to prove inconsistency when a zoning change or approval appears to conflict with the plan’s goals, undermining the plan’s role as a check on ad hoc decision-making. ^[4] ^[5]

Practical legal implications of switching to “should”

1. Increased risk of state objection or required revisions

State reviewing agencies (e.g., Florida DEO) evaluate whether plan elements contain enforceable standards. Systematic use of “should” can lead to findings that the plan lacks the specificity required by statute, triggering objections, required revisions, or delayed approval of the transmittal. ^[3]

2. Erosion of enforceability in local decisions

When policies are discretionary, staff and elected bodies gain wide latitude to approve projects that arguably contradict the plan’s intent. This weakens the plan’s ability to protect