

Manatee County Zoning Ordinance

PDMU-18-05(Z)(G) – ELLENTON COVE – NORTH RIVER PARTNERSHIP LLC **PLN2106-0091**

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 80.82 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF I-75 AND MENDOZA ROAD (37TH STREET EAST), AND COMMONLY KNOWN AS 5005 37TH STREET EAST FROM A-1 (AGRICULTURAL SUBURBAN) TO THE PDMU (PLANNED DEVELOPMENT MIXED USE) ZONING DISTRICT; APPROVING A GENERAL DEVELOPMENT PLAN WITH 2 ALTERNATIVE DEVELOPMENT OPTIONS: OPTION A FOR A MAXIMUM OF 532 MULTI-FAMILY UNITS, 78 SINGLE-FAMILY DETACHED UNITS, AND 30,000 SQUARE FEET OF NEIGHBORHOOD COMMERCIAL USES, AND OPTION B FOR A MAXIMUM OF 780 RESIDENTIAL UNITS AND 30,000 SQUARE FEET OF NEIGHBORHOOD COMMERCIAL USES UTILIZING A MIXED USE DENSITY BONUS; APPROVING A SCHEDULE OF PERMITTED AND PROHIBITED USES AS VOLUNTARILY PROFFERED BY THE APPLICANT AND ATTACHED AS EXHIBIT B; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, North River Partnership, LLC (the “Applicant”) filed an application to rezone approximately 80.82 acres described in Exhibit “A”, attached hereto, (the “Property”) from A-1 (Agricultural Suburban) to the PDMU (Planned Development Mixed Use) zoning district; and

WHEREAS, the applicant also filed a General Development Plan with 2 alternative development options: Option A for a maximum of 532 multi-family units, 78 single-family detached units, and 30,000 square feet of neighborhood commercial uses, and Option B for a maximum of 780 residential units and 30,000 square feet of neighborhood commercial uses utilizing a mixed use density bonus (the “project”) on the property; and

WHEREAS, the applicant also filed a Schedule of Permitted and Prohibited Uses, as voluntarily proffered by the applicant and attached as Exhibit “B”; and

WHEREAS, the applicant also filed a request for Specific Approval for alternatives to Land Development Code Sections: 1) 401.5.B.4 (to eliminate the requirement to have the main entrance of the building facing the street); 2) 402.7.D.7 (to reduce the required front yard setback from 25 feet to 23 feet for single-family detached units with front loaded garages); and 3) 1005.3 (to reduce the required number of parking spaces for multiple family dwellings from 2 spaces per dwelling unit to 1.8 spaces per dwelling unit including guest parking); and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on January 13, 2022, to consider the rezone, General Development Plan and Specific Approval applications, received the staff report and supporting documents, 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 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 of the applications subject to the stipulations contained 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, application for amendment of the Official Zoning Atlas, 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 A-1 (Agricultural Suburban) to the PDMU (Planned Development Mixed Use) zoning district.

B. The Board of County Commissioners, after due public notice, held a public hearing on February 3, 2022, regarding the proposed Official Zoning Atlas Amendment 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 amendment to the Official Zoning Atlas 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.

D. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code (LDC) Section 401.5.B., the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree since the applicant identified that potential adverse impacts could be generated to nearby residents should the multi-family units be oriented to face Mendoza Road (37th Street East).

E. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code (LDC) Section 402.7.D., the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate separation from the garage to the internal edge of the sidewalk will be provided to promote safe pedestrian movements and avoiding potential obstruction along sidewalks.

F. Notwithstanding the failure of this General Development Plan to comply with the requirements of Land Development Code (LDC) Section 1005.3, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree since the Applicant has identified several

similarly situated multi-family projects which have submitted parking studies accepted by the Board, to demonstrate that the parking ratio for multi-family uses in the LDC should be reduced to the proposed ratio, as is stated in this Specific Approval request.

Section 2. GENERAL DEVELOPMENT PLAN. The General Development Plan is hereby approved with 2 alternative development options: Option A for a maximum of 532 multi-family units, 78 single-family detached units, and 30,000 square feet of neighborhood commercial uses, and Option B for a maximum of 780 residential units and 30,000 square feet of neighborhood commercial uses utilizing a mixed-use density bonus, upon the property subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. Prior to Final Site Plan approval, the applicant shall provide a noise mitigation plan to staff for mitigation of noise from the potential ten-lane configuration of I-75 and anticipated traffic in 2025.

<p>Manatee County noise level criteria for residential properties</p> <p>MANATEE COUNTY NOISE STIPULATION</p> <p>No residential dwelling units shall be allowed in areas where the exterior noise level is;</p> <p>Ldn > 65 dBA: Leq design hour > 65 dBA: or L10 design Hour > 68 dBA</p> <p>Unless protected by some performance equivalent measure to achieve;</p> <p>Ldn # 65 dBA, Leq design hour # 65 dBA, or L10 design hour # 68 dBA</p> <p>NOISE REDUCTION REQUIRED*</p> <p>Sound attenuating barriers shall be provided between the residential units and the noise source.</p> <p>Living areas shall be located and designed in a manner which orients the living areas and outdoor activity areas away from the noise source. Living areas include bedrooms, lanais, and Florida rooms.</p> <p>Buildings shall be positioned to maximize the distance between the residential units and the noise source.</p>
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*For more detailed information see "The Noise Guidebook – A Reference document for implementing the Department of Housing and Urban

Development's Noise Policy", prepared by the Environmental Planning Division, Office of Environmental and Energy.

A minimum 100-foot-wide landscaped roadway buffer shall be shown on the Preliminary and Final Site Plans and provided along I-75. The buffer shall contain a noise mitigating feature such as a decorative wall, fence, or berm, or combination. The type of screening needed is to be determined based on the results and recommendations of the noise study at Final Site Plan stage. A fence or wall shall be constructed generally in the center of the buffer. Enhanced landscaping shall be planted on the exterior side of the wall along I-75; adjacent to residential structures.

All wall and fences within the I-75 buffer shall be measured from the finished grade of the adjacent road or lot (exclusive of any swales), whichever is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

2. The uses approved for this project are limited to those uses voluntarily proffered by the Applicant as listed in the Schedule of Uses attached, a copy of which is attached hereto, labeled Exhibit "B" and made a part hereof by reference.
3. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Plat, and shall include language to inform prospective homeowners of:
 - a. The presence of neighborhood commercial uses, which may possibly generate adverse impacts (e.g. lighting, sound, etc.) with such uses.
4. The proposed assisted living facility shall comply with the applicable regulations of Land Development Code Section 531.45 (Residential Care Facilities).
5. Compliance with all applicable regulations of Land Development Code Section 900 – Entranceways shall be demonstrated at time of Final Site Plan for all the development options including (but not limited to):
 - a. A buffer with a minimum width of 100 feet shall be provided along the eastern property boundary.
6. All roof mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.
7. All dumpsters, compactors, and other utility equipment shall be screened with a six-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.
8. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.
9. The total number of required parking space will be determined at time of preliminary site plan / final site plan submittal. However, prior to preliminary site plan / final site plan

approval, a parking analysis shall be provided by the applicant to justify the reduction in required parking.

10. Development minimum and maximums for the project shall be per the Land Use Equivalency Matrix (LUEM) included as Exhibit C to the ordinance. Residential multi-family units may be exchanged with other approved types of uses per the Land Use Equivalency Matrix (LUEM) including other residential uses and residential support use (ALF).
11. The maximum residential density pursuant to Policies 2.2.1.12.3. and 2.2.1.13.3. is approved within the activity node identified on the 2035 Future Traffic Circulation Functional Classification map and is contingent upon a mixed-use component, including commercial, being included within that activity node. At time of next site plan submittal for any property within the activity node, the applicant shall demonstrate and show on the site plan how mixed use will be accomplished prior to first site plan approval of the residential component. To demonstrate a mixed-use development of the activity node, the site plan shall include all uses, the acreage for each use, and intensity and density of each use. If a use is proposed in a future phase, the land area and phase shall also be identified with the first site plan approval and thereafter with each site plan submittal within the activity node.

B. INFRASTRUCTURE CONDITIONS:

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be 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 County Engineer through the construction plans review process for the project.
2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, 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 to proposed impacts to the County 25-year floodplain and 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:

Storm Frequency:	Cumulative Rainfall:	Rainfall Distribution:
10-year/24-hour	7 inches	FLMOD
25-year/24-hour	8 inches	FLMOD
50-year/24-hour	9 inches	FLMOD
100-year/24-hour	10 inches	FLMOD

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 shall be submitted to demonstrate compliance prior to commencement of construction.

3. A Drainage Easement shall be dedicated to Manatee County and be provided within the project boundaries for Government Hammock (County Drainage System N135). In addition, a twenty (20) feet Drainage-Maintenance Access Easement shall be provided along the top-of-bank of this system with the project boundaries. Manatee County is only responsible for maintaining the free flow of drainage through these systems.
4. Ten (10) feet separation shall be provided between accessory structures (i.e., Heat Pumps, A/C Handlers, pool pumps, etc.) along the side yards of properties with a side yard setback of less than 7.5 feet.

C. ENVIRONMENTAL CONDITIONS:

1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
3. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance within the Ellenton Cove project boundaries. The potential wetland impacts identified for Wetland B and C for the future 49th Ave E arterial road extension to be built by others will be reviewed at time of construction plan submittal for the road extension.
4. 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;
 - The methodology used to secure the well during construction (e.g. fence, tape); &
 - The final disposition of the well - used, capped, or plugged.

Please contact Manatee County Environmental Protection Division at 941-742-5980 for questions regarding wells.

5. 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.

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for alternatives to Land Development Code Sections: 1) 401.5.B.4 (to eliminate the requirement to have the main entrance of the building facing the street); 2) 402.7.D.7 (to reduce the required front yard setback from 25 feet to 23 feet for single-family detached units with front loaded garages); and 3) 1005.3 (to reduce the required number of parking spaces for multiple family dwellings from 2 spaces per dwelling unit to 1.8 spaces per dwelling unit including guest parking).

Section 4. 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 A-1 (Agricultural Suburban) to the PDMU (Planned Development Mixed Use) zoning district, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Building and Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

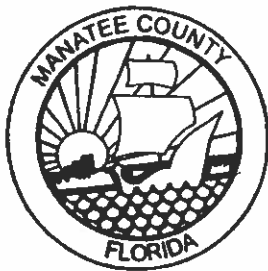
Section 5. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 6. 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 7. 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 8. 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 February 2022.



**BOARD OF COUNTY
COMMISSONERS OF MANATEE
COUNTY, FLORIDA.**

BY: 
Kevin Van Ostenbridge, Chairman

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

BY: 
Deputy Clerk

Exhibit "A"

Legal Description

PARCEL 745800003

BEGINNING AT THE S.W. CORNER OF SECTION 4, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE N 00°26'28" W, ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 1292.10 FEET TO THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF MENDOZA ROAD; THENCE S 89°43'23" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 198.70 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (1-75); THENCE SOUTHERLY, EASTERLY AND SOUTHERLY ALONG SAID RIGHT OF WAY LINE, THE FOLLOWING FOUR COURSES THENCE S 00°18'31" W. A DISTANCE OF 17.31 FEET; THENCE S 84°25'03" E, A DISTANCE OF 652.76 FEET, THENCE S 89°41'29" E. A DISTANCE OF 524.77 FEET; THENCE S 00°41'03" W, A DISTANCE OF 1210.38 FEET TO THE SOUTH LINE OF SAID SECTION 4; THENCE N 89°52'49" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1348.63 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 4, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 814300000

THE WEST 2/3 OF THE NORTH 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 P-16, BEING IN SECTION 9, TOWNSHIP 34 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 761100059

BEGIN AT THE SE CORNER OF SEC 5-34S-18E, FOR A POB; THENCE N 89 DEG 34 MIN 25 SEC W, ALONG THE S LINE OF SAID SEC 5, A DISTANCE OF 302.60 FT; THENCE N 00 DEG 46 MIN 11 SEC W, PARALLEL TO THE W LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SEC 5, A DISTANCE OF 1289.51 FT TO THE INTERSECTION WITH THE MAINTAINED S R/W OF "MENDOZA RD"; THENCE S 89 DEG 58 MIN 32 SEC E, ALONG SAID MAINTAINED S R/W, A DISTANCE OF 303.80 FT TO THE INTERSECTION WITH THE E LINE OF SAID SEC 5; THENCE S 00 DEG 42 MIN 54 SEC E, ALONG SAID E SEC LINE, A DISTANCE OF 1291.61 FT TO THE POB.

PARCEL 761100109

COMMENCE AT THE SE CORNER OF SEC 5-34S-18E; THENCE N 89 DEG 34 MIN 25 SEC W, ALONG THE S LINE OF SAID SEC 5, A DISTANCE OF 302.60 FT, FOR A POB; THENCE CONTINUE N 89 DEG 34 MIN 25 SEC W, ALONG SAID S SEC LINE, A DISTANCE OF 338.20 FT; THENCE N 00 DEG 46 MIN 11 SEC W, PARALLEL TO THE W LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SEC 5, A DISTANCE OF 1287.13 FT TO THE INTERSECTION WITH THE MAINTAINED S R/W OF "MENDOZA RD"; THENCE S 89 DEG 58 MIN 32 SEC E, ALONG SAID MAINTAINED S R/W, A DISTANCE OF 338.16 FT; THENCE S 00 DEG 46 MIN 11 SEC E, PARALLEL TO THE W LINE OF SAID SE 1/4 OF THE SE 1/4, A DISTANCE OF 1289.51 FT TO THE POB.

PARCEL 761100159

COMMENCE AT THE SE CORNER OF SEC 5-34S-18E; THENCE N 89 DEG 34 MIN 25 SEC W, ALONG THE S LINE OF SAID SEC 5, A DISTANCE OF 640.80 FT, FOR A POB; THENCE CONTINUE N 89 DEG 34 MIN 25 SEC W, ALONG SAID S SEC LINE, A DISTANCE OF 338.83 FT; THENCE N 00 DEG 46 MIN 11 SEC W, PARALLEL TO THE W LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SEC 5, A DISTANCE 1284.76 FT TO THE INTERSECTION WITH THE MAINTAINED S R/W OF "MENDOZA RD"; THENCE S 89 DEG 58 MIN 32 SEC E, ALONG SAID MAINTAINED S R/W, A DISTANCE OF 338.79 FT; THENCE S 00 DEG 46 MIN 11 SEC E, PARALLEL TO THE W LINE OF SAID SE 1/4 OF THE SE 1/4, A DISTANCE OF 1287.13 FT TO THE POB.

PARCEL 761100209

COMMENCE AT THE SE CORNER OF SEC 5-34S-18E; THENCE N 89 DEG 34 MIN 25 SEC W, ALONG THE S LINE OF SAID SEC 5, A DISTANCE OF 979.63 FT, FOR A POB; THENCE CONTINUE N 89 DEG 34 MIN 25 SEC W, ALONG SAID S SEC LINE, A DISTANCE OF 339.46 FT TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SEC 5; THENCE N 00 DEG 46 MIN 11 SEC W, ALONG THE W LINE OF SAID SE 1/4 OF THE SE 1/4 OF SAID SEC 5, A DISTANCE OF 1282.37 FT TO THE INTERSECTION WITH THE MAINTAINED S R/W OF "MENDOZA RD"; THENCE S 89 DEG 58 MIN 32 SEC E, ALONG SAID MAINTAINED S R/W A DISTANCE OF 339.42 FT; THENCE S 00 DEG 46 MIN 11 SEC E, PARALLEL TO THE W LINE OF SAID SE 1/4 OF THE SE 1/4, A DISTANCE OF 1284.76 FT TO THE POB.

Schedule of Uses for Ellenton Cove¹

PDMU-21-15(Z)(G)

Land Use		PDMU
Agricultural Research Facilities	—	P
Agricultural Uses	531.1	P
—Agricultural Products Processing Plants	531.1	P
—Animal Products Processing Facility	531.1	SP
Short Term Agricultural Uses	531.1	P
—Stables or Equestrian Centers: Private	531.1	P
—Stables or Equestrian Centers: Public	531.1	P
—Tree Farm	531.1	P
Animal Services (Wild and Exotic)	531.5	P
Breeding Facility (Non-Wild & Exotic)	531.8	P
Farming Service Establishments	531.18	P
Farm Worker Housing	531.19	X
Pet Service (Kennel) Establishments	531.38	P
Sawmills	531.1	P
Slaughterhouses	531.1	P
Stockyards and Feedlots ⁴	531.1	P
Veterinary Hospitals	531.58	P
Alcoholic Beverage Establishment ²	531.4	SP
Alcoholic Beverage Establishment - 2 COP License ²	531.4	P
Auction Houses, Enclosed ²	—	P
Auction Houses, Open	531.6	P
Building Materials Sales Establishment	531.9	P
—Lumberyard	531.9	P
Drive-Through Establishments ²	531.16	P
Gas Pumps ²	531.51	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	P
Restaurant ²	531.48	P
Retail Sales, Neighborhood Convenience ²	531.49	P
Medical Marijuana Treatment Center Dispensing Facility ²	531.49	P
Retail Sales, General ²	531.49	P
Service Station ²	531.51	P
Vehicle Sales, Rental, Leasing	531.57	P
Bed and Breakfast ²	531.7	P
Business Services ²	—	P
Printing, Medium ²	—	P
Printing, Small ²	—	P
Car Wash: Full Service ²	531.10	P
Car Wash: Incidental ²	531.10	P
Car Wash: Self-Service ²	531.10	P
Clinics ²	—	P
Equipment sales, rental, leasing, storing and repair— heavy	531.18	P
—Construction equipment	531.18	P

Equipment sales, rental, leasing, storing and repair—light	—	P
Food Catering Service Establishment ²	531.21	P
Free Standing Emergency Department (FSED) ⁵	531.62	P
Funeral Chapel ²	531.22	P
Funeral Home ²	531.22	P
Hospital ¹		P
Intensive Services: Exterminating and Pest Control	531.26	P
Intensive Services: Printing, Heavy	—	X
Intensive Services: Industrial Service Establishment	531.26	P
Intensive Services: Sign Painting Service	531.26	P
Intensive Services: Taxi Cab, Limousine Service	531.26	P
Intensive Services: All others	531.26	P
Laboratories, Medical and Dental ²	—	P
Lodging Places: Boarding House	531.28	P
Lodging Places: Boatel	531.28	P
Lodging Places: Dormitories	531.28	P
Lodging Places: Hospital Guest House	531.28	P
Lodging Places: Hotel/motel	531.28	P
Office, Medical or Professional ²	531.61	P
Miscellaneous Services: Office ²	—	P
Banking: Bank ²	—	P
Banking: Bank/Drive-through ²	531.16	P
Personal Service Establishment ²	—	P
Dry Cleaners: General ²	—	P
Dry Cleaners: Pick-up ²	—	P
Rental Service Establishment ²	—	P
Repair Service Establishment ²	—	P
Recreational Vehicle Parks and Subdivisions	531.42	P
Rehabilitation Center ²	531.44	P
Vehicle Repair: Major	531.56	P
Vehicle Repair: Community Serving	—	P
Vehicle Repair: Neighborhood Serving ²	—	P
Veterinary Clinic ²	531.58	P
Wholesale Trade Establishment		P
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants ⁴	—	X
Industrial, Heavy	531.25	P
Firework/Sparkler Manufacture	531.25	X
Industrial, Light	531.25	P
Research and Development Activities	—	P
Civic, Social, and Fraternal Organizations/Clubs ²	531.14	P
Correctional Facilities: Community	—	P
Correctional Facilities: Major	—	P
Cultural Facilities ²	531.15	P
Emergency Shelters	531.44	P
Emergency Shelter Home	531.44	P
Personal Wireless Service Facilities	531.37	

Public Community Uses	531.39	P
Public Use Facilities	531.40	P
Post Offices ²	—	P
Radio, TV, Communications, Microwave Facilities ²	—	P
Utility Use	531.54	P
Alternative Energy Generation Facility	531.54	X
Utility Use, Heavy	531.54	P
Flea Markets: Enclosed	531.20	P
Flea Markets: Open	531.20	P
Intensive Services: Towing Service and Storage Establishment	531.26	P
Outdoor Advertising Signs	—	X
Outdoor Storage (Principal Use)	531.36	P
Parking, Commercial (Principal Use)	—	P
Sexually Oriented Businesses	531.52	
Water Dependent Uses	531.60	P
Cemetery: Human and Pet	531.11	P
Earthmoving, Minor	702	P
Game Preserve	—	P
Earthmoving, Major	702	X
Junkyards	531.27	P
Mining	531.30	X
Solid Waste Management Facilities	531.53	P
—Landfills	531.53	X
Environmental Land Preserves, Public and Private	531.17	P
Recreation, High Intensity	531.41	P
Recreation, Low Intensity	531.41	P
Recreation, Medium Intensity ²	531.41	P
Recreation, Passive	531.41	P
Recreation, Rural	531.41	X
Assisted Living Facility, Large ¹	531.45	P
Assisted Living Facility, Small ¹	531.45	P
Community Residential Homes	531.44	P
Group Housing	531.23	P
Mobile Homes, Individual	531.32	X
Mobile Home Parks	—	P
Mobile Home Subdivisions	—	P
Nursing Homes ¹	531.35	P
Recovery Home, Large	531.45	P
Recovery Home, Small	531.45	P
Residential Treatment Facilities	531.46	P
Residential Use: Duplexes	531.47	P
Residential Use: Multiple Family Dwellings ³	531.47	P
Residential Use: Single Family, Attached Dwellings (3 to 9 units) ⁴	531.47	P
Residential Use: Single Family, Detached Dwellings	531.47	P
Residential Use: Single Family, Semi-Detached Dwellings ⁴	531.47	P

Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum) ⁴	531.47	P
Residential Use: Waterfront Structures (Residential)	531.47	P
Residential Use: Waterfront Structures, Multi-Family	531.47	P
Adult Day Care Center ²	—	P
Child Care Center, Accessory ²	531.12	P
Child Care Center, Large	531.12	P
Child Care Center, Small ²	531.12	P
Churches/Places of Worship ²	531.13	P
Environmental Education Facilities ²	—	P
Family Day Care Home	—	P
Schools, College/Universities	531.50	P
Schools, Elementary	531.50	P
Schools, High and Middle	531.50	P
Schools of Special Education ²	531.50	P
Schools, Public	531.50	P
Aircraft Landing Field	531.2	P
Airport, Commercial	531.3	P
Airport, Private or Public	531.3	P
Bus and Train Passenger Station	—	P
Hazardous Waste Transfer Facility	—	P
Heliport	531.24	P
Helistop	531.24	P
Intensive Services: Motor Pool Facilities	531.26	P
Intermodal Terminal	—	P
Motor Freight Terminal/Maintenance	531.34	P
Bus RR/Maintenance Facility	531.34	P
Railroad Switching/Classification Yard	—	X
Mini Warehouses, Self-storage ²	531.31	P
Warehouses	531.59	P

¹ See General Development Plan and Project Stipulations for Allowable Locations for all Uses.

² May only be located in areas identified on the General Development as Mixed Use Area.

³ May only be located east of 49th Avenue East.

⁴ May only be located west of 49th Avenue East under Option B.

Land-Use Equivalency Matrix (Based on Average PM Peak-Hour Rates)

ITE Code	Land Use Category	Trips Generated By	... are equivalent to trips generated by				
210	Single-Family Detached Housing	1.0 Dwelling Unit		1.77	2.25	3.30	3.81
220	Multifamily Housing (Low-Rise)	1.0 Dwelling Unit	0.57		1.27	1.87	2.15
221	Multifamily Housing (Mid-Rise)	1.0 Dwelling Unit	0.44	0.79		1.47	1.69
251	Senior Adult Housing - Detached	1.0 Dwelling Unit	0.30	0.54	0.68		1.15
254	Assisted Living	1.0 Bed	0.26	0.46	0.59	0.87	
<div> <div>ESRP</div> <div>CORPORATION</div> </div>			Single-Family Detached Housing	Multifamily Housing (Low-Rise)	Multifamily Housing (Mid-Rise)	Senior Adult Housing - Detached	Assisted Living
			Dwelling Units	Dwelling Units	Dwelling Units	Dwelling Units	Beds

Based on average rates from ITE's Trip Generation Manual, 10th Edition.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

February 4, 2022

Honorable Angelina Colonnese
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Quantana Acevedo

Dear Ms. 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-18-05(Z)(G), which was filed in this office on February 3, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb