

Manatee County Ordinance

PDMU-19-10(G) – STATE COLLEGE OF FLORIDA MANATEE-SARASOTA – PARRISH
CAMPUS/DISTRICT BOARD OF TRUSTEES OF STATE COLLEGE OF FLORIDA,
MANATEE-SARASOTA (OWNER) PLN1906-0016

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING A GENERAL DEVELOPMENT PLAN FOR A COLLEGE CAMPUS (STATE COLLEGE OF FLORIDA) FOR APPROXIMATELY 531,230 SQUARE FEET OF FLOOR AREA INCLUDING 455,000 SQUARE FEET OF COLLEGE RELATED BUILDINGS AND FACILITIES (ADMINISTRATION, OFFICES, CLASSROOMS, STUDENT UNION/ LIBRARY, COLLEGIATE SCHOOL, DORMITORIES, RECREATIONAL AREAS, AND ACCESSORY USES), AND A MAXIMUM OF 76,230 SQUARE FEET OF COMMERCIAL/OFFICE SPACE; APPROVING A SCHEDULE OF PERMITTED AND PROHIBITED USES, AS VOLUNTARILY PROFFERED BY THE APPLICANT AND ATTACHED AS EXHIBIT “B”; ON APPROXIMATELY 74.55 ACRES ZONED PDMU (PLANNED DEVELOPMENT MIXED USE), GENERALLY LOCATED AT THE NORTHWEST CORNER OF ERIE ROAD AND FORT HAMER ROAD, AND COMMONLY KNOWN AS 11680 ERIE ROAD, PARRISH (MANATEE COUNTY); SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; REPEALING ORDINANCE IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, District Board of Trustees of State College of Florida, Manatee-Sarasota (the “Applicant”) filed an application for a General Development Plan for a College Campus (State College of Florida) for approximately 531,230 square feet of floor area including 455,000 square feet of college related buildings and facilities (administration, offices, classrooms, student union/ library, collegiate school, dormitories, recreational areas, and accessory uses), and a maximum of 76,230 square feet of commercial/office space on approximately 74.55 acres as described in Exhibit “A”, attached hereto, (the “Property”); and

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

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on August 11, 2022, to consider the General Development Plan and Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant 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 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 General Development Plan and Schedule of Permitted and Prohibited Uses 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 September 1, 2022, 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. GENERAL DEVELOPMENT PLAN. The General Development Plan is hereby approved for a College Campus (State College of Florida) for approximately 531,230 square feet of floor area including 455,000 square feet of college related buildings and facilities (administration, offices, classrooms, student union/ library, collegiate school, dormitories, recreational areas, and accessory uses), and a maximum of 76,230 square feet of commercial/office space upon the property subject to the following Stipulations:

A. DESIGN AND LAND USE

1. All other applicable local, state or federal permits shall be obtained prior to commencement of construction.
2. The commercial/office outparcel located at the southeast corner of the site shall comply with the applicable regulations of the LDC Chapter 5 according to the specific commercial use that will be proposed, as well as Section 402.11, Planned Development Commercial.
3. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State, 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, 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, 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.

4. The uses approved for this project shall be limited to those voluntarily proffered by the applicant in the Schedule of Permitted and Prohibited Uses attached to the Zoning Ordinance PDMU-19-10(G) as Exhibit "B".
5. The developer shall provide roadway, bicycle and pedestrian connections between internal and adjacent thoroughfare roadways, adjacent trail facilities, and community open space/park sites.
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 loading areas, dumpsters, compactors, and other utility equipment shall be screened from Fort Hamer Road, Erie Road, and adjacent properties with a six-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the Final Site Plan and building permit.
8. Building elevations shall be provided with the Preliminary/Final Site Plan and/or building permit for review with respect to the height regulations in LDC Section 401.5.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of construction.
2. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.
3. 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. If listed species are identified, Management Plans, correspondence, and any required 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. Evaluation of the proposed development site shall include dates of field review, name and qualifications of individual(s) conducting the field review – including authorized Gopher Tortoise Agents (if applicable), a statement of the methodology used to conduct the habitat assessment and biological survey, a map indicating where listed species (or nests or burrows) were observed on the site, a list of all species observed on site, and a habitat management plan describing measures proposed by the applicant to ensure non-disturbance, relocation or other acceptable mitigative measures.

4. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. 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.
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.

C. STORMWATER

1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) 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 FEMA 2014 FIRM 100-year floodplain and post-development discharge of runoff.
2. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by fifty (50) percent for Buffalo Canal Watershed.
3. All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table or Drainage modeling shall utilize the adopted Buffalo Canal Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property.
4. A Drainage Easement shall be dedicated to Manatee County and be provided within the project boundaries for Buffalo Canal and tributary systems. In addition, a twenty (20) feet Drainage-Maintenance Access Easement shall be provided from the top of bank along Buffalo Canal and tributary systems. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

D. INFRASTRUCTURE

1. Connection to the County 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 County's Wastewater System 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 construction plans review process for the project.

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 1st day of September 2022.



**BOARD OF COUNTY
COMMISSIONERS 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 A (Fee): [Real Property Tax ID #4010.0005/4]

COMMENCE AT A RAILROAD SPIKE MARKING THE INTERSECTION OF THE CENTERLINE OF ERIE ROAD AND THE EAST LINE OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE S 73°31' W, ALONG SAID CENTERLINE 1085 FEET; THENCE N 16°29' W, 1030 FEET FOR THE POINT OF BEGINNING; THENCE N 60° W, 210 FEET; THENCE N 30° E, 210 FEET; THENCE S 60° E, 210 FEET; THENCE S 30° W, 210 FEET TO THE POINT OF BEGINNING. THE ABOVE LYING IN SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH A 20 FOOT WIDE INGRESS AND EGRESS EASEMENT, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE MARKING THE INTERSECTION OF THE CENTERLINE OF ERIE ROAD AND THE EAST LINE OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S 73°31' W, ALONG SAID CENTERLINE 1075 FEET FOR THE POINT OF BEGINNING; THENCE N 16°29' W, 1065 FEET TO THE END OF SAID EASEMENT.

PARCEL B (Fee): [Real Property Tax ID #4010.0000/5 and Real Property Tax ID #4653.0000/2]

BEGIN AT THE NW CORNER OF THE NE 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S 1°26'45" E, ALONG THE WEST LINE OF SAID NE 1/4 A DISTANCE OF 1173.51 FEET TO ITS INTERSECTION WITH THE NORTH R/W LINE OF THE SEABOARD COASTLINE RAILROAD, THENCE N 73°31' E, ALONG SAID NORTH R/W LINE, 2068.43 FEET TO ITS INTERSECTION WITH A DRAINAGE DITCH, THENCE N 1°07' W, ALONG THE APPROXIMATE CENTERLINE OF SAID DRAINAGE DITCH, 694.96 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 30; THENCE N 0°08'07" E, ALONG SAID APPROXIMATE CENTERLINE 699.0 FEET TO ITS INTERSECTION WITH THE APPROXIMATE CENTERLINE OF A CANAL KNOWN AS BUFFALO CANAL; THENCE ALONG THE SAID CENTERLINE OF BUFFALO CANAL THE FOLLOWING COURSES AND DISTANCES; S 89°28'21" W, 812.90 FEET; S 83°54'25" W, 201.14 FEET; S 76°56'14" W, 596.75 FEET; S 89°21'18" W, 411.0 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THESE 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE S 0°21'30" E, ALONG SAID WEST LINE OF THESE 1/4 A DISTANCE OF 639.27 FEET TO THE POINT OF BEGINNING. THE ABOVE LYING AND BEING IN SECTIONS 19 AND 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST.

LESS AND EXCEPT THE FOLLOWING PARCELS:

COMMENCE AT A RAILROAD SPIKE MARKING THE INTERSECTION OF THE CENTERLINE OF ERIE ROAD AND THE EAST LINE OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE S 73°31' W, ALONG SAID CENTERLINE 1085 FEET; THENCE N 16°29' W, 1030 FEET FOR THE POINT OF BEGINNING; THENCE N 60° W, 210 FEET; THENCE N 30° E, 210 FEET; THENCE S 60° E, 210 FEET; THENCE S 30° W, 210 FEET TO THE POINT OF BEGINNING. THE ABOVE LYING IN SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

AND

COMMENCE AT A RAILROAD SPIKE MARKING THE INTERSECTION OF THE CENTERLINE OF ERIE ROAD AND THE EAST LINE OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE S 73°31' W, ALONG SAID CENTERLINE 1085 FEET; THENCE N 16°29' W, 1030 FEET; THENCE EAST 695 FEET; THENCE NORTH 0°08'07" E, ALONG THE EAST LINE OF THE SW 1/4 OF THESE 1/4 OF THESE 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, 330 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N 0°08'07" E, 210 FEET; THENCE S 89°28'21" W, 210 FEET; THENCE S 0°08'07" W, 210 FEET; THENCE N 89°28'21" E, 210 FEET TO THE POINT OF BEGINNING. THE ABOVE LYING IN SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

PARCEL C (Fee): [Real Property Tax ID #4010.0010/4]

COMMENCE AT A RAILROAD SPIKE MARKING THE INTERSECTION OF THE CENTERLINE OF ERIE ROAD AND THE EAST LINE OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE S 73°31' W, ALONG SAID CENTERLINE 1085 FEET; THENCE N 16°29' W, 1030 FEET; THENCE EAST 695 FEET; THENCE NORTH 0°08'07" E, ALONG THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, 330 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N 0°08'07" E, 210 FEET; THENCE S 89°28'21" W, 210 FEET; THENCE S 0°08'07" W, 210 FEET; THENCE N 89°28'21" E, 210 FEET TO THE POINT OF BEGINNING. THE ABOVE LYING IN SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

PARCEL D (Easement):

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCELS AS CREATED AND SET FORTH IN THAT CERTAIN EASEMENT BY AND BETWEEN FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION AND STATE COLLEGE OF FLORIDA MANATEE-SARASOTA PARCEL, RECORDED IN OFFICIAL RECORDS BOOK 2169, PAGE 1190 AS AMENDED BY CONSENT AND AMENDMENT TO EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2575, PAGE 7017, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA AND BEING DESCRIBED AS FOLLOWS:

A 50.0 FT. WIDE ACCESS EASEMENT, THE PERIMETRICAL BOUNDARIES OF WHICH EXTEND TO THE NORTHERLY RIGHT-OF-WAY OF SEABOARD COASTLINE RAILROAD ON THE NORTH AND THE SOUTHERLY RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD OF THE SOUTH, LYING 25.00 FT. EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, TO WIT:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S 01°26'45" E, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1173.51 FT. TO THE INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE N 73°31'00" E, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 1623.90 FT. FOR A POINT OF BEGINNING: THENCE S 15°11'20" E, ALONG SAID EASEMENT CENTERLINE, A DISTANCE OF 100.03 FT. TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF SEABOARD COASTLINE RAILROAD, SAID POINT OF BEING THE TERMINUS POINT OF SAID EASEMENT CENTERLINE, BEING AND LYING IN SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

A PORTION OF THE ABOVE LANDS BEING PLATTED AS A PORTION OF LOTS 1 THROUGH 7, BLOCK 1, OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST AND LOTS 9 THROUGH 12, BLOCK 4, OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE RIVER FARMS, UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 45, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

FT HAMER ROAD EXTENSION RIGHT OF WAY ACQUISITION

LEGAL DESCRIPTION: (BY KING ENGINEERING) ENGINEERING)

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2641, PAGE 6594, BEING A PORTION OF LOTS 1 AND 2, BLOCK 1, PLAT OF UNIT NO. 1 MANATEE RIVER FARMS ACCORDING TO THE PLAT BOOK 6, PAGE 45 BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTIONS 19 AND 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, THENCE SOUTH 86°58'46" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 657.22 FEET TO THE EAST LINE OF PARCEL B ACCORDING TO OFFICIAL RECORD BOOK 2641, PAGE 6594 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE, SOUTH 01°01'42" EAST, ALONG SAID EAST LINE, A DISTANCE OF 694.96 FEET TO THE NORTH RIGHT OF WAY LINE OF FP & L

RAILROAD ACCORDING TO OFFICIAL RECORD BOOK 1250, PAGE 737 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH $73^{\circ}37'35''$ WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 58.52 FEET; THENCE NORTH $00^{\circ}07'20''$ EAST, A DISTANCE OF 362.02 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 187.64 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF $13^{\circ}26'20''$, AND A CHORD BEARING AND DISTANCE OF NORTH $06^{\circ}50'30''$ EAST 187.21 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHERLY 172.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF $13^{\circ}20'15''$, AND A CHORD BEARING AND DISTANCE OF NORTH $06^{\circ}53'32''$ EAST 171.87 FEET TO AFORESAID EAST LINE OF PARCEL B; THENCE SOUTH $00^{\circ}13'25''$ WEST, ALONG SAID EAST LINE, A DISTANCE OF 7.18 FEET TO THE POINT OF BEGINNING.

EXHIBIT “B”
PDMU-19-10(G) – STATE COLLEGE OF FLORIDA MANATEE-SARASOTA – PARRISH CAMPUS /
DISTRICT BOARD OF TRUSTEES OF STATE COLLEGE OF FLORIDA (PLN1906-0016)
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

| 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 | 531.4 | P | P | P | P | P | P | P | P | P | P | X | P | P |
| Agricultural Products Processing Plants | 531.4 | X | X | X | X | P | X | X | P | X | X | X | P | P |
| Animal Products Processing Facility | 531.4 | X | X | X | X | P | X | X | SP | X | X | X | P | P |
| Short Term Agricultural Uses | 531.4 | P | X | P | X | X | X | X | P | X | X | X | P | P |
| Stables or Equestrian Centers: Private | 531.4 | P | X | X | X | X | X | X | P | P | P | X | P | X |
| Stables or Equestrian Centers: Public | 531.4 | X | X | P | X | X | P | X | P | X | X | X | P | X |
| Tree Farm | 531.4 | 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 | 531.49 | 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 | 531.4 | X | X | X | X | P | X | X | P | X | X | X | X | P |
| Slaughterhouses | 531.4 | X | X | X | X | P | X | X | P | X | X | X | X | X |
| Stockyards and Feedlots ⁴ | 531.4 | 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 |

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

EXHIBIT "B"
PDMU-19-10(G) – STATE COLLEGE OF FLORIDA MANATEE-SARASOTA – PARRISH CAMPUS /
DISTRICT BOARD OF TRUSTEES OF STATE COLLEGE OF FLORIDA (PLN1906-0016)
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

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

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

Schedule Revised 04/25/2019

EXHIBIT “B”
PDMU-19-10(G) – STATE COLLEGE OF FLORIDA MANATEE-SARASOTA – PARRISH CAMPUS /
DISTRICT BOARD OF TRUSTEES OF STATE COLLEGE OF FLORIDA (PLN1906-0016)
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

| | | | | | | | | | | | | | | |
|--|-------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 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 |
| 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 ⁺ | - | 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 |

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

Schedule Revised 04/25/2019

EXHIBIT “B”
PDMU-19-10(G) – STATE COLLEGE OF FLORIDA MANATEE-SARASOTA – PARRISH CAMPUS /
DISTRICT BOARD OF TRUSTEES OF STATE COLLEGE OF FLORIDA (PLN1906-0016)
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

| | | | | | | | | | | | | | | |
|--|-------------------|--------------|----------------|--------------|----------------|----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Lodging Places: Boarding House | 531.28 | P | X | X | X | X | X | X | P | X | X | X | X | X |
| Lodging Places: Boatel | 531.28 | X | X | X | X | X | X | P | P | X | X | X | X | X |
| Lodging Places: Dormitories | 531.28 | P | X | X | X | X | P | X | P | X | X | X | X | X |
| Lodging Places: Hospital Guest House | 531.28 | X | X | P | X | X | P | X | P | X | X | X | X | X |
| Lodging Places: Hotel/motel | 531.28 | X | X | P | P | P ² | P | P | P | X | X | X | X | P |
| Office, Medical or Professional | 531.61 | P | P | P | P | P | P | P | P | P | X | X | X | X |
| Miscellaneous Services: Office | -- | X | P | P | P | P | P | P | P | X | X | X | P | X |
| Banking: Bank | -- | X | P | P | P | P | X | X | P | X | X | X | X | X |
| Banking: Bank/Drive-through | 531.16 | X | P | P | P | P | X | X | P | X | X | X | X | P |
| Personal Service Establishment | -- | P | P | P | P | P | P | X | P | P | P | X | P | X |
| Dry Cleaners: General | -- | X | P ³ | P | P ³ | P | P | X | P | X | X | X | X | X |
| Dry Cleaners: Pick-up | -- | X | P | P | P | P | P | X | P | X | X | X | P | P |
| Rental Service Establishment | -- | X | X | P | P | P | X | X | P | X | X | X | X | |
| Repair Service Establishment | -- | X | X | P | P | X | P | X | P | X | X | X | X | X |
| Recreational Vehicle Parks and Subdivisions | 531.42 | X | X | P | X | X | X | X | P | P | X | X | X | X |
| Rehabilitation Center | 531.44 | P | P | P | P | P | P | P | P | P | P | X | P | X |
| Vehicle Repair: Major | 531.56 | X | X | P | X | P | X | X | P | X | X | X | X | P |
| Vehicle Repair: Community Serving | -- | X | X | P | X | P | X | X | P | X | X | X | X | X |
| Vehicle Repair: Neighborhood Serving | -- | X | X | P | X | P | X | X | P | X | X | X | X | X |
| Veterinary Clinic | 531.58 | X | P | P | P | X | X | X | P | X | X | X | P | X |
| Wholesale Trade Establishment | - | X | X | P | P | P | X | X | P | X | X | X | X | X |

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

Schedule Revised 04/25/2019

EXHIBIT "B"
PDMU-19-10(G) – STATE COLLEGE OF FLORIDA MANATEE-SARASOTA – PARRISH CAMPUS /
DISTRICT BOARD OF TRUSTEES OF STATE COLLEGE OF FLORIDA (PLN1906-0016)
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

| | | | | | | | | | | | | | | |
|--|--------|--------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| INDUSTRIAL | | | | | | | | | | | | | | |
| Asphalt/Concrete Processing, Manufacturing, or Recycling Plants ⁴ | -- | X | X | X | X | P | X | X | X | X | X | X | X | X |
| 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 |
| Alternative Energy Generation Facility | 531.54 | X | X | X | X | P | P | X | X | X | X | X | X | P |

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

Schedule Revised 04/25/2019

EXHIBIT "B"
PDMU-19-10(G) – STATE COLLEGE OF FLORIDA MANATEE-SARASOTA – PARRISH CAMPUS /
DISTRICT BOARD OF TRUSTEES OF STATE COLLEGE OF FLORIDA (PLN1906-0016)
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

| | | | | | | | | | | | | | | |
|--|--------|--------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 |
| 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 |

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

Schedule Revised 04/25/2019

EXHIBIT “B”
PDMU-19-10(G) – STATE COLLEGE OF FLORIDA MANATEE-SARASOTA – PARRISH CAMPUS /
DISTRICT BOARD OF TRUSTEES OF STATE COLLEGE OF FLORIDA (PLN1906-0016)
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

| | | | | | | | | | | | | | | |
|---|-------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 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 |
| 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 |

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

Schedule Revised 04/25/2019

EXHIBIT “B”
PDMU-19-10(G) – STATE COLLEGE OF FLORIDA MANATEE-SARASOTA – PARRISH CAMPUS /
DISTRICT BOARD OF TRUSTEES OF STATE COLLEGE OF FLORIDA (PLN1906-0016)
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

| | | | | | | | | | | | | | | |
|---|--------|---|---|---|---|---|---|---|---|--------------|--------------|--------------|--------------|--------------|
| Residential Use: Single Family, Attached Dwellings (3 to 9 units) | 531.47 | P | X | X | X | X | P | P | P | X | X | X | X | X |
| Residential Use: Single Family, Detached Dwellings | 531.47 | P | X | X | X | X | P | P | P | X | X | X | P | X |
| Residential Use: Single Family, Semi-Detached Dwellings | 531.47 | P | X | X | X | X | P | X | P | X | X | X | X | X |
| Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum) | 531.47 | P | X | X | X | X | X | P | P | X | X | X | X | X |
| Residential Use: Waterfront Structures (Residential) | 531.47 | P | X | X | X | X | X | P | P | P | P | X | P | X |
| Residential Use: Waterfront Structures, Multi-Family | 531.47 | P | X | X | X | X | X | P | P | X | X | X | P | X |
| RESIDENTIAL SUPPORT USES | | | | | | | | | | | | | | |
| Adult Day Care Center | -- | P | P | P | X | X | X | P | P | X | P | X | P | X |
| Child Care Center, Accessory | 531.12 | P | P | P | P | P | P | P | P | P | P | X | P | P |
| Child Care Center, Large | 531.12 | P | P | P | P | P | P | X | P | X | X | X | P | X |
| Child Care Center, Small | 531.12 | P | P | P | X | P | P | X | P | P | P | X | P | X |
| Churches /Places of Worship | 531.13 | P | P | P | X | X | X | X | P | P | P | X | P | X |
| Environmental Education Facilities | -- | P | X | X | X | X | P | X | P | X | X | X | P | X |
| Family Day Care Home | -- | P | X | X | X | X | P | X | P | P | P | X | P | X |
| Schools, College/Universities | 531.5 | 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 |

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

Schedule Revised 04/25/2019

EXHIBIT “B”
PDMU-19-10(G) – STATE COLLEGE OF FLORIDA MANATEE-SARASOTA – PARRISH CAMPUS /
DISTRICT BOARD OF TRUSTEES OF STATE COLLEGE OF FLORIDA (PLN1906-0016)
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

| | | | | | | | | | | | | | | |
|---|--------|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 |
| 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 | 531.50 | 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).

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

Schedule Revised 04/25/2019

EXHIBIT “B”
PDMU-19-10(G) – STATE COLLEGE OF FLORIDA MANATEE-SARASOTA – PARRISH CAMPUS /
DISTRICT BOARD OF TRUSTEES OF STATE COLLEGE OF FLORIDA (PLN1906-0016)
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

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.

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

Schedule Revised 04/25/2019



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 2, 2022

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

Attention: Vicki Tessmer

Dear Honorable 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-19-10(G), which was filed in this office on September 2, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh