

Manatee County Zoning Ordinance

**PDMU-07-07(Z)(P)(R2) – CROSSWIND POINT F.K.A. PARRISH PLANTATION – BELLEAIR
CAPITAL GROUP PARRISH PLANTATION LLC (OWNER) – PLN2406-0119**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 15-17, AS AMENDED, THE MANATEE COUNTY LAND DEVELOPMENT CODE), RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR A REZONE OF APPROXIMATELY 9.65 ACRES FROM VILLAGE (VIL) TO PLANNED DEVELOPMENT MIXED USE (PDMU) ZONING DISTRICT FOR A TOTAL OF APPROXIMATELY 274.71 ACRES OF A PROJECT SITE; AMENDING ZONING ORDINANCE NO. PDMU-07-07(P)(R); APPROVING AN AMENDMENT TO THE PRELIMINARY SITE PLAN TO 1) REMOVE 83,000 SQUARE FEET OF OFFICE, 2) INCREASE COMMERCIAL FROM 116,100 TO 174,000 SQUARE FEET, 3) ADD A PERSONAL WIRELESS SERVICE FACILITY (PWSF), 4) MAINTAIN THE MAXIMUM OF UP TO 488 SINGLE-FAMILY RESIDENTIAL UNITS, AND 5) MODIFY CERTAIN CONDITIONS CONSISTENT WITH CURRENT DEPARTMENTAL PRACTICES AND OTHER AMENDMENTS FOR INTERNAL CONSISTENCY AND OBLIGATIONS; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF STATE ROAD 62 AND U.S. 301, PARRISH (UNINCORPORATED MANATEE COUNTY); SUBJECT TO CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Belleair Capital Group Parrish Plantation LLC (the “Applicant”) filed an application to rezone approximately 9.65 acres described in Exhibit “A”, attached hereto, (the “Property”) from Village (VIL) to Planned Development Mixed Use (PDMU) Zoning District; and

WHEREAS, the applicant also filed amendment to a Preliminary Site Plan to: 1) remove 83,000 square feet of Office, 2) increase Commercial from 116,100 to 174,000 square feet, 3) add a Personal Wireless Service Facility (PWSF), 4) maintain the maximum of up to 488 single-family residential units, and 5) modify certain conditions consistent with current departmental practices and other amendments for internal consistency and obligations (the “project”) on the property; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on August 13, 2026, to consider the Initial Amended Application (i.e., rezone, Preliminary Site Plan inclusive of a proposed Personal Wireless Service Facility (PWSF) 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 Initial Amended Applications not consistent with the Manatee County Comprehensive Plan and does not satisfy the criteria for approval in the Manatee County Land Development Code and recommended denial of the Initial Amended Applications; and

WHEREAS, following the meeting of the Planning Commission on August 13, 2026, the Applicant revised the Initial Amended Application (i.e., Preliminary Site Plan to remove the proposed Personal Wireless Service Facility (PWSF), with the remainder of the Preliminary Site Plan and rezone application unchanged collectively the “Second Amended Application”)

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 Second Amended Application for amendment of the Official Zoning Atlas, request for Preliminary Site Plan Approval, 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 Official Zoning Atlas Amendment as it relates to the real property described in Exhibit “A” of this Ordinance from Village (VIL) to Planned Development Mixed Use (PDMU) Zoning District

B.The Board of County Commissioners, after due public notice, held a public hearing on September 3, 2026, regarding the proposed Official Zoning Atlas Amendment and Second Amended Preliminary Site Plan Application described herein (i.e., Second Amended Application) 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 Second Amended Application (to amend the Official Zoning Atlas and the proposed Second Amended Preliminary Site Plan without the proposed Personal Wireless Services Facility (PWSF)) regarding the property described in Exhibit “A” herein are 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. PRELIMINARY SITE PLAN. The Preliminary Site Plan in the Second Amended Application is hereby approved to 1) remove 83,000 square feet of Office, 2) increase Commercial from 116,100 to 174,000 square feet, 3) maintain the maximum of up to 488 single-family residential units, and 4) modify certain conditions consistent with current departmental practices and other amendments for internal consistency and obligations upon the property subject to the following Conditions:

A. TRANSPORTATION CONDITIONS

1. The applicant shall provide drainage easements in favor of Manatee County over all storm water ponds to facilitate their use for additional capacity. The developer and future Homeowners Association(s) shall consent to permit applications by the County to modify these storm water ponds. Manatee County shall be responsible for any and all permitting or modification of outfall structures.

2. Prior to or in conjunction with the first Final Site Plan, the applicant shall dedicate right-of-way to Manatee County, as shown on the right-of-way dedication exhibit dated March 20, 2007, and prepared by Heidt and Associates. [Completed pursuant to terms of LDA-08-05]
3. Two means of access shall be provided for the single-family attached component (consisting of greater than 100 units) shown on Master Site Plan Version "A". The applicant shall have the option to provide second means of access to Street "B" or S.R. 62. Any other portions of the project that utilize Street "D" for access, consisting of more than 100 units, shall include two means of access. The location of any proposed second means of access shall be approved with the Final Site Plan/Construction Plan submittal through the Public Works Department, Building and Development Services Department, and Public Safety Department.
4. The access to Spencer Parrish Road shall be open to the public; it is not an emergency only access. For the residential development that has been approved pursuant to CLOS 09-001, improvements to Spencer Parrish Road shall be limited to those required to create the access point and shall include a culvert crossing for access and turn lanes at the access location if warranted by traffic conditions at the time the access is constructed and the right of way necessary to construct such turn lanes without piping the existing ditch is available. Improvements associated with development that has not been approved pursuant to CLOS 09-001 may be required to ensure no degradation of the adopted level of service occurs to the public roadway network, based on approval of a new Traffic Study by the Public Works Department.
5. At present, the area of the County in which the project is located lacks sufficient public transportation infrastructure to support the majority of proposed new development projects. This project, however, is queued in the County's concurrency management system to use available road capacity that, according to the traffic analysis, is sufficient to support the project, so long as the Developer undertakes the following mitigation measures:
 - A. Dedication of right of way to the County for U.S. 301, dedication of right-of-way for both the realignment and widening of State Road 62 and dedication of right-of-way for Spencer Parrish Road, all as shown on the right-of-way dedication exhibit dated March 20, 2007 and prepared by Heidt and Associates;
 - B. Posting a bond, letter of credit, or other similar surety acceptable to the County to assure the prepayment of transportation impact fees for the residential portion of the project with the first Final Plat, which amount has been determined to be sufficient to cover the costs of roadway improvements required to satisfy the concurrency improvements triggered by the current capacity reservation of this Project. At the request of the County, the actual payment shall be made with each Final Plat for the lots platted with each such Final Plat, provided the roadway improvements are being constructed by the County or others;
 - C. Waiver of impact fee credits for such dedications except to the extent of the projected carrying costs of prepaying the impact fees. In return developer shall be entitled to a Certificate of Level of Service (CLOS) for seven years from the date of the posting of the surety.

The Developer shall file an application for a Local Development Agreement (LDA) in order to obtain an extended CLOS for the project and detail the terms under which the above mitigation measures will be performed. Such LDA shall be entered into with the County prior to approval of the first Final Site Plan.

By adopting this zoning ordinance, the Board of County Commissioners does not confer upon the Developer any entitlement to an extended CLOS beyond the term that is allowed without an LDA pursuant to Section 360 of the Land Development Code. The Board of County Commissioners reserves the discretion to approve, approve with modifications, or deny approval of the LDA. The Developer, in turn, reserves the right to withhold performance of the above mitigation measures unless and until a mutually satisfactory LDA is approved. In the event no such LDA is approved, no development may proceed, and none of the mitigation measures shall be performed, unless and until the Developer applies for and receives a modification to this zoning ordinance.

Based upon the traffic analysis, the Developer and County anticipate that a CLOS may be issued for the proposed 488 residential units and the library, this amount having been determined to be sufficiently mitigated through the measures detailed above. Such mitigation measures exceed the mitigation requirements for the residential portion of the project (though the Developer has nonetheless agreed to perform such measures).

However, the Developer's reservation of trips may or may not allow for capacity for the YMCA or the commercial uses included within the project at the County's request. Accordingly, the CLOS may include some or all of such non-residential development, or alternatively, the County and Developer may pursue a separate CLOS for one or more of those non-residential uses that require additional traffic impact mitigation. [Completed pursuant to LDA-08-05; Applicant has applied for an amendment to LDA-08-05 to be consistent with this Zoning Ordinance and Preliminary Site Plan.]

6. At the time of future site plan submittal, 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.
7. Future applications are required to analyze impacts on roadways and intersections with a Multimodal Site Access and Safety Analysis (MSASA), and provide mitigation measures as required.
8. Access on SR 62 and US 301 need to be approved by FDOT.

B. INFRASTRUCTURE CONDITIONS

1. The lowest quality water possible shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited, including on individual lots.
2. As an alternative to the required sidewalk adjacent to the thoroughfare roadways for residential development,, the applicant shall provide payment to the County in the amount of \$62,700.00 (the estimated cost of installation of a five-foot wide sidewalk located (1) on the south side of SR 62 from the proposed entrance east to the intersection with Spencer Parrish Road, a distance of approximately 3,000 linear feet, and (2) on the west side of

Spencer Parrish Road from the intersection with SR 62 south to the property boundary, a distance of approximately 2,700 linear feet). Such payment shall be made the later of (1) approval of the first final plat within the project or (2) upon request from the county in preparation for roadway improvements which will include construction of such sidewalks but in no event shall the payment be made later than the approval of the final plat for the last phase of the project. However, should sidewalks be installed by others prior to the developer seeking final plat approval, the amount of such payment shall be proportionately reduced.

3. The Developer shall be responsible for all costs to extend to the Property water, sewer and reclaimed water lines, and other associated facilities including permitting, engineering, design, construction and installation and any easement or right of way, if needed, to ensure that the public facilities needed to support this development are available concurrent with the impacts of such development.
4. The provisions of the Manatee County Comprehensive Plan and Land Development Code require that adequate capacity exist with respect to sewer line collection capacity, sewer plant treatment capacity, potable water distribution line capacity and potable water treatment plant capacity to obtain concurrency approvals for wastewater and potable water. By the adoption of this ordinance, the County has not assumed the obligation, either expressly or by implication, to bear any of the expenses to provide water, sewer or reclaimed water to the Property. Any new water or wastewater facilities shall be located and constructed in accordance with the most recent version of the applicable Master Plan in effect at the time of such design however, this shall not require the developer to size any water, wastewater or reclaimed mains greater than necessary to serve the development unless requested to do so by Manatee County, in which event any cost associated with such oversize shall require participation or reimbursement by the County as further detailed in a written agreement. The Developer shall notify Manatee County prior to undertaking design of potable water and wastewater infrastructure in preparation of submitting a Final Site Plan/Construction Drawings. Within 30 days of providing such notice Manatee County shall determine whether there exists a need to oversize such infrastructure to provide additional capacity for future development of the area.
5. The applicant shall be required to construct a sidewalk along State Road 62 from US 301 to Pioneer Drive.

C. STORMWATER CONDITIONS

1. This project shall be required to reduce the calculated pre-development flow rate 50% for all stormwater outfall flow directly or indirectly into Gamble Creek. Modeling shall be used to determine pre- and post-development flows.
2. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along all drainage conveyance ditches within the project boundaries. In addition, a 20-foot Drainage-Maintenance Access Easement shall be provided along all drainage conveyance ditches. Drainage-Maintenance Access Easements shall be on clear and level ground and free of obstructions, including landscaping. Manatee County is responsible for maintaining only the free flow of drainage through these systems.

3. Landscaping shall not be installed within drainage ditch systems or Drainage Maintenance and Access Easements.
4. Any fill within the FEMA 1% annual chance flood hazard area (or as otherwise known as 100-year floodplain) as delineated by the Gamble Creek Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).
5. For the Commercial Parcels only: Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

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. Drainage Modeling (utilizing best available information from Gamble Creek Watershed Management Plan) shall be submitted to demonstrate compliance prior to commencement of construction.

D. RESIDENTIAL DESIGN AND LAND USE CONDITIONS

1. Residential Setbacks shall be as follows (setback dimensions in feet):

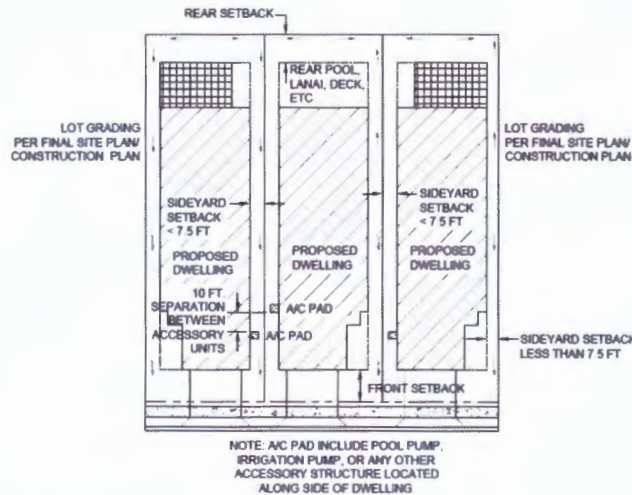
Minimum Lot Width	Front	Side	Rear
45 feet*	20/25**	5***	15
55 feet	20/25**	7.5	15
65 feet	20/25**	7.5	15
80 feet	20/25**	7.5	15

100 feet	20/25**	7.5	15
SFA (24 end /16 interior)	25'	7.5 (15 between buildings)	15

* Lots with a width of 54 feet or less shall be permitted to have a side yard setback of 5 feet

**20 feet to structure, 25 feet to the garage.

***Minimum 10 feet of separation between structures



2. All structures shall meet the required 30-foot waterfront setback.
3. At time of Final Site Plan approval, signs shall be shown to be posted indicating the location of future inter-neighborhood ties to the property to the south.
4. Development of single family attached units shall be limited to the area shown on Master Site Plan A, unless otherwise approved by the Board of County Commissioners.
5. At time of Final Site Plan, the applicant shall select from the development options provided on the Preliminary Site Plan for residential development and submit a tracking chart showing the total number of units approved with each Final Site Plan to assure Manatee County that the total number of residential dwelling units approved (488) will not be exceeded as this project is developed. Any changes which are consistent with the development options presented within this Preliminary Site Plan shall be reviewed and approved administratively with the Final Site Plan and shall not require further approval from the Board of County Commissioners.
6. Additional off-street parking shall be provided in the single-family attached component of the project at a ratio of one space per 10 units. The design and location shall be approved with the FSP.

E. COMMERCIAL AND OFFICE DESIGN LAND USE CONDITIONS

1. The applicant has agreed to comply with the requirements of the Parrish Commercial Village Overlay District, Land Development Code Section 403.4, with the exception to the following sections –403.4.D.1.c.i. – Building Footprint, and 403.4.D.1.c.ii. Setbacks. Building footprint and setbacks shall be governed by the site plan and the Development Order. The applicant shall demonstrate compliance with PCV Overlay requirements at time of Final Site Plan approval for commercial development for those commercial building located along US 301 and S.R. 62, specifically excluding the internal Commercial Parcels K, L, and M.

2. Setbacks are as follows for non-residential development (setback dimensions in feet):

	U.S. 301	S.R. 62	Front	Side	Rear
--	----------	---------	-------	------	------

* a)A porch or gallery is provided that extends across forty (40) percent or more of the building frontage and is at least ten (10) feet wide or deep, or

b)An outdoor gathering space is provided between U.S. 301 and the building or on the side of the building that includes frontage along U.S. 301 equal to forty (40) percent of the building's frontage and is a minimum of ten (10) feet deep, and the design includes street furniture such as benches, tables, or resting area for customers or the general public or a fountain, public art, or other visual focal point for the enjoyment of customers and the general public.

**c)25 feet when adjacent to residential uses.

3. All structures shall meet the required 30-foot waterfront setback.
4. At time of Final Site Plan, the applicant shall select from the development options provided on the Preliminary Site Plan for commercial development and submit a tracking chart showing the floor area approved with each Final Site Plan to assure Manatee County that total approved floor area (174,000 square feet) will not be exceeded as this project is developed. Any changes which are consistent with the development options presented within this Preliminary Site Plan shall be reviewed and approved administratively with the Final Site Plan and shall not require further approval from the Board of County Commissioners.
5. All roof mounted HVAC and mechanical equipment shall be screened from view from surrounding residential property and rights-of-way. Screening shall be provided by materials consistent with the construction of the exterior finish materials of the buildings.
6. Loading areas, outdoor storage, dumpsters, and compactors shall not be in front of any building and shall meet all setback requirements, unless they are not visible from any collector or arterial roadway or residential property. For determining visibility of the loading areas, the height of the overhead doors and trucks shall be considered.
7. Commercial uses within this project shall be those allowed pursuant to Comprehensive Plan Policy 2.2.1.11.2.
8. No retail sales display areas shall be permitted outside any building.

9. Bicycle parking facilities with the inverted “U” style rack shall be provided for all commercial buildings and recreational areas. These racks shall be conveniently located to entrances of the primary structures and in clear view of the main entries.
10. Exhaust and other filtering systems in restaurants shall adhere to the Best Available Control Technology to eliminate or reduce the emission of smoke, grease, and odor from cooking facilities.
11. All outparcels shall provide internal cross access with adjacent outparcels. This shall be accomplished by the use of cross access easements, internal drive aisles, or frontage roads.
12. Access points for each outparcel shall be approved by the Public Works Department at time of Final Site Plan approval.
13. If residential units are developed adjacent to non-residential uses, as shown on the Preliminary Site Plan, appropriate screening buffers, consistent with LDC requirements, shall be installed.
14. Signage within the commercial parcels shall comply with Chapter 6 and the Parrish Commercial Village in Section 403.4 of the Land Development Code.
15. All commercial buildings shall have a minimum separation of 250 feet from any residential dwelling unit within Crosswind Point.
16. Commercial Parcel’s K, L, and M shall have a maximum building size of 55,000 square feet per building, provided however, the cumulative building size for Parcels K, L, and M shall not exceed 100,000 sq. ft.
17. Deliveries involving tractor trailer semi-trucks, trucks, the use of forklifts or other loading or unloading devices, running of truck or trailer motors or other refrigeration devices installed thereon at the rear of the non-residential buildings adjacent to residential development shall be prohibited between 10:00pm and 7:00am.
18. All commercial buildings shall have a maximum building height limited to thirty-five (35) feet.
19. The County shall have no responsibility to resolve disputes between the owners of the stormwater pond (FDOT), located within the parcel commonly known as 12275 US 301 North and which is within the boundaries of the Preliminary Site Plan. and owners of the Project regarding the use of the stormwater pond.
20. All applicable federal and state permits shall be obtained prior to commencement of construction.

F. ENVIRONMENTAL CONDITIONS

1. Prior to Final Site Plan approval, the site shall be reevaluated for the presence of listed species in accordance with Comprehensive Plan Policy 3.3.2.1(1).

2. The 50-foot roadway buffer adjacent to residential development shall be planted with a minimum of 3 canopy trees, 6 understory trees, and 33 shrubs per 100 linear feet. Landscape material shall be subject to the following criteria:
 - Minimum sizes for landscape planting shall be in accordance with Land Development Code Section 715.4.B & C.
 - Plantings shall be with plant species that are native and/or naturalized to Florida. All required landscape areas shall retain existing native trees, shrubs, ground cover, and grasses to the greatest extent possible. Existing trees and shrubs may be counted towards fulfilling planting requirements.
 - In addition to prohibited plant species listed in Land Development Code Section 715.4.D, the following coastal plant species shall not be planted in required landscape areas: beach sunflower; buttonwood; seagrape; and sea oxide daisy.
 - A minimum of three (3) different species for each plant category (e.g., canopy tree, understory tree, and shrub) shall be planted.
 - When palm trees are used as canopy trees, a minimum of two (2) palms in a grouping will serve as the equivalent of one (1) canopy tree pursuant to LDC Section 715. Use of palms as canopy trees shall be subject to limitations on total percentage of palms in LDC Section 715.
 - In required landscape areas, tree plantings shall be staggered and clustered in natural arrangements rather than in long, straight formal arrangements.
3. At time of Final Site Plan approval for the neighborhood adjacent to SR 62, if SR 62 has not been redesigned and relocated away from this project as shown in Manatee County's Future Traffic Circulation Map of the adopted Comprehensive Plan in effect at that time, the roadway buffer adjacent to SR 62 shall utilize noise mitigating features, such as a berm, a minimum 6-foot-high wall, or combination of both to reduce noise impacts to adjacent residential units. All required landscaping shall be planted on the exterior side of the wall. If SR 62 is redesigned and relocated away from this project to connect with Moccasin Wallow Road as shown in the Future Traffic Circulation Map of the adopted Comprehensive Plan in effect at that time, and if the section of road located adjacent to this project is not classified as a thoroughfare in the Comprehensive Plan, noise mitigating features (i.e. berm/wall) shall not be required.
4. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
5. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with each Final Plat approval.
6. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on each Final Site Plan in accordance with Section 519 of the Land Development Code.

7. There are no impacts to jurisdictional wetlands being approved by the adoption of this Ordinance.

G. RECREATIONAL

1. Parks shown on the site plan shall be developed concurrently with the platting of adjacent residential units.

H. NOTICES

1. The Notice to Buyer shall be included in the Declaration of Covenants and Restrictions and in a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective home buyers of:
 - The presence of neighboring agricultural uses, including possible use of pesticides and herbicides and of odors and noises associated with agricultural uses.
 - The presence of inter-neighborhood ties in the project which will connect to future roadways when development occurs on the adjacent property.
 - The future realignment of S.R. 62 with Erie Road.
 - Potential noise impacts from the future widening of U.S. 301 and S.R. 62.

Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County (Ordinance No. 15-17, the Manatee County Land Development Code) is hereby amended by changing the zoning district classification of the property described in Exhibit "A", incorporated by reference herein, from Village (VIL) to Planned Development Mixed Use (PDMU) Zoning District, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

Section 4. 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 5. CODIFICATION. Pursuant to Section 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 6. 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 7. 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 3rd day of September 2026.



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

BY: 
Chairperson

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

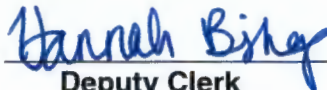
BY: 
Deputy Clerk

Exhibit "A"

Legal Description

DESCRIPTION: A parcel of land lying in the NW 1/4 less South 330 feet of SE 1/4 and Less Parrish-Wauchula road off North and less 27 acres to King as described in O.R. Book 70, page 313, less 20 acres to Parrish as described in O.R. Book 76, page 54, of the Public Records of Manatee County, Florida, Section 28, Township 33 South, Range 19 East.

E1/2 of NE 1/4 and NW 1/4 of NE 1/4 less Lot 4, Subdivision of Tract 840 feet square in NW corner of NW 1/4 of NE 1/4 and less begin 40 feet East and 30 Feet North of SW corner of NW 1/4 of NE 1/4; thence North 58.8 feet, East 120 feet, South 59 feet, West 120 feet, to point of beginning or Lots 19 and 20, Block 4, Parrish City Manor - vacated plat. Also begin at NE corner of SW 1/4 of NE 1/4; West 884.4 feet, South 42.4 feet, thence East 884.4 feet, North 41 feet, to beginning and less S 1/2 of SE 1/4 of NE 1/4 deeded to King as described in

O.R. Book 70, page 313, all in Section 29, Township 33 South, Range 19 East.

TOTAL 195 acres, more or less.

Parcel 1:

Lots 3, 6 and 7, Subdivision of a Tract 840 feet square in the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida.

Parcel 2:

The Northwest 1/4 of Section 28, Township 33 South, Range 19 East, Manatee County, Florida, less the South 330 feet of the Southeast 1/4 of the Northwest 1/4 less Parrish-Wauchula Road off the North and less 27 acres to King as described in O.R. Book 70, Page 313, less 20 acres to Parrish as described in O.R. Book 76, Page 54, Public Records of Manatee County, Florida, also subject to FPL easement as described in O.R. Book 829, Page 576, Public Records of Manatee County, Florida, all lying South of State Road 62.

Parcel 4:

The East 1/2 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, Less Lots 3, 4, 6 and 7 Subdivision of a Tract 840 feet square in the Northwest corner of the Northwest 1/4 of the Northeast 1/4, and Less begin 40 feet East and 30 feet North of the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, thence North 58.8 feet; thence East 120 feet; thence South 59 feet; thence West 120 feet to the Point of Beginning, Or Lots 19 and 20, Block 4, Parrish City Manor, vacated plat, also begin at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida; West 884.4 feet, South 42.4 feet, thence East 884.4 feet, North 41 feet, to Point of Beginning; and less the South 1/4 of the Southeast 1/4 of the Northeast 1/4 to King as described in O.R. Book 70, Page 313, Public Records of Manatee County, Florida, Less right-of-way for State Road 62.

HYSMITH PARCEL (taken from Chicago Title Insurance Company, Commitment for Title Insurance, Commitment No. 04-1493-L, dated May 13, 2004):

Parcel 1:

Commence at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida; thence S88°20'29"E, along the Easterly extension of the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 29, a distance of 528.06 feet for a Point of Beginning; thence continue S88°20'29"E, along said North line 801.87 feet to the East line of the Southwest 1/4 of the Northwest 1/4 of Section 28, Township 33 South, Range 19 East; thence

S00°28'45"W, 921.92 feet to the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 28; thence N89°24'00"W, along the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 28, 803.13 feet; thence N00°34'00"E, 936.73 feet to the Point of Beginning.

Parcel 2:

Begin at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida; thence S88°20'29"E, along the Easterly extension of the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 29, a distance of 528.06 feet; thence S00°34'00"W, 468.37 feet; thence

S88°52'14"W, 527.99 feet to the West line of Section 28, Township 33 South, Range 19 East, thence N00°34'00"E, along said West line 473.25 feet to the Point of Beginning.

Parcel 3:

Commence at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, thence S00°34'00"W, along the West line of Section 28, Township 33 South, Range 19 East, a distance of 473.25 feet for a Point of Beginning; thence continue S00°34'00"W, along said West line 473.25 feet to the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 28; thence S89°24'00"E, along the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 28, 527.97 feet; thence N00°34'00"E, 468.37 feet; thence N88°52'14"W, 527.99 feet to the Point of Beginning.

Together with an easement for ingress and egress lying and being in the Southeastern 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida., more particularly described as follows: The East 20 feet of that portion of the Southeast 1/4 of Section 29, Township 33 South, Range 19 East, Lying North of State Road 675.

PARRISH PARCEL (taken from Chicago Title Insurance Company, Commitment for Title Insurance, Commitment No. 04-370-L, dated April 28, 2004):

Beginning at a point found by measuring from the Southeast corner of the Northwest 1/4 of Section 28, Township 33 South, Range 19 East; North along the East line of said Northwest 1/4, 330 feet more or less to the Northeast corner of Preston Parrish 10 acre tract; this being the above mentioned Point of Beginning; thence continue along said East line of the Northwest 1/4, 660 feet;

thence Westerly along a line parallel to the North line of Preston Parrish said 10 acre tract, 1320 feet; thence southerly 660 feet to the Northwest corner of said

Preston Parrish tract; thence Easterly along the North line of said Preston Parrish tract 1320 feet more or less to the Point of Beginning, Less road right-of-way on East, all lying and being in Manatee County, Florida.

and

the South 330 feet of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$: less Road right-of-way on East, Section 28, Township 33 South, Range 19 East, Manatee County, Florida.

Combined to contain 264.44 Ac. more or less.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 3, 2026

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

Dear Angelina Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. PDMU-07-07(Z)(P)(R2) which was filed in this office on September 3, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp