Manatee County Zoning Ordinance

PDPI-25-12(Z)(G) – LAKE MANATEE EMS GDP WITH REZONE – MANATEE COUNTY (OWNERS)
PLN2505-0120

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 COUNTY-INITIATED REZONE OF APPROXIMATELY 10.16± ACRES, COUNTY OWNED PROPERTY GENERALLY LOCATED NORTH OF SR 64 AND DAM ROAD INTERSECTION, AND COMMONLY KNOWN AS 1501 AND NO NUMBER ASSIGNED DAM ROAD, BRADENTON (MANATEE COUNTY) FROM A/ST/WP-M (GENERAL AGRICULTURE/SPECIAL TREATMENT/WATERSHED PROTECTION LAKE MANATEE OVERLAY) AND CON ST/WP-M (CONSERVATION/SPECIAL TREATMENT/WATERSHED PROTECTION LAKE MANATEE OVERLAY) ZONING DISTRICT TO PDPI (PLANNED DEVELOPMENT PUBLIC INTEREST) ZONING DISTRICT, RETAINING THE OVERLAY DISTRICTS; APPROVING A GENERAL DEVELOPMENT PLAN FOR 1) AN EXISTING GOVERNMENT OFFICE (NATURAL RESOURCES DEPARTMENT/QUATTLEBAUM HOUSE) OF 6,342 SQUARE FEET; 2) AN EXISTING EMS STATION OF 1,196 SQUARE FEET; AND 3) 4,740 SQUARE FEET OF A PUBLIC USE FACILITY (EMS STATION) FOR A TOTAL OF 12,278 SQUARE FEET; APPROVING A SCHEDULE OF PERMITTED AND PROHIBITED USES AS VOLUNTARILY PROFFERED BY THE APPLICANT AND ATTACHED AS EXHIBIT B; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Manatee County (the "Applicant") filed an application to rezone approximately 10.16± acres described in Exhibit "A", attached hereto, (the "Property") from A/ST/WP-M (General Agriculture/Special Treatment/Watershed Protection Lake Manatee Overlay) and CON ST/WP-M (Conservation/Special Treatment/Watershed Protection Lake Manatee Overlay) Zoning District to PDPI (Planned Development Public Interest) Zoning District: and

WHEREAS, the applicant also filed a General Development Plan for: 1) an existing Government Office (Natural Resources Department/Quattlebaum House) of 6,342 square feet; 2) an existing EMS Station of 1,196 square feet; and 3) 4,740 square feet of a Public Use Facility (EMS Station) for a total of 12,278 square feet (the "project") on the property; and

WHEREAS, the applicant also filed a request for Specific Approval for an alternative to Land Development Code Section 531.40 requesting a reduced setback of 8-foot for only the existing building from the required 30-foot setback; and

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

WHEREAS, the Manatee County Planning Commission, after due public notice, held public hearings on October 16, 2025, and November 13, 2025, to consider the rezone, General Development Plan, Specific Approval and Schedule of Permitted and Prohibited Uses are 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 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 t the real property described in Exhibit "A" of this Ordinance from A/ST/WP-M (General Agriculture/Special Treatment/Watershed Protection Lake Manatee Overlay) and CON ST/WP-M (Conservation/Special Treatment/Watershed Protection Lake Manatee Overlay) Zoning District to PDPI (Planned Development Public Interest) Zoning District.

B. The Board of County Commissioners, after due public notice, held public hearings on November 6, 2025, and December 4, 2025, 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 LDC Section 531.40, the Board of County Commissioners finds the purpose of the LDC regulation is satisfied with the deviation from the required setback of at 30 feet to a reduced 8 feet for only the existing EMS Station.

Section 2. GENERAL DEVELOPMENT PLAN. The General Development Plan is hereby approved for: 1) an existing Government Office (Natural Resources Department/Quattlebaum House) of 6,342 square feet; 2) an existing EMS Station of 1,196 square feet; and 3) 4,740 square feet of a Public Use Facility (EMS Station) for a total of 12,278 square feet upon the property subject to the following Stipulations:

A. DESIGN AND LAND USE

1. The site plan submitted with this application shall be part of the approval.

2. No development shall be undertaken without prior approval and issuance of a development order pursuant to the provisions of this Land Development Code.

3. All other applicable local, state, or federal permits shall be obtained prior to commencement of construction.

4. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

B. ENVIRONMENTAL

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. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the GDP, the project's maximum intensity may be subject to a reduction at time of FSP submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum intensity shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.

4. Pursuant to the July 2025 Environmental Narrative prepared by Monarch, 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, a FWC permit will be obtained for relocation and/or management of tortoises.

5. If wells are encountered, 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.

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.

7. The Florida Fish and Wildlife (FWC) permit shall be obtained prior to commencement of development.

C. STORMWATER ENGINEERING

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 FSP 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 County 100- year floodplain delineation pursuant to the Lake Manatee Watershed Management Plan, and post-development discharge of runoff.

2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect 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:
2.33-year/24-hour	4.5 inches	FLMOD
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 Lake Manatee Watershed Management Plan) shall be submitted to demonstrate compliance prior to commencement of construction.

3. Any fill within the 100-year floodplain as delineated by the Lake Manatee Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can submit drainage modeling utilizing the Lake Manatee Watershed Management Plan (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition.

4. The project shall be required to provide 150 percent water quality treatment for Lake Manatee Watershed.

5. Any fill within the 100-year floodplain derived from the FEMA FIRM shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. The 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and

floodplain compensation). Alternatively, the applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts to a no-rise condition.

D. DEVELOPMENT REVIEW

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 Development Services review process for the project.

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for alternatives to Land Development Code Section 531.40 requesting a reduced setback of 8-foot for only the existing building from the required 30-foot setback.

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/ST/WP-M (General Agriculture/Special Treatment/Watershed Protection Lake Manatee Overlay) and CON ST/WP-M (Conservation/Special Treatment/Watershed Protection Lake Manatee Overlay) Zoning District to PDPI (Planned Development Public Interest) Zoning District and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

Section 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 4th day of December 2025.

BOARD OF COUNTY COMMISISONERS OF MANATEE COUNTY, FLORIDA.

BY: _____
Chairperson

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

BY: _____
Deputy Clerk

Exhibit "A" Legal Description

(PARCEL ID# 275320000)

(PER O.R. BOOK 1104, PAGE 940)

PARCEL I:

Commence at the Southeast corner of Section 25, Township 34 South, Range 19 East of Manatee County, Florida; thence run South 89°23'52" East, 57.46 feet to the Point on center line of County Road; thence run North 45°26'52" West along center line of County Road 49.10 feet; thence run North 44°33'08" East, 40 feet to point on right of way line of County Road for Point of Beginning; thence run North 45°26'52" West along right of way of County Road, 200 feet; thence run North 44°33'08" East, 1145.30 feet to point on Reservoir deed line; thence run South 40°53'17" East, along Reservoir deed line, 200.25 feet; thence run South 44°33'08" West, 1129.50 feet to Point of Beginning.

Subject to a Flowage Easement granted to Manatee County as described in O.R. Book 283, Page 146, Public Records of Manatee County, Florida.

TOGETHER WITH:

(PARCEL ID# 275325009)

(PER O.R. BOOK 992, PAGE 3178)

Commence at the SW corner of Section 30, Township 34 South, Range 20 East of Manatee County, Florida, thence run S89°23'52"E along South line of Section 30, 114.92 feet to point on the right-of-way line of County Road for Point of Beginning; thence run S89°23'52"E along south line of Section 30, 150 feet; thence run N44°33'08"E, 940 feet more or less to point on Reservoir deed line; thence run N01°32'07"W along Reservoir deed line, 110 feet more or less to County Monument No. 7; thence run N40°53'17"W along Reservoir deed line 132.9 feet; thence run S44°33'08"W, 1129.50 feet to point on County Road right-of-way; thence run southeasterly along said right-of-way 90.8 feet to the Point of Beginning.

All being more particularly described as follows:

(PER THIS SURVEYOR)

Commence at the Southwest corner of Section 30 South, Township 34 South, Range 19 East of Manatee County, Florida; thence along the South line of said Section 30, S89°19'47"E, a distance of 114.74 feet to a point being on the easterly right of way of Dam Road, as recorded in Official Records Book 320, Page 297 of the Public Records of Manatee County, Florida and the POINT OF BEGINNING; thence continue along said South line of Section 30, and the southerly and easterly lines of the lands described in Official Records Book 992, Page 3178, of said Public Records, the following two (2) courses; (1) S89°19'47"E, a distance of 150.00 feet; (2) N44°37'13"E, a distance of 950.59 feet to a point being on the northerly line of the lands described in O.R. Book 283, Page 146 of said Public Records; thence along said northerly line, the following Two (2) courses; (1) N01°28'02"W, a distance of 92.45 feet; (2) N40°49'12"W, a distance of 333.15 feet to a point being the northwesterly corner of the lands described in O.R. Book 1104, Page 940, of said Public Records; thence along the westerly line of said lands, S44°37'13"W, a distance of 1145.30 feet, to a point being on the easterly right of way of aforementioned Dam Road; thence along said easterly right of way, S45°22'47"E, a distance of 290.70 feet, to the POINT OF BEGINNING.

Containing 442,708 square feet or 10.16 acres, more or less.

402.5. Schedule of Uses for PD Districts.

Except as specifically provided in this Code, regulations governing the use of land, water and structures within the PD districts shall be as shown in the following table. Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted with approval of a General Development Plan. PD zoning in itself does not constitute approval to develop or establish a new use.

Uses of land or structures not expressly listed in the table are prohibited and shall not be established in that district.

Uses and structures which are customarily and clearly incidental to permitted principal uses and structures, shall be also permitted.

Whenever there is any uncertainty as to the classification of a use listed in the following table, the Department Director shall determine the classification, if any, within which the use falls, based on its characteristics and similarity to other uses in the district. If a use has characteristics similar to more than one (1) classification, the use shall be construed as the classification having the most similar characteristics. In the event that a particular use is determined not to be within an allowed defined use, then the particular use shall be prohibited. Notwithstanding the foregoing, if the site plan or development order for a planned development lists the specific uses permitted within such planned development, then only such listed uses shall be permitted, unless otherwise approved by the Board of County Commission at an advertised public hearing.

Table 4-12: Schedule of Uses for PD Districts

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	531.1	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
Animal Products Processing Facility	531.1	X	X	X	X	P	X	X	SP	X	X	X	P	P
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
Slaughterhouses	531.1	X	X	X	X	P	X	X	P	X	X	X	X	X
Stockyards and Feedlots[4]	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
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
Food Truck Park	531.64	X	P	P	P	P	X	P	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
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.10	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)[5]	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[1]		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
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
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	531.40	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
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.20	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	531.60	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	531.30	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
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														
Accessory Dwelling Unit[6]	511.18	P	X	X	X	X	X	X	P	X	X	X	P	X
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
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	531.50	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.50	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	531.59	X	X	X	P	P	P	X	P	X	X	X	P	P

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).

[3] Limited to three thousand (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.

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

[6] If expressly approved in the zoning ordinance and the site plan approving the planned development project; if expressly approved as an amendment to an existing planned development zoning ordinance and the applicable site plan; or if the lot is no longer included in the site plan approving the planned development project, and the lot is developed for a residential, single-family use.

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.

(Ord. No. 16-31, § 3(Exh. A), 11-13-16; Ord. No. 16-06, § 3(Exh. A-3), 11-15-16; Ord. No. 16-24, § 3(Exh. A-4); 11-15-16; Ord. No. 17-30, § 4(Exh. B), 9-7-17; Ord. No. 17-47, § 3(Exh. A-2), 9-7-17; Ord. No. 18-22, § 3(Exh. A-2), 6-7-18; Ord. No. 18-18, § 3(Exh. A-2), 8-23-18; Ord. No. 19-03, § 3(Exh. A-4), 3-21-19; Ord. No. 20-05, § 3(Exh. A-2), 6-4-20; Ord. No. 20-34, § 3(Exh. A), 10-1-20; Ord. No. 21-11, § 3(Exh. 2), 8-21-21/Amd. 10-12-21; Ord. No. 22-87, §3(Exh. A), 11-3-22; Ord. No. 24-07, § 3(Exh. A), 5-2-24)

Editor's note(s)—See the editor's note to Table 4-1.

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 5, 2025

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

Dear Angelina Colonneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. PDPI-25-12(Z)(G), which was filed in this office on December 5, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp