

Manatee County Zoning Ordinance

PDR-05-64(Z)(G)(R2) - HILLWOOD EXPANSION REVISED GENERAL DEVELOPMENT PLAN WITH REZONE- VICTORIA ELLIS, GEORGE AND SUSAN ELLIS (OWNERS) - SAND BRANCH, LLC (CONTRACT PURCHASER) - PLN2212-0010

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 COUNTY LAND DEVELOPMENT CODE), RELATING TO THE ZONING WITHIN THE UNINCORPORATED AREA; TOGETHER WITH AMENDING AND RESTATING ORDINANCE PDR-05-64(Z)(G)(R) TO ADD 19.43 ACRES (EXPANSION PARCELS); PROVIDING FOR THE REZONING OF 19.43 ACRES ON THE NORTHEAST PORTION OF A 97.4-ACRE SITE (77.91-ACRES ALREADY ZONED PDR) LOCATED ON THE NORTH SIDE OF WATERLINE ROAD AND APPROXIMATELY 2,500 FEET WEST OF THE WESTERNMOST END OF THE LAKE MANATEE RESERVOIR DAM STRUCTURE, BRADENTON (MANATEE COUNTY) FROM A (GENERAL AGRICULTURE) TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT; APPROVING A REVISED GENERAL DEVELOPMENT PLAN FOR THE ENTIRE 97.4 ACRE SITE FOR A RESIDENTIAL PROJECT CONSISTING OF 252 RESIDENTIAL DWELLING UNITS INCLUSIVE OF THE PREVIOUSLY APPROVED DEVELOPMENT OF 195 RESIDENTIAL DWELLING UNITS, SUBJECT TO AMENDED STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Victoria Ellis, George and Susan Ellis (Owners) and Sand Branch, LLC (Contract Purchaser) (the "Applicants") filed an application to rezone 19.43 acres on the northeast portion of a 97.4-acre site (77.91 acres already zoned PDR) described in Exhibit "A", attached hereto, (the "Property") from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; and

WHEREAS, the applicant also filed a revised General Development Plan for the entire 97.4 acres site for a residential project consisting of 252 residential dwelling units inclusive of the previously approved development of 195 residential dwelling units; (the "project") on the property; and

WHEREAS, the applicant also filed a request for Specific Approval for an alternative to Land Development Code Section 1001.1.B.3, to allow access by easement to one parcel located in the southeast corner of the Hillwood Expansion Area (PID #559900006) as depicted on the General Development Plan;

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on July 13, 2023, to consider the rezone and revised General Development Plan 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, the additional application for Specific Approval, 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 and General Development Plan as it relates to the real property described in Exhibit "A" of this Ordinance for approximately 19.43 acres from A (General Agriculture) to the PDR (Planned Development Residential) zoning district.

B. The Board of County Commissioners, after due public notice, held a public hearing on August 17, 2023, regarding the proposed Official Zoning Atlas Amendment and General Development Plan 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 and General Development Plan 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 1001.1.B.3., the Board finds that the purpose of the LDC regulation is satisfied, to allow the use of this easement as a means of access to the project for only one lot, at the southeastern corner of the project.

Section 2. REVISED GENERAL DEVELOPMENT PLAN. The revised General Development Plan is hereby approved for the entire 97.4 acres site for a residential project consisting of 252 residential dwelling units inclusive of the previously approved development of 195 residential dwelling units upon the property subject to the following Stipulations:

**PREVIOUS STIPULATIONS
(EXISTING PROJECT ONLY)**

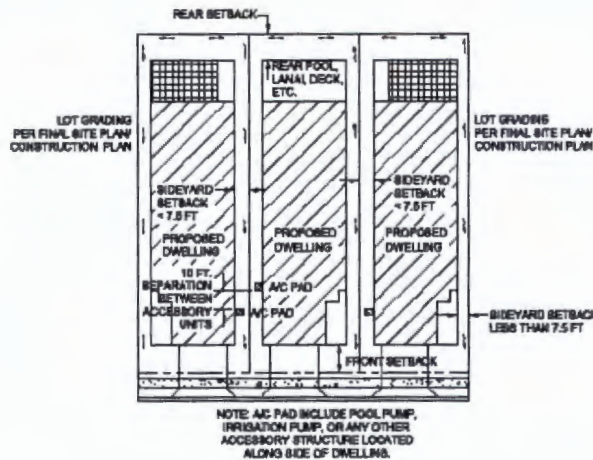
A. TRANSPORTATION CONDITIONS

1. A detailed traffic analysis will be required prior to the Preliminary Site Plan and Final Site Plan approval depending on type and size of development.

2. Additional on-site and off-site improvements may be required as the property is developed.
3. To allow for future widening of Waterline Road, dedication of right-of-way is required at Final Plat or FSP approval, as appropriate, to provide Manatee County with a 42 foot half section from the existing centerline on Waterline Road.

B. STORMWATER CONDITIONS

1. Natural areas which are to be utilized for retention in Low Impact and other alternative development shall be dedicated with Drainage Easements and under sole ownership and maintenance of a Homeowner's Association. Any impacts to dedicated drainage areas shall be fully compensated.
2. Shell paving in Low Impact and other alternative development would be considered impervious for any drainage design and calculations.
3. A minimum of ten (10) foot separation between accessory equipment and structures alongside adjoining houses with 5 or 6 feet side yard setbacks shall remain available for drainage according to the following diagram:



4. Any deviation with respect stormwater design requirements in association with a Low Impact Design (LID) practice(s) either located in Chapter 717 of the Land Development Code, the Stormwater Design Manual, or other applicable standards shall be approved administratively with the Final Site Plan submittal. Low impact design practices may include bioretention, pervious pavement, stormwater harvesting, greenroof treatment systems, rainwater harvesting (cisterns), and biofiltration. Low Impact Design practices shall be utilized to supplement water quality and water quantity requirements in conjunction to a conventional stormwater system.

C. INFRASTRUCTURE CONDITIONS

1. Internal roadways associated with this project which are dedicated to the County shall be constructed in accordance to Manatee County Land Development Code and Public Works Engineering Standards. Deviations from the above referenced regulations with respect to proposed publicly dedicated roads shall be approved through specific approval process at a public hearing. Any design and/or dimensional criteria for private internal roadways, LID practices, and/or driveways shall be administratively approved through Final Site Plan submittal pursuant to Section 740 of the Land Development Code. Unless the roadway infrastructure is brought up to county standards and meets design right-of-way width, the county will not accept any request to turn over such roadway for perpetual maintenance.
2. The emergency access locations as shown on the GDP may remain as emergency only if the Final Site Plan and subsequent Final Subdivision Plat indicate internal streets as private. In such case, the emergency access gates may be gated pursuant to LDC requirements and approval from Public Safety and the fire district. Should the applicant desire to have public streets, the connections shall be designed and constructed as inter-neighborhood ties allowing full access between this project and the Rye Wilderness Subdivision to the north.

D. ENVIRONMENTAL CONDITIONS

1. The applicant has stated that no wetlands or wetland buffers exist within the project area. All wetland/buffer limits within 200 feet of the site shall be depicted on the Final Site Plan. The applicant is advised that if the waterway to the east (Sand Branch Creek) is claimed as a jurisdictional wetland feature by SWFWMD, then portions of the associated 30-foot buffer may encroach into this site. In such case, all applicable wetland/wetland buffer criteria in Section 719 of the LDC shall be addressed with to Preliminary Site Plan approval.
2. The Preliminary Site Plan shall clearly delineate a minimum of 15 acres of Upland Preservation in order to comply with Comprehensive Plan Policy 3.3.2.2. The location and configuration of the required Upland Preservation shall be determined based on the following factors:
 - a. Location of off-site habitats and other natural areas. Upland Preservation areas should be contiguous with surrounding habitat where possible, for better wildlife utilization.
 - b. Location of existing active Gopher Tortoise burrows based on the results of the required updated gopher tortoise density survey. The required upland habitat preservation should be designed to accommodate gopher tortoises.
 - c. The location of any proposed improvements that may be in conflict with these areas, such as walls/fences, drainage features, inter-neighborhood ties and secondary means of access. Areas with significant improvements may not be credited toward meeting the 15 acres of Upland Preservation requirement.
 - d. Areas less than 50 foot in width shall not be credited toward meeting the 15 acres of Upland Preservation requirement.

3. Prior to Final Plat approval, a Conservation Easement for upland preservation areas (15 acres) and wetlands/wetland buffers (if identified onsite) shall be dedicated to the County in accordance with Section 719.11.1.3 of the LDC.
4. A Management Plan for Upland Preservation areas shall be submitted for review at the time of application for Preliminary Site Plan. EPD shall be notified prior to commencing any management activities. Language documenting the Management Plan requirements shall be included in the HOA documents.
5. No lots shall be platted through wetlands, wetland buffers or upland preservation areas.
6. Prior to Final Site Plan submittal, the entire site shall be resurveyed for listed animal species (inclusive but not limited to eagles, scrub jays and gopher tortoises) in accordance with applicable reviewing agency guidelines. Copies of surveys and findings shall be provided to the EPD for review. Copies of approved Wildlife Management Plans, if required, shall be provided prior to commencement of construction activities. The applicant is advised that design reconfigurations may be necessary to allow for the preservation of wildlife habitat areas.
7. The Final Site Plan shall identify wildlife connections between preservation areas severed by construction. Oversized culverts rumble strips and/or wildlife crossing signage may be required to maintain habitat connectivity or alert motorists of the presence of wildlife in the area.

**NEW STIPULATIONS
(EXPANSION PROJECT ONLY)**

E. DESIGN AND LAND USE

1. 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.

F. STORMWATER ENGINEERING

1. 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: |
|------------------|----------------------|------------------------|
| 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 shall be submitted to demonstrate compliance prior to commencement of construction.

2. 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.
3. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Sand Branch. Modeling shall be used to determine pre- and post- development flows.
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.

G. ENVIRONMENTAL

1. All prior stipulations remain in effect in addition to the below stipulations.
2. Prior to approval of the first Final Site Plan for any part of the expansion project area, the applicant shall provide a tree survey to quantify the amount of tree cover removed prior to this rezone and GDP approval process. When provided, Environmental staff will review the data and make a determination of how many trees will be required to be planted to "replace" tree canopy removed, which will be required to be met through either including the replacement trees on the landscape plan of the FSP, or through another alternative that may be determined by the Environmental staff with the FSP approval.
3. All other applicable state or federal permits shall be obtained prior to commencement of development.
4. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.

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. Per the Gopher Tortoise Management Plan, approved by FFWCC, Section 3.1 - Prior to Final Plat approval, a Conservation Easement for upland preservation areas (15 acres) shall be dedicated to the County. Per LDC Section 705.3.D. Species Management Plan - Whenever a significant number of species of special concern, listed by the FFWCC, are found through an evaluation of a proposed development site, and the species habitat on the project site is determined to be viable, a species management plan approved by the FFWCC may be developed and utilized as the basis for development approval conditions.
7. An updated Management Plan for Upland Preservation areas shall be submitted for review at the time of application for Preliminary Site Plan. EPS shall be notified prior to commencing any management activities. Language documenting the Management Plan requirements shall be included in the Notice to Buyers.
8. No lots shall be platted through wetlands, wetland buffers or upland preservation areas.
9. Prior to Final Site Plan submittal for the Expansion Area, the entire site shall be resurveyed for listed animal species (inclusive but not limited to eagles, scrub jays and gopher tortoises) in accordance with applicable reviewing agency guidelines and LDC Section 705.4.D. Copies of surveys and findings shall be provided to the EPS for review. Copies of approved Wildlife Management Plans, if required, shall be provided prior to commencement of construction activities. The applicant is advised that design reconfigurations may be necessary to allow for the preservation of wildlife habitat areas.
10. The Final Site Plan for the Expansion Area shall identify wildlife connections between preservation areas severed by construction. Oversized culverts rumble strips and/or wildlife crossing signage may be required to maintain habitat connectivity or alert motorists of the presence of wildlife in the area.

H DEVELOPMENT REVIEW

1. All previous stipulations will apply.
2. 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. 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, for a rezone of 19.43 acres on the northeast portion of a 97.4-acre site (77.91 acres already zoned PDR) from A (General Agriculture) to the PDR (Planned Development Residential) 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 4. SPECIFIC APPROVAL. Specific Approval is hereby approved for an alternative to Land Development Code Section 1001.1.B.3. to allow access by easement to one parcel located in the southeastern corner of the Hillwood expansion area (PID #559900006) as depicted on the General Development Plan.

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 17th day of August 2023.



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

BY: 
Kevin Van Ostenbridge, Chairman

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

BY: 
Deputy Clerk

Exhibit "A"

Legal Description

HILLWOOD EXPANSION

PARCEL 1 (ORB 2635, PG 4790)

THE WEST $\frac{1}{4}$ OF THE N $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 19 EAST, LYING AND BEING IN MANATEE COUNTY FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS 25 FEET WIDE ALONG THE EAST BOUNDARY OF THE S $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SAID SECTION 25, UNTIL SUCH TIME AS A PUBLIC ROAD IS CONSTRUCTED IMMEDIATELY EASTERLY AND ADJOINING THE ABOVE DESCRIBED PROPERTY AND SAID ROAD CONNECTS TO THE EXISTING PUBLIC ROAD PRESENTLY KNOWN AS PIPELINE ROAD. WHEN SUCH NEW PUBLIC ROAD IS CONSTRUCTED, THIS EASEMENT IS TERMINATED FORTHWITH.

PLUS AN INGRESS AND EGRESS EASEMENT ALONG THE EAST AND NORTH BOUNDARY OF THE EAST $\frac{3}{4}$ OF THE N $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 19 EAST, LYING AND BEING IN MANATEE COUNTY FLORIDA.

TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES BELONGING OR IN ANY WAY APPERTAINING TO THE REAL PROPERTY.

PARCEL 2 (ORB 1361, PAGE 1412)

THE EAST $\frac{3}{4}$ OF THE N $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 19 EAST, LYING AND BEING IN MANATEE COUNTY FLORIDA, SUBJECT TO A 25 FOOT INGRESS AND EGRESS EASEMENT ALONG THE EASTERN AND NORTHERN BOUNDARIES THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS 25 FEET WIDE ALONG THE EAST BOUNDARY OF THE S $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SAID SECTION 25, UNTIL SUCH TIME AS A PUBLIC ROAD IS CONSTRUCTED IMMEDIATELY EASTERLY AND ADJOINING THE ABOVE DESCRIBED PROPERTY AND SAID ROAD CONNECTS TO THE EXISTING PUBLIC ROAD PRESENTLY KNOWN AS PIPELINE ROAD. WHEN SUCH NEW PUBIC ROAD IS CONSTRUCTED, THIS EASMENT IS TERMINATED FORTHWITH.

ORIGINAL HILLWOOD

THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ AND THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 19 EAST, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 19 EAST, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS THE SOUTH 50 FEET FOR ROAD RIGHT-OF-WAY.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THAT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 34, RANGE 19 EAST; THENCE ALONG THE WEST LINE OF SECTION 25, N00°46'15"E, A DISTANCE OF 1371.28 FEET TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF WATERLINE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SECTION LINE N00°46'15"E, A DISTANCE OF 2594.33 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF SAID SECTION 25; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, OF THE NORTHWEST 1/4, S88°52'52"E, A DISTANCE OF 1314.01 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, AND THE NORTHWEST 1/4, SOUTHWEST 1/4, S00°51'10"W, A DISTANCE OF 2578.48 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF WATERLINE ROAD; THENCE ALONG SAID RIGHT-OF-WAY N89°34'24"W, A DISTANCE OF 1310.33 FEET TO THE POINT OF BEGINNING.;



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 24, 2023

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

Dear Honorable Angelina Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. PDR-05-64(Z)(G)(R2), which was filed in this office on August 24, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh