

## Manatee County Zoning Ordinance

### PDMU-19-16(Z)(G) – RYE RANCH, LLC / RYE RANCH – RYE RANCH, LLC(OWNER) – PLN1908-0066

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 1,368.539 ACRES FROM A/NCO (GENERAL AGRICULTURE/NORTH CENTRAL OVERLAY DISTRICT) TO THE PDMU/NCO (PLANNED DEVELOPMENT MIXED USE) ZONING DISTRICT, RETAINING THE NORTH CENTRAL OVERLAY DISTRICT; GENERALLY LOCATED ALONG THE SOUTH SIDE OF RUTLAND ROAD (C.R. 675) AND EAST OF RYE ROAD IN PARRISH (MANATEE COUNTY); APPROVING A GENERAL DEVELOPMENT PLAN (LARGE PROJECT) FOR 3,500 RESIDENTIAL UNITS (SINGLE-FAMILY DETACHED, SINGLE-FAMILY SEMI-DETACHED, SINGLE-FAMILY ATTACHED AND MULTI-FAMILY), UP TO 300,000 SQUARE FEET OF COMMERCIAL SPACE AND UP TO 20,000 SQUARE FEET FOR PUBLIC USE FACILITY; APPROVING A SCHEDULE OF PROHIBITED AND PERMITTED 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**, Rye Ranch, LLC (the "Applicant") filed an application to rezone approximately 1,368.539 acres described in Exhibit "A", attached hereto, (the "Property") from A/NCO (General Agriculture/North Central Overlay District) to the PDMU/NCO (Planned Development Mixed Use) zoning district, retaining the North Central Overlay District; and

**WHEREAS**, the applicant also filed a General Development Plan (Large Project) for 3,500 residential units (single-family detached, single-family semi-detached, single-family attached and multi-family), up to 300,000 square feet of commercial space and up to 20,000 square feet for public use facility (the "project") on the property; and

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

**WHEREAS**, the applicant also filed a request for Specific Approval for alternatives to Land Development Code Sections: 1) 402.7.D.7 – PDR Standards (Yards and Setbacks): Reduce the required front yard building setback from twenty-five (25) feet to twenty-three (23) feet; 2) 403.12.D.3.l – NCO Landscape Planting Design: eliminate NCO district maximum building height formula and provide alternative maximum building heights for residential and non-residential buildings adjacent to major thoroughfares; 3) 403.12.D.3.k – NCO Design Standards: Reduce the swimming pool, pool cage, and other accessory structure setback requirement from fifteen (15) feet to five (5) feet; 4) 403.12.D.4.a – NCO Commercial and Office Uses Roadway Buffer:

reduction of roadway buffer width requirements in the NCO district for commercial parcels along Rye Road, Rutland Road (C.R. 675), Mulholland Road, Golf Course Road, Road LL with alternative landscape plantings and opacity requirements; 5) 403.12.D.5.a – NCO Roadway Buffers for Residential and Other Uses: reduction of the roadway buffer width in the NCO district for residential parcels along Rye Road, Rutland Road (C.R. 675), Mulholland Road, Golf Course Road, Road LL; 6) 403.12.D.6.a – NCO Greenbelt Buffer: reduce the required greenbelt buffer width from twenty (20) feet to fifteen (15) feet; 7) 403.12.G.6.a – NCO Scale and Mass: allow a commercial building utilized by a single tenant in the North Central Overlay and within the UF-3 FLUC to exceed 75,000 square feet); 8) 403.12.G.6.b – NCO Scale and Mass: provide an alternative to the point system and point criteria (Tables 4-14 and 4-15) for Building Design; 9) 403.12.G.7.a, .b, and .d – NCO Architectural Style: provide an alternative to NCO district Design Manual; and 10) 403.12.G.8 – NCO Color: provide an alternative to NCO color requirements; and

**WHEREAS**, the Manatee County Planning Commission, after due public notice, held a public hearing on June 10, 2021 to consider the rezone, General Development Plan and Specific Approval 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 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 from A/NCO (General Agriculture/North Central Overlay District) to the PDMU/NCO (Planned Development Mixed Use) zoning district, retaining the North Central Overlay District.

B. The Board of County Commissioners, after due public notice, held a public hearing on June 17, 2021 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 Section 402.7.D.7, 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 safety pedestrian movements and avoiding potential obstruction along sidewalks.

E. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 403.12.D.3.I, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed minimum building setbacks for four-story buildings in the North Central Overlay District.

F. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 403.12.D.3.k, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the reducing the request 15-foot building setback swimming pool, pool cages, and other accessory structures to a 5 – foot setback for lots adjacent to roadway and greenbelt buffers. The proposed five-foot building setback in addition to the proposed fifteen-foot-wide greenbelt buffers and twenty to thirty-foot roadway buffers will provide sufficient space for installation of landscape plantings.

G. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 403.12.D.4.a, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed 20-foot roadway buffer design for Rye Road and CR 675 and 25-foot roadway buffer design for Golf Course Road, Mulholland Road, and Road LL, with reduced buffer plantings and opacity. The reduced roadway buffer widths with the proposed plantings provides adequate buffer screening from the roads for the intended retail/commercial uses on-site while exceeding standard roadway buffer requirements of LDC Section 701.4.B.2, and still meets the intent of the North Central Overlay District.

H. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 403.12.D.5.a, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed 30-foot roadway buffers along Rye Road and CR 675 and 25-foot roadway buffers along Mulholland Road, Golf Course Road and Road LL where adjacent to residential uses. The modified roadway buffers will include the required North Central Overlay roadway buffer plantings of 3 canopy trees, 6 evergreen understory trees, and 33 shrubs per 100 linear feet, which will provide sufficient screening for residential lots from adjacent thoroughfares, while meeting the intent of the North Central Overlay District.

I. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 403.12.D.6.a, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed 15-foot greenbelt buffer design. The reduced greenbelt buffer will include the required North Central Overlay greenbelt buffer plantings, which will provide adequate buffer screening from adjacent properties while meeting the intent of the North Central Overlay District.

J. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 403.12.G.6.a, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed request. The maximum floor area ratio of .35 in the UF-3 and .50 within commercial activity nodes (not to exceed 300,000 square feet) which is consistent with the UF-3 FLUC. The proposed GDP, as shown demonstrates compliance with the UF-3 FAR of .35 and .50 in the activity nodes.



K. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 403.12.G.6.b, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed request. The applicant has offered architectural design guidelines in lieu of Table 4-14 and Table 4-15.

L. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 403.12.G.7.a., b. and d., the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed request. The applicant has offered architectural design guidelines in lieu NCO District Design manual, unity of design requirements for multi-building complexes, and tenant specific building styles or motifs.

M. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 403.12.G.8, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed request. The applicant has offered architectural design guidelines in lieu NCO District color requirements for multi-building complexes, and tenant specific building styles or motifs. The guidelines offered by the applicant are an appropriate supplementation of the LDC requirements in order preserve encouragement of mixed-use areas to strengthen and diversity the developability of the area.

**Section 2. GENERAL DEVELOPMENT PLAN.** The General Development Plan is hereby approved for 3,500 residential units (single-family detached, single-family semi-detached, single-family attached and multi-family), up to 300,000 square feet of commercial space and up to 20,000 square feet for public use facility, upon the property subject to the following Stipulations:

## **STIPULATIONS**

### **A. DESIGN AND LAND USE STIPULATIONS**

1. 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 neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
  - b. There are designated planned thoroughfares within the project area [i.e. Rye Road North (designated as a four-lane arterial roadway), Rutland Road (C.R. 675 (designated as a six-lane arterial roadway) and within the project boundary [i.e. Golf Course Road extension (designated as a four-lane collector roadway), Mulholland Road extension (designated as a 2-lane collector roadway), and Road LL (designated as a two-lane collector roadway)], and potential noise associated with these planned roadways.
  - c. The internal streets within this subdivision may be privately owned and maintained by the Homeowner's Association or other appropriate legal entity.
2. Compliance with all applicable regulations of the Land Development Code, including but not limited to LDC Section 403.12 (North Central Overlay District) shall be demonstrated



at the time of Preliminary / Final Site Plan application review, with exception of those requirements in which Specific Approval is granted as stated in the staff report.

3. Commercial Use Design Guidelines for the Activity Nodes will be provided at the time of first Preliminary/Final Site Plan application for commercial uses within a respective Activity Node. The Commercial Use Design Guidelines for a particular Activity Node will include one or more common architectural design components to create unity of project design within the Activity Node. Only commercial uses within the Activity Nodes will be required to meet these Design Guidelines. Commercial Use Design Guidelines will be utilized with the submittal of the FSP for each commercial development parcel. These Design Guidelines shall be used in the review and approval of all Final Site Plans for commercial uses for the project". The Commercial Use Design Guidelines shall include information pertaining to the following:
  - a. Design Concept (unified thematic design);
  - b. Architecture (building elevations);
  - c. Circulation (internal circulation - sidewalks);
  - d. Scale (Pedestrian scale doors/windows);
  - e. Entries, including Porches;
  - f. Materials and Color; and
  - g. Lighting .

Public community uses, and single family and multi-family residential uses will not be required to meet the commercial design standards. The developer proposed the commercial design standards to be derived from architectural themes including but not limited to Florida Vernacular, Florida Ranch, Colonial, Victorian, Craftsmen or some combination thereof.

4. The project open space requirement is 381.34 acres at build-out. Each FSP for the project over the life of the project shall provide a tracking table to account for the acreage of open space provided. Commercial uses may provide 20% open space, as long as the overall development (1,368.54 acres) provides a total of at least 381.34 acres of open space. Previously approved open space within the project may be allocated to commercial development provided the overall project open space requirement is met or exceeded at build-out.
5. If applicable, 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.

6. Final Site Plan (FSP) review and approval is required for any recreational area/amenity center. Required number of parking spaces will be determined at FSP based on the type and square footage of the recreational uses. Any recreation or amenity structure shall have a minimum 20-foot setback from all property lines.
7. The uses approved for this project shall be limited to those voluntarily proffered by the applicant in the Schedule of Uses attached to the Zoning Ordinance PDMU19-16(Z)(G) as Exhibit "B".
8. Light Industrial uses are limited to Microbreweries and Research and Development only.
9. If applicable, all lots adjacent to active agricultural operation shall have an additional 35' setback, unless separated by a street or other designated open space at least 35' in width. If an adjoining agricultural operation is no longer in effect at the time of submittal of the Final Plat, then the requirements of Section 401.3.E.(8) shall no longer apply, and the additional 35' setback may be eliminated from the plat.
10. Minimum building setbacks for four (4) story buildings shall be in accordance with the standards provided in the site data of the approved General Development Plan.
11. Proposed commercial uses must be located within one of the five commercial activity nodes as shown on the General Development Plan. The commercial activity nodes are not suitable for commercial development until such time the construction of qualified roadways, as defined by the Comprehensive Plan's Operative Provisions, is complete for the establishment of commercial locational criteria compliance.
12. The project has the option to provide a "spine" road and will be reviewed for compliance at the time of Preliminary / Final Site Plan application.
13. Along CR 675/Rutland Road and Rye Road where 20-foot roadway buffers are provided adjacent to the activity nodes, foundation landscaping shall be provided in the amount of 30 square feet of plantings per 1,000 square feet of building gross floor area for any future commercial development within the activity nodes.

## **B. ENVIRONMENTAL STIPULATIONS**

1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas that will serve as wetland mitigation areas shall be dedicated to Manatee County prior to, or concurrent with, Final Plat approval or Certificate of Occupancy or Certificate of Completion issuance.
3. Pursuant to the August 2020 Environmental Narrative prepared by Eco Consultants, Inc., ninety (90) days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher



tortoises is found, an FWC permit will be obtained for relocation and/or management of tortoises.

4. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 353.3 of the LDC.
5. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted for review.
6. 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 ENGINEERING STIPULATIONS

1. Pursuant to Section 801 and 802 of the Land Development Code 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 100-year floodplain as derived from the Gamble Creek Watershed Management Plan and the FEMA 2014 FIRM 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:

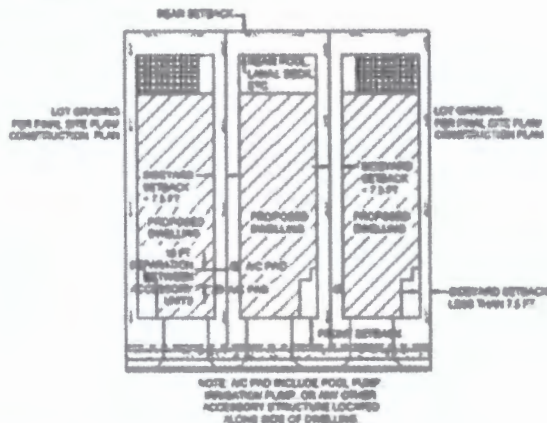
Storm Frequency:	Cumulative Rainfall:	Rainfall Distribution:
10-year/24-hour	7 inches	FLMOD
25-year/24-hour	8 inches	FLMOD
50-year/24-hour	9 inches	FLMOD
100-year/24-hour	10 inches	FLMOD
100-year/72-hour	18 inches	FDOT-72

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 and associated master drainage modeling) shall be submitted to demonstrate compliance prior to commencement of construction.

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 Gamble Creek Watershed.
3. All fill within the 100-year floodplain as derived from the Gamble Creek Watershed Management Plan and the FEMA 2014 FIRM shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table or drainage modeling shall be provided 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 shown on the Final Site Plan along the Unnamed Frye Canal Tributary along C.R. 675 within the project boundaries. In addition, a 25 feet Drainage-Maintenance Access Easement shall be provided along this Tributary. Manatee County is only responsible for maintaining the free flow of drainage through these systems.
5. 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.



#### D. UTILITY ENGINEERING STIPULATIONS

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 unless otherwise approved by the County pursuant to a local development agreement. 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.

#### E. PARKS AND NATURAL RESOURCES STIPULATIONS

1. The developer shall ensure the protection of monitoring wells and access to monitoring wells and surface water monitoring stations through build-out of the project. Should any of the monitoring wells be destroyed or surface water stations become inaccessible, the responsible entity shall provide written notification to EPD and an alternate site proposed.
2. The monitoring plan remains appropriate for the project as currently proposed. Any significant project changes (i.e., property boundaries, land use, drainage) may require monitoring plan modifications.
3. If development approval/project commencement is significantly delayed (i.e., >1 yr), the monitoring plan will need be resubmitted for EPD approval.



## **F. TRANSPORTATION STIPULATION**

1. Developer may construct the mitigation projects identified in an approved traffic study addressing concurrency or may utilize the construction of one or more mobility improvements that will benefit a regionally significant transportation facility to address mitigation of traffic impacts as a proportionate share project pursuant to a Local Development Agreement or other appropriate mechanism.”

**Section 3. SPECIFIC APPROVAL.** Specific Approval is hereby granted for alternatives to Land Development Code Sections: 1) 402.7.D.7 – PDR Standards (Yards and Setbacks): Reduce the required front yard building setback from twenty-five (25) feet to twenty-three (23) feet; 2) 403.12.D.3.l – NCO Landscape Planting Design: eliminate NCO district maximum building height formula and provide alternative maximum building heights for residential and non-residential buildings adjacent to major thoroughfares; 3) 403.12.D.3.k – NCO Design Standards: Reduce the swimming pool, pool cage, and other accessory structure setback requirement from fifteen (15) feet to five (5) feet; 4) 403.12.D.4.a – NCO Commercial and Office Uses Roadway Buffer: reduction of roadway buffer width requirements in the NCO district for commercial parcels along Rye Road, Rutland Road (C.R. 675), Mulholland Road, Golf Course Road, Road LL with alternative landscape plantings and opacity requirements; 5) 403.12.D.5.a – NCO Roadway Buffers for Residential and Other Uses: reduction of the roadway buffer width in the NCO district for residential parcels along Rye Road, Rutland Road (C.R. 675), Mulholland Road, Golf Course Road, Road LL; 6) 403.12.D.6.a – NCO Greenbelt Buffer: reduce the required greenbelt buffer width from twenty (20) feet to fifteen (15) feet; 7) 403.12.G.6.a – NCO Scale and Mass: allow a commercial building utilized by a single tenant in the North Central Overlay and within the UF-3 FLUC to exceed 75,000 square feet; 8) 403.12.G.6.b – NCO Scale and Mass: provide an alternative to the point system and point criteria (Tables 4-14 and 4-15) for Building Design; 9) 403.12.G.7.a, .b, and .d – NCO Architectural Style: provide an alternative to NCO district Design Manual; and 10) 403.12.G.8 – NCO Color: provide an alternative to NCO color requirements.

**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/NCO (General Agriculture/North Central Overlay District) to the PDMU/NCO (Planned Development Mixed Use) zoning district, retaining the North Central Overlay 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 17<sup>th</sup> day of June 2021, and as amended on this 9<sup>th</sup> day of May 2023.



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

BY: [Signature]  
Kevin Van Ostenbridge, Chairman

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

BY: [Signature]  
Deputy Clerk



**Exhibit "A"**

**Legal Description**

Lands lying in Township 34 South, Range 19 East, Manatee County, Florida:

Section 1, lying Southwesterly of State Road No. 675, LESS that portion thereof described in the Order of Taking recorded in Circuit Court Minute Book 19, Page 145 of the Public Records of Manatee County, Florida, also LESS and EXCEPT those lands conveyed to Manatee County by Warranty Deed recorded in O.R. Book 2700, Page 5252, Public Records of Manatee County, Florida; Section 2, lying East of Rye Road a/k/a North Rye Bridge Road; In Section 11, the S 1/2 of the SE 1/4 lying East of Rye Road a/k/a North Rye Bridge Road; All of Section 12, LESS that portion thereof lying within the right-of-way of Rye Road a/k/a North Rye Bridge Road, as described in O.R. 1855, Page 3904 of the Public Records of Manatee County, Florida;

The North 5/8 of Section 13, lying Easterly of Rye Road a/k/a North Rye Bridge Road, LESS those portions thereof lying within the parcels described in O.R. 1772, Page 2507 and O.R. 1835, Page 5937, all of the Public Records of Manatee County, Florida.

Lands lying in Township 33 South, Range 19 East, Manatee County, Florida:

Section 35, lying Southwesterly of State Road No. 675 and lying Easterly of Rye Road a/k/a North Rye Bridge Road; Section 36, lying Southwesterly of State Road No. 675; Lands lying in Township 34 South, Range 20 East, Manatee County, Florida: Section 6, lying Southwesterly of State Road No. 675.

## Exhibit "B"

### Schedule of Uses – Rye Ranch – PDMU-19-16(Z)(G)/PLN1908-0066

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

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

Last Revised 04/25/2019



## Exhibit "B"

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
<b>COMMERCIAL - SERVICES</b>														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	--	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	--	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X

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## Exhibit "B"

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
Free Standing Emergency Department (FSED)	531.62	X	X	P	X	X	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 <sup>1</sup>		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
<del>Intensive Services: Printing, Heavy</del>	<del>--</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>P</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>P</del>
<del>Intensive Services: Industrial Service Establishment</del>	<del>531.26</del>	<del>X</del>	<del>X</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>X</del>	<del>X</del>	<del>P</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>P</del>
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	--	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X

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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 <sup>2</sup>	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 <sup>3</sup>	P	P <sup>3</sup>	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
<b>INDUSTRIAL</b>														
<del>Asphalt/Concrete Processing, Manufacturing, or Recycling Plants<sup>4</sup></del>	--	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

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## Exhibit "B"

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
<b>COMMUNITY SERVICE USES</b>														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	--	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	--	X	X	X	X	X	P	X	P	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P
Public Use Facilities	531.4	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	--	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	--	X	X	P	P	P	P	X	P	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
<b>MISCELLANEOUS USES</b>														
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

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## Exhibit "B"

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
<del>Sexually Oriented Businesses</del>	<del>531.52</del>	<del>See Section 531.52</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>
Water Dependent Uses	531.6	X	X	X	X	X	X	P	P	X	X	X	X	X
<b>OPEN USE OF LAND - LIGHT</b>														
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
<b>OPEN USE OF LAND - HEAVY</b>														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
<del>Junkyards</del>	<del>531.27</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>P</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
<del>Mining</del>	<del>531.3</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>P</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
<del>Solid Waste Management Facilities</del>	<del>531.53</del>	<del>X</del>	<del>X</del>	<del>P</del>	<del>X</del>	<del>P</del>	<del>P</del>	<del>X</del>	<del>P</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
<del>Landfills</del>	<del>531.53</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>P</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
<b>RECREATION USES</b>														
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

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## Exhibit "B"

Recreation, Rural	531.41	X	X	X	X	P	P	X	X	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
<b>RESIDENTIAL USES</b>														
Assisted Living Facility, Large <sup>1</sup>	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small <sup>1</sup>	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	<del>P</del>	<del>X</del>	<del>P</del>	<del>X</del>
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	<del>P</del>	<del>X</del>	<del>X</del>	<del>X</del>
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 <sup>1</sup>	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	<del>P</del>	<del>X</del>	<del>P</del>	<del>X</del>

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## Exhibit "B"

Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
<b>RESIDENTIAL SUPPORT USES</b>														
Adult Day Care Center	--	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches /Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	--	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	--	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.5	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.5	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>TRANSPORTATION USES</b>														
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
<del>Hazardous Waste Transfer Facility</del>	<del>--</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>P</del>	<del>P</del>	<del>X</del>	<del>P</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
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

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## Exhibit "B"

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	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>P</del>
<b>WAREHOUSING</b>														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	X

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

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

### NOTES:

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

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## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

May 10, 2023

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

Attention: Julissa Santana

Dear Honorable Angelina Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of corrected Manatee County Ordinance No. PDMU-19-16(Z)(G), which was filed in this office on May 10, 2023.

Sincerely,

Anya Owens  
Director  
Administrative Code and Register

ACO/wlh