Manatee County Ordinance

PDC-18-14(G)(R2) – LIFE STORAGE & HOTEL AT BRADENTON (FKA WISDOM HOTEL AND RETAIL DEVELOPMENT/I-75-SR 64 DEVELOPMENT, INC) – LIFE STORAGE LARGO I LLC (OWNER) – PLN2607-0083

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, REVISING ZONING ORDINANCE PDC-18-14(Z)(G) BY AMENDING A PREVIOUSLY APPROVED GENERAL DEVELOPMENT PLAN INCREASING THE TOTAL MAXIMUM PERMITTED FLOOR AREA RATIO TO 0.75 FROM 0.46, REMOVING A 6,500 SQUARE FOOT RETAIL COMMERCIAL BUILDING AND REDUCING THE ROOM COUNT BY 76 FROM A 200 ROOM HOTEL(S) AND INSTEAD PROPOSING A DEVELOPMENT CONSISTING OF ONE (1) 124-ROOM HOTEL AND ONE (1) 132,000 SQUARE FOOT SELF-STORAGE FACILITY ON AN APPROXIMATELY 6.20-ACRE SITE, COMPRISED OF TWO PARCELS, PARCEL A (3.10 ACRES) AND PARCEL B (3.10 ACRES), RETAINING THE PLANNED DEVELOPMENT COMMERCIAL (PDC) ZONING DISTRICT AND THE OVERLAY DISTRICTS, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF STATE ROAD 64 AND 64TH STREET COURT EAST, AND COMMONLY KNOWN AS 921 64TH STREET AND 6620 SR 64 EAST, BRADENTON (MANATEE COUNTY); RETAINING THE PREVIOUSLY APPROVED SCHEDULE OF PERMITTED AND PROHIBITED USES AS VOLUNTARILY PROFFERED BY THE APPLICANT, ATTACHED HERETO AS EXHIBIT B, WITH NO CHANGES; SUBJECT TO CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, I-75/SR 64 Development, LLC – Life Storage Largo I, LLC (the "Applicants") filed an application for a revised General Development Plan increasing the total maximum permitted floor area ratio to 0.75 from 0.46, removing a 6,500 square foot retail commercial building and reducing the room count by 76 from a 200 room hotel(s) and instead proposing a development consisting of one (1) 124-room hotel and one (1) 132,000 square foot self-storage facility on approximately 6.20 acres comprised of two parcels, Parcel A (3.10 acres) and Parcel B (3.10 acres), retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts, as described in Exhibit "A", attached hereto, (the "Property"); and

WHEREAS, the applicant also filed a Schedule of Permitted and Prohibited Uses Exhibit "B" attached hereto; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on September 17, 2026, to consider the revised General Development Plan and Schedule of Permitted and Prohibited Uses applications and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the revised General Development Plan and Schedule of Permitted and Prohibited Uses applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval subject to the stipulations in the staff report.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA;

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for a revised General Development Plan and Specific Approval as it relates to the real property described in Exhibit "A" of this Ordinance.

B. The Board of County Commissioners, after due public notice, held a public hearing on October 8, 2026, regarding the proposed Ordinance described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

C. The proposed Ordinance regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.

Section 2. REVISED GENERAL DEVELOPMENT PLAN. The revised General Development Plan is hereby approved to increase the total maximum permitted floor area ratio to 0.75 from 0.46, removing a 6,500 square foot retail commercial building and reducing the room count by 76 from a 200 room hotel(s) and instead proposing a development consisting of one (1) 124-room hotel and one (1) 132,000 square foot self-storage facility on approximately 6.20 acres comprised of two parcels, Parcel A (3.10 acres) and Parcel B (3.10 acres), retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts, upon the property subject to the following Conditions:

A. DESIGN AND LAND USE

1. The uses and total square footage will be subject to review and approval with the Final Site Plan(s) submitted for development, including but not limited to, LDC Section 900-Entranceway and any applicable subsections of LDC Section 531 – Specific Use Criteria.

2. The uses approved for this project shall be as voluntarily proffered by the applicant and are attached to this Ordinance as Exhibit "B" (Schedule of Uses) and made a part hereof by reference.

3. All roof mounted HVAC mechanical equipment shall be screened with a solid parapet wall or other noise deflecting materials, which shall be consistent with the construction materials of the main buildings. Details of screening shall be submitted with Final Site Plan.

4. All other applicable state or federal permits shall be obtained before commencement of the development.

5. Final Site Plan review and approval are required for any proposed amenities. Any structures and/or uses shall comply with all applicable Land Development requirements (i.e., parking, structure height, signage).

6. The dumpster shall be screened with a 6-foot-high wall constructed with building materials matching the principal building on site.

7. Prior to Preliminary/Final Site Plan approval, a hurricane evacuation plan shall be reviewed and approved by the Manatee County Public Safety Department in compliance with Land Development Code Section 403.8.H.

8. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State's Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with the Florida Department of State's Division of Historical Resources and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State's Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

B. UTILITY ENGINEERING

1. Connection to the County potable water, wastewater, and reclaimed water are required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting, lift station upgrades, and construction of off-site extensions of utility lines (water, sewer, reclaim), and upgrading off-site utility lines previously approved and installed by Life Storage @ Bradenton phases shall be rationally related and proportional to the impact that this development has on utilities and the cost of which is the responsibility of the applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered, and permitted by the applicant consistent with Manatee County Public Works Standards and approved by the County Engineer through the Development Services review process for the project.

C. ENVIRONMENTAL

1. No wetland impacts are being approved with this GDP.

2. Since a threatened and endangered species survey has not been conducted since 2022, the developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval for this site. The Management Plan, and correspondence and permits, approved by the State (Florida Fish and Wildlife Conservation Commission) shall be submitted prior to the commencement of development for any listed species found on site.

3. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.

4. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

5. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:

   - Digital photographs of the well along with nearby reference structures (if existing);
   - GPS coordinates (latitude/longitude) of the well;
   - A description of the methodology used to secure and protect the well during construction. At a minimum, protection must include a silt fence and chain-link fencing installed no closer than three (3) feet from the wellhead; and
   - The final disposition of the well - used, capped, or plugged.

6. The additional trees to be removed from the GDP modification 8 trees that are 24-inch DBH or greater, shall be reflected in Tree Removal and Replacement Matrixes of all FSP's related to this project.

   - 16-30 inch DBH removed = 5 (x 2 ratio requirement) = 10 required to be replaced; 12 proposed
   - 30-inch DBH removed = 3 (x 3 ratio requirement) = 9 required to be replaced; 12 proposed
   - Applicant has committed to 24 4-inch caliper trees being replaced for the 19 trees required.

D. STORMWATER ENGINEERING

1. The following shall be required at Final Design

   a. A full 25-year attenuation on all stormwater ponds within the development

   b. A Drainage Model and Construction Plan demonstrating that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff

   c. Drainage modeling utilizing the Cypress Strand Study (attenuation, water quality and floodplain analysis). The corresponding flood elevations as derived from the Cypress Strand Study shall be utilized as tailwater condition for each storm frequency event modeled.

   d. Flowage Easements and Maintenance-Access Easements for all drainage systems which convey runoff from public right-of-way. Manatee County is only responsible for maintaining the free flow of drainage through these systems. Refer to Appendix A of the Public Works Stormwater Management Design Manual for easement width requirements.

   e. Topographic information shall be provided in North American Vertical Datum (NAVD) and include conversion factor to National Geodetic Vertical Datum (NGVD).

f. TV video inspection for all stormwater pipes (public or private) associated with the proposed development. In addition, laser profile is required for all ADS/HDPE stormwater pipes.

2. NOAA Atlas 14 rainfall data shall be used for stormwater modeling

Storm Frequency:	Cumulative Rainfall:	Rainfall Distribution:
2.33-year/24-hour	4.5 inches	FLMOD
10-year/24-hour	NOAA Atlas 14	FLMOD
25-year/24-hour	NOAA Atlas 14	FLMOD
50-year/24 hour	NOAA Atlas 14	FLMOD
100-year/24-hour	NOAA Atlas 14	FLMOD
100-year/72-hour	18 inches	FDOT-72

50-year storm event modeling applies to thoroughfare drainage systems only. The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging.

E. TRANSPORTATION

1. At the time of future site plan submittal and accompanying Multimodal Site Access and Safety Analysis (MSASA) review, all proposed access points will be evaluated with a Trip Reservation Report and Operational Analysis (TRR & OA) to determine if any site and safety related improvements will be required for the site.

Section 3. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 4. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 5. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 8th day of October 2026.

BOARD OF COUNTY COMMISISONERS OF MANATEE COUNTY, FLORIDA.

BY: _____
Chairperson

ATTEST: **ANGELINA COLONNESO**
Clerk of the Circuit Court

BY: _____
Deputy Clerk

Exhibit "A"

Legal Description

PARCEL "A"

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE NORTH 89 DEGREES 44' EAST ALONG THE NORTH LINE OF SECTION 35 A DISTANCE OF 1194 87 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL TO MAGNOLIA BOULEVARD A DISTANCE OF 350 FEET, MORE OR LESS TO THE NORTH SIDE OF PINE AVENUE; THENCE WEST ALONG THE NORTH SIDE OF PINE AVENUE TO THE WEST SIDE OF CEDAR STREET; THENCE NORTH 196.68 FEET; THENCE WEST 200 FEET TO THE EAST SIDE OF CYPRESS BOULEVARD; THENCE NORTH ALONG THE EAST SIDE OF CYPRESS BOULEVARD 150 FEET; THENCE EAST 504.87 FEET MORE OF LESS, TO THE POINT OF BEGINNING. THE ABOVE STREETS BEING FURTHER IDENTIFIED ON THE PLAT OF MAGNOLIA MEADOWS, RECORDED IN PLAT BOOK 10, PAGE 20, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

PARCEL "B"

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 18 EAST, THENCE NORTH B9 DEGREES 44' EAST ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 1194.87 FEET FOR A POINT OF BEGINNING; THENCE RUN S0'38'W A DISTANCE OF 341.81 FEET TO AN IRON PIPE ON THE NORTH LINE OF PINE AVENUE; THENCE RUN N82"06'30"E ALONG CHORD OF A CURVE HAVING A RADIUS OF 1129.95 FEET, AN ARC LENGTH OF 89.75 FEET; A CHORD LENGTH OF 89.70 FEET ALONG NORTH LINE OF SAID PINE AVENUE; THENCE RUN N85'41'01"E ALONG THE CHORD OF CURVE HAVING A RADIUS OF 469.22 FEET, AN ARC LENGTH OF 120.03 FEET; A CHORD DISTANCE OF 119.70 FEET ALONG THE SAID NORTH LINE OF PINE AVENUE; THENCE RUN N0"38'E, A DISTANCE OF 150 FEET; THENCE RUN S77'09'E, A DISTANCE OF 300.00 FEET TO AN IRON PIPE ON THE WEST LINE OF PALM DRIVE; THENCE RUN N0'38'E ALONG THE WEST LINE OF SAID PALM DRIVE. A DISTANCE OF 107.07 FEET; THENCE RUN N07'15'10"W ALONG SAID WEST LINE OF PALM DRIVE 67.84 FEET; THENCE RUN N0"38'W ALONG SAID WEST LINE OF PALM DRIVE 8.20 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF STATE ROAD 64 AND 1-75 INTERCHANGE; THENCE RUN N71'05'11"W ALONG THE SOUTH LINE OF SAID STATE ROAD 64 AND 1-75 INTERCHANGE, A DISTANCE OF 449.60 FEET; THENCE RUN S0'38'W A DISTANCE OF 90.80 FEET TO AN IRON PIPE ON THE NORTH LINE OF SECTION 35; THENCE RUN S89'44'W ALONG THE NORTH LINE OF SECTION 35 A DISTANCE OF 65.0 FEET TO THE POINT OF BEGINNING.

Exhibit "B" Schedule of Uses – Wisdom Hotel and Retail Development/I-75/SR 64 Development, Inc. PDC-18-14(G)(R2)*

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
~~Agricultural Research Facilities~~	–	X	X	~~P~~	P	X	P	X	P	X	X	X	P	P
~~Agricultural Uses~~	531.1	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Agricultural Products Processing Plants~~	~~531.1~~	X	X	X	X	P	X	X	P	X	X	X	P	P
~~Animal Products Processing Facility~~	~~531.1~~	X	X	X	X	P	X	X	SP	X	X	X	P	P
~~Short Term Agricultural Uses~~	531.1	P	X	~~P~~	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
~~Stables or Equestrian Centers: Public~~	531.1	X	X	~~P~~	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
~~Animal Services (Wild and Exotic)~~	531.5	P	P	~~P~~	P	P	P	P	P	P	P	P	P	P
~~Breeding Facility (Non-Wild & Exotic)~~	531.8	X	X	~~P~~	P	P	P	X	P	X	X	X	P	X
~~Farming Service Establishments~~	531.18	X	X	~~P~~	X	X	X	X	P	X	X	X	P	P
~~Farm Worker Housing~~	~~531.19~~	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
~~Sawmills~~	~~531.1~~	X	X	X	X	P	X	X	P	X	X	X	X	P
~~Slaughterhouses~~	~~531.1~~	X	X	X	X	P	X	X	P	X	X	X	X	X
~~Stockyards and Feedlots~~[4]	~~531.1~~	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
COMMERCIAL - RETAIL														
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Exhibit "B" PDC-18-14(G)(R2)/PLN2607-0083

Alcoholic Beverage Establishment- 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
~~Auction Houses, Enclosed~~	–	X	X	~~P~~	X	P	X	X	P	X	X	X	X	X
~~Auction Houses, Open~~	~~531.6~~	X	X	~~P~~	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
~~Lumberyard~~	~~531.9~~	X	X	~~X~~	X	P	X	X	P	X	X	X	X	P
Drive- Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Medical Marijuana Treatment Center	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Dispensing Facility														
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	–	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	–	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	–	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X

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Car Wash: Incidental	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	–	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	–	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital [1]		X	X	X	X	X	P	X	P	X	X	X	X	X
~~Intensive Services: Exterminating and Pest Control~~	~~531.26~~	X	X	X	X	X	X	X	P	P	X	P	X	P
~~Intensive Services: Printing, Heavy~~	–	X	X	X	X	P	X	X	X	X	X	X	X	P
~~Intensive Services: Industrial Service Establishment~~	~~531.26~~	X	X	P	P	P	X	X	P	X	X	X	X	P
~~Intensive Services: Sign Painting Service~~	~~531.26~~	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	–	X	P	P	P	P	P	X	P	X	X	X	X	X
~~Lodging Places: Boarding House~~	~~531.28~~	P	X	X	X	X	X	X	P	X	X	X	X	X
~~Lodging Places: Boatel~~	~~531.28~~	X	X	X	X	X	X	P	P	X	X	X	X	X

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~~Lodging Places: Dormitories~~	~~531.28~~	P	X	~~X~~	X	X	P	X	P	X	X	X	X	X
~~Lodging Places: Hospital Guest House~~	~~531.28~~	X	X	~~P~~	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P[2]	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	–	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	–	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	–	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	–	X	P[3]	P	P[3]	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	–	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	–	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	–	X	X	P	P	X	P	X	P	X	X	X	X	X
~~Recreational Vehicle Parks and Subdivisions~~	~~531.42~~	X	X	~~P~~	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	–	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	–	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
~~Asphalt/Concrete Processing~~, Manufacturing, or Recycling ~~Plants~~ [4]	–	X	X	~~X~~	X	P	X	X	X	X	X	X	X	X

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Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	--	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	--	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	--	X	X	X	X	X	P	X	P	X	X	X	X	X
~~Cultural Facilities~~	~~531.15~~	P	P	~~P~~	P	P	P	P	P	X	X	X	P	P
~~Emergency Shelters~~	~~531.44~~	P	P	~~P~~	X	X	X	P	P	X	P	X	P	X
~~Emergency Shelter Home~~	~~531.44~~	P	P	~~P~~	X	X	X	P	P	X	P	X	P	X
~~Personal Wireless Service Facilities~~	~~531.37~~	See Section 531.37												
~~Public Community Uses~~	~~531.39~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Public Use Facilities~~	~~531.4~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Post Offices~~	--	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Radio, TV, Communications, Microwave Facilities~~	--	X	X	~~P~~	P	P	P	X	P	X	X	X	X	P
~~Utility Use~~	~~531.54~~	P	P	~~P~~	P	P	P	P	P	P	P	P	P	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
~~Flea Markets: Enclosed~~	~~531.2~~	X	X	~~P~~	X	X	X	X	P	X	X	X	X	X
~~Flea Markets: Open~~	~~531.2~~	X	X	~~P~~	X	X	X	X	P	X	X	X	X	X

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Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	–	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	–	X	P	P	P	P	P	P	P	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52												
Water Dependent Uses	531.6	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
~~Cemetery: Human and Pet~~	~~531.11~~	X	X	~~P~~	X	X	P	X	P	X	X	X	X	X
~~Earthmoving, Minor~~	~~702~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Game Preserve~~	–	X	X	~~P~~	X	X	P	X	P	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Mining	531.3	X	X	X	X	X	P	X	X	X	X	X	X	X
~~Solid Waste Management Facilities~~	~~531.53~~	X	X	~~P~~	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
~~Environmental Land Preserves, Public and Private~~	~~531.17~~	P	P	~~P~~	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X

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~~Recreation, Passive~~	~~531.41~~	P	P	~~P~~	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Assisted Living Facility, Large [1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small [1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	--	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	--	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes [1]	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X

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Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	–	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches /Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	–	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	–	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.5	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.5	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
~~Bus and Train Passenger Station~~	–	P	X	~~P~~	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	–	X	X	X	X	P	P	X	P	X	X	X	X	X

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

P = Permitted (see Section 315); SP = Special Permit (see Section 316), P = Permitted, X = Not Permitted

P/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

[1] Acute medical facilities are not allowed within the Coastal Evacuation Area, as defined in the Comprehensive Plan.

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

[3] Limited to 3,000 square feet in gross floor area.

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

NOTES:

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

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FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 9, 2026

Angelina Colonneso
Clerk of the Circuit Court
Manatee County
1115 Manatee Ave W
Bradenton, FL 34205

Dear Angelina Colonneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. PDC_18_14(G)(R2), which was filed in this office on October 9, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp