

## Manatee County Zoning Ordinance

### **PDMU-20-32(Z)(G) – JONES FARM – JONES POTATO FARM, INC. (Owner) – FIRST CITY PROPERTY COMPANY, LLC (CONTRACT PURCHASER) – PLN2012-0056**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 15-17, THE MANATEE LAND DEVELOPMENT CODE), RELATING TO THE ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR THE REZONING OF APPROXIMATELY 635.31 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 NORTH OF BUCKEYE ROAD AND WEST OF PRITCHART ROAD, PARRISH (MANATEE COUNTY); APPROVING A GENERAL DEVELOPMENT PLAN (LARGE PROJECT) FOR 1,833 RESIDENTIAL UNITS (SINGLE-FAMILY DETACHED, SINGLE-FAMILY SEMI-DETACHED, SINGLE-FAMILY ATTACHED AND MULTI-FAMILY), AND 300,000 SQUARE FEET OF COMMERCIAL SPACE; 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**, Jones Potato Farm, Inc. (Owner)/First City Property Company, LLC (Contract Purchaser) (the "Applicants") filed an application to rezone approximately 635.31 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 for (Large Project) for 1,833 residential units (single-family detached, single-family semi-detached, single-family attached and multi-family) and 300,000 square feet of commercial space (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. (reduction to the front yard setback from 25-feet to 23-feet); 2) 403.12.D.4.a (reduction of the roadway buffer width in the North Central Overlay District from fifty feet (50) to twenty-five (25) feet for commercial parcels); 3) 403.12.D.5.a (reduction of the NCO residential and other non-commercial/office uses roadway buffer from 50-feet to 30-feet); 4) 403.12.G.6.a (allow a retail building utilized by a single tenant in the North Central Overlay and within the UF-3 FLUC to exceed 75,000 square feet); 5) 403.12.D.3.k (reduction of the setback for pool cages and accessory structures in the North Central Overlay District from a fifteen (15) foot building setback to a five (5) foot setback); 6) 1001.4.D.1: (increase the maximum length for cul-de-sacs from 800-feet to 1,320-feet); and 7) 1001.6.A.1.c.i: (allow sidewalks on one side of local streets within two miles of a public elementary/middle school; and

**WHEREAS**, the Manatee County Planning Commission, after due public notice, held a public hearing on September 9, 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 October 7, 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 403.12.D.4.a, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed 25-foot roadway buffer design for commercial and office uses along Buckeye Road, Fort Hamer Road, and Road JJ with modified understory plantings. The reduced roadway buffer widths with the proposed plantings provide adequate buffer screening from the roads for the intended commercial uses on-site while exceeding standard roadway buffer requirements of Land Development Code Section 701.4.B.2, and still meets the intent of the North Central Overlay District.

E. 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 Land Development Code regulation is satisfied to an equivalent degree by the proposed 30-foot roadway buffers along Buckeye Road, Fort Hamer Road, and Road JJ where adjacent to residential and other non-commercial 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.

F. 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 Land Development Code regulation is satisfied to an equivalent degree by the proposed design which will maintain general consistency with the intent of the North Central Overlay which provides for regulations to address compatibility through screening, buffering, setbacks, and design features.

G. 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 Land Development Code regulation is satisfied to an equivalent degree by the proposed design because special attention will be given to the placement of appropriate vegetation within the required landscape buffers, and there are no currently proposed conflicts with buffer vegetation.

H. 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 Land Development Code 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.

I. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 1001.4.D.1, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by a proposed mid-block turnaround and an emergency access connection provided to an access easement.

J. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 1001.6.A.1.c.i, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proffered stipulation. The alternative design still provides continuous sidewalks with minimal road crossings and meets the intent of the Comprehensive Plan and Land Development Code for pedestrian circulation.

**Section 2. GENERAL DEVELOPMENT PLAN.** The General Development Plan (Large Project) is hereby approved for 1,833 residential units (single-family detached, single-family semi-detached, single-family attached and multi-family), and 300,000 square feet of commercial space; upon the property subject to the following Stipulations:

## **STIPULATIONS**

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

1. No lots shall be platted through any landscape buffers, retention ponds, wetlands, wetland buffers, or upland preservation areas.
2. 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 planned thoroughfares within the project area [i.e. Fort Hamer Road (4-lane arterial) and Buckeye Road (4-lane collector)], and potential noise factors are associated with them.
  - c. The internal streets within this subdivision may be privately owned and maintained by the Homeowner's Association or other appropriate legal entity.
  - d. A potential school site is planned immediately adjacent to the development.
  - e. A potential 15-acre Park is planned immediately adjacent to the development.
3. 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 time of Preliminary/Final Site Plan, with exception of those requirements in which Specific Approval is granted with this request.
4. 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.
5. 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.
6. 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 PDMU-20-32(Z)(G) as Exhibit "B".
7. Light Industrial uses are limited to Microbreweries only.
8. In the event that gates will be proposed within internal private roads, any gates shall be accessible to emergency providers in accordance with the requirements of applicable County ordinances and regulations.
9. All other applicable state or federal permits shall be obtained before commencement of the development.
10. All lots adjacent to active agricultural operation shall have an additional 35-foot setback, unless separated by a street or other designated open space at least 35-feet 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 702.6.7 shall no longer apply, and the additional 35-foot setback may be eliminated from the plat.

11. Sidewalks will be allowed on one side of local streets within two miles of a public elementary/middle school. The Developer will locate the sidewalks on the outer loop of any looped roadway to provide a continuous sidewalk with minimal street crossings, and on one side of non-looped roadways and along both sides of all entrances drives connecting to the offsite sidewalk network.
12. 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. 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. If development approval/project commencement is significantly delayed (i.e., >1 yr), the monitoring plan will need be resubmitted for EPD approval.
13. Proposed commercial parcels shall be in compliance with the “Commercial Locational Criteria” of the Comprehensive Plan. The proposed commercial parcels at the intersections of Buckeye Road and JJ Road, shall not be developed until Ft. Hamer Road extension is constructed.
14. For dead end streets and cul-de-sacs that exceed 800 feet, the Applicant shall obtain approval of the Fire District and Public Safety Staff to be provided in accordance with then applicable response time standards and requirements, consistently applied. No cul-de-sac shall exceed 1,320 linear feet. The location and design shall be approved at time of Preliminary Site Plan submittal.

## **B. ENVIRONMENTAL STIPULATIONS**

1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.
3. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
4. Prior to commencement of development, pursuant to the April 2021 Environmental Narrative prepared by Ardurra, an updated listed species evaluation will be conducted prior to Final Site Plan approval. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.
5. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the Erosion and Sediment Control Plan (ESCP) information on the Final Site Plan in accordance with Section 353.3 of the LDC.
6. 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.
7. 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.

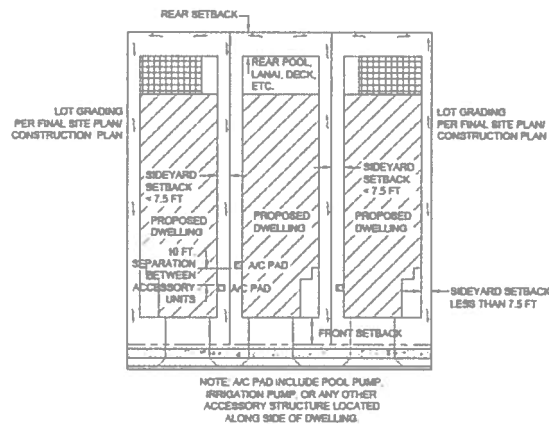
### C. STORMWATER ENGINEERING STIPULATIONS

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/24-hour floodplain as derived from the Little Manatee River Watershed Master Plan or best available information at the time of design and post-development discharge of runoff. In congruence with the Little Manatee River Watershed Master Plan utilized by Hillsborough County, 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:
2.33-year/24-hour	4.5 inches	Type II FL Modified
5-year/24-hour	5.75 inches	Type II FL Modified
10-year/24-hour	6.75 inches	Type II FL Modified
25-year/24-hour	8 inches	Type II FL Modified
50-year/24-hour	10 inches	Type II FL Modified
100-year/24-hour	11 inches	Type II FL Modified

2. The comparison of existing pre-development condition versus the proposed post-development development condition shall be included with the design analysis but only the following storm frequencies will be required for pre- vs post-development design compliance:  
Stormwater Attenuation Analysis: 25-year/24-hour  
Floodplain Analysis: 100-year/24-hour
3. All fill within the 100-year floodplain as derived from the Little Manatee River Watershed Management Plan and the FEMA 2014 effective 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 drainage impacts are created to adjacent property.

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.



#### 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. 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.

**Section 3. SPECIFIC APPROVAL.** Specific Approval is hereby granted for alternatives to Land Development Code Sections: 1) 402.7.d. (reduction to the front yard setback from 25-feet to 23-feet); 2) 403.12.D.4.a (reduction of the roadway buffer width in the North Central Overlay District from fifty feet (50) to twenty-five (25) feet for commercial parcels); 3) 403.12.D.5.a (reduction of the NCO residential and other non-commercial/office uses roadway buffer from 50-feet to 30-feet); 4) 403.12.G.6.a (allow a retail building utilized by a single tenant in the North Central Overlay and within the UF-3 FLUC to exceed 75,000 square feet); 5) 403.12.D.3.k (reduction of the setback for pool cages and accessory structures in the North Central Overlay District from a fifteen (15) foot building setback to a five (5) foot setback); 6) 1001.4.D.1: (increase the maximum length for cul-de-sacs from 800-feet to 1,320-feet); and 7) 1001.6.A.1.c.i: (allow sidewalks on one side of local streets within two miles of a public elementary/middle school.

**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 7<sup>th</sup> day of October 2021.



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

BY:   
Vanessa Baugh, Chairperson

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

BY:   
Deputy Clerk



## **Exhibit "A"**

### **Legal Description**

BEGINNING AT THE NORTHWEST CORNER, SECTION 5, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE N 89°49'48" E ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 4016.49 FEET; THENCE S 00°36'34" W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1597.09 FEET; THENCE S 86°36'37" E ALONG THE SOUTH LINE OF PROPERTY DESCRIBED IN O.R. BOOK 1118, PAGE 190, A DISTANCE OF 1308.79 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PRITCHARD ROAD; THENCE S 00°39'34" W ALONG SAID WEST RIGHT OF WAY LINE OF PRITCHARD ROAD, A DISTANCE OF 3952.49 FEET; THENCE N 89°47'10" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD, A DISTANCE OF 5299.31 FEET; THENCE N 00°23'49" E ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 5595.05 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 5, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 635.31 ACRES.

**Exhibit “B”**  
**PDMU-20-\*\*(Z)(G) JONES POTATO FARM, INC./JONES FARM (PLN20\*\*-00\*\*)**  
**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
<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>531.4</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
<del>Animal Services (Wild and Exotic)</del>	<del>531.5</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>
<del>Breeding Facility (Non-Wild &amp; Exotic)</del>	<del>531.8</del>	<del>X</del>	<del>X</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>X</del>	<del>P</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>P</del>	<del>X</del>
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
<del>Farm Worker Housing</del>	<del>531.19</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
<del>Sawmills</del>	<del>531.4</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>P</del>
<del>Slaughterhouses</del>	<del>531.4</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>
<del>Stockyards and Feedlots<sup>4</sup></del>	<del>531.4</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>
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.

Revised 10/27/2020

**Exhibit "B"**

**PDMU-20-\*\*(Z)(G) JONES POTATO FARM, INC./JONES FARM (PLN20\*\*-00\*\*)**

**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

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

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Revised 10/27/2020

**Exhibit “B”**

**PDMU-20-\*\*(Z)(G) JONES POTATO FARM, INC./JONES FARM (PLN20\*\*-00\*\*)**

**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

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
<del>Equipment sales, rental, leasing, storing and repair— heavy</del>	<del>531.18</del>	<del>X</del>	<del>X</del>	<del>P</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>P</del>
<del>Construction equipment</del>	<del>531.18</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>Equipment sales, rental, leasing, storing and repair— light</del>	<del>--</del>	<del>X</del>	<del>X</del>	<del>P</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>-</del>
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Free Standing Emergency Department (FSED) <sup>5</sup>	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
<del>Intensive Services: Exterminating and Pest Control</del>	<del>531.26</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>P</del>	<del>X</del>	<del>P</del>	<del>X</del>	<del>P</del>
<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>
<del>Intensive Services: Sign Painting Service</del>	<del>531.26</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>Intensive Services: Taxi-Cab, Limousine Service</del>	<del>531.26</del>	<del>X</del>	<del>X</del>	<del>P</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>
<del>Intensive Services: All others</del>	<del>531.26</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>P</del>
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
<del>Lodging Places: Boatel</del>	<del>531.28</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>P</del>	<del>P</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X

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**Exhibit “B”**

**PDMU-20-\*\*(Z)(G) JONES POTATO FARM, INC./JONES FARM (PLN20\*\*-00\*\*)**

**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

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
<del>Recreational Vehicle Parks and Subdivisions</del>	<del>531.42</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>	<del>P</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
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>	<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>X</del>
Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P

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**PDMU-20-\*\*(Z)(G) JONES POTATO FARM, INC./JONES FARM (PLN20\*\*-00\*\*)**  
**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

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
<del>Correctional Facilities: Community</del>	--	X	X	X	X	X	P	X	P	X	X	X	X	X
<del>Correctional Facilities: Major</del>	--	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
<del>Flea Markets: Open</del>	<del>531.2</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>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
<del>Intensive Services: Towing Service and Storage Establishment</del>	<del>531.26</del>	<del>X</del>	<del>X</del>	<del>P</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>P</del>

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**Exhibit “B”**  
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**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

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>	-	-	-	-	-	-	-	-	-	-	-	-
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
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
<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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**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
<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	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 <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

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**PDMU-20-\*\*(Z)(G) JONES POTATO FARM, INC./JONES FARM (PLN20\*\*-00\*\*)**

**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

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
<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>														
<del>Aircraft Landing Field</del>	<del>531.2</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</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>Airport, Commercial</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>P</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
<del>Airport, Private or Public</del>	<del>531.3</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>P</del>
<del>Bus and Train Passenger Station</del>	<del>--</del>	<del>P</del>	<del>X</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>X</del>	<del>P</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>P</del>	<del>P</del>
<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>

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**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

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
<del>Intensive Services: Motor Pool Facilities</del>	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
<del>Bus RR/Maintenance Facility</del>	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
<del>Railroad Switching/Classification Yard</del>	--	X	X	X	X	P	P	X	X	X	X	X	X	P
<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.

<sup>1</sup> Acute medical facilities are not allowed within the Coastal Evacuation Area, as defined in the Comprehensive Plan.

<sup>2</sup> Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

<sup>3</sup> Limited to 3,000 square feet in gross floor area.

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

<sup>5</sup> FSEDs are required to be located within the Retail/Office/Residential (ROR) or the Mixed Use (MU) Future Land Use Categories.

**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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Revised 10/27/2020



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

October 11, 2021

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-20-32(Z)(G), which was filed in this office on October 8, 2021.

Sincerely,

Anya Owens  
Program Administrator

AO/lb