

Manatee County Zoning Ordinance

PDR-22-05(Z)(P) – LINGER LODGE ROAD REZONE AND PRELIMINARY SITE PLAN – WHITE OAK DEVELOPMENT LTD (OWNER)/ D.R. HORTON, INC. (CONTRACT PURCHASER) – PLN2202-0119

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 15-17, AS AMENDED, THE MANATEE COUNTY LAND DEVELOPMENT CODE), RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR A REZONE OF APPROXIMATELY 17.8 ACRES (7.0 ACRES ZONED PDMU AND 10.8 ACRES ZONED A-1) OF A 34.5 ACRE PROJECT SITE, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF I-75 AND LINGER LODGE ROAD, AND COMMONLY KNOWN AS 8240 LINGER LODGE ROAD, BRADENTON (MANATEE COUNTY), FROM PDMU/ST/WP-E (PLANNED DEVELOPMENT MIXED USE/SPECIAL TREATMENT/WATERSHED PROTECTION EVERS) AND A-1/ST/WP-E (AGRICULTURAL SUBURBAN/SPECIAL TREATMENT/WATERSHED PROTECTION EVERS) TO PDR/ST/WP-E (PLANNED DEVELOPMENT RESIDENTIAL/SPECIAL TREATMENT/WATERSHED PROTECTION EVERS); APPROVING A PRELIMINARY SITE PLAN FOR A 99 SINGLE-FAMILY ATTACHED RESIDENTIAL UNIT DEVELOPMENT; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, White Oak Development Ltd (Owner)/ D.R. Horton, Inc. (Contract Purchaser) (the “Applicants”) filed an application to rezone approximately 17.8 acres (7.0 acres zoned PDMU and 10.8 acres zoned A-1) of a 34.5 acre project site described in Exhibit “A”, attached hereto, (the “Property”) from PDMU/ST/WP-E (Planned Development Mixed Use/Special Treatment/Watershed Protection Evers) and A-1/ST/WP-E (Agricultural Suburban/Special Treatment/Watershed Protection Evers) to PDR/ST/WP-E (Planned Development Residential/Special Treatment/Watershed Protection Evers) zoning district; and

WHEREAS, the applicant also filed a Preliminary Site Plan for 99 single-family attached residential unit development (the “project”) on the property; and

WHEREAS, the applicant also filed a request for Specific Approval for alternatives to Land Development Code Sections: 1) 900.5.C.4 to allow flexibility to remove more than 25 percent of trees over 24-inch dbh; and 2) 1001.4.D.1 to allow a cul-de-sac length over 800 feet (1,310 linear feet); and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on July 13, 2023, consider the rezone, Preliminary Site 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 PDMU/ST/WP-E (Planned Development Mixed Use/Special Treatment/Watershed Protection Evers) and A-1/ST/WP-E (Agricultural Suburban/Special Treatment/Watershed Protection Evers) to PDR/ST/WP-E (Planned Development Residential/Special Treatment/Watershed Protection Evers) zoning district.

B. The Board of County Commissioners, after due public notice, held public hearings on August 17, 2023 and September 17, 2023, 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 900.5.C.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed alternative, because trees will still be preserved, just smaller and more of them, in locations that are in or adjacent to preservation areas of the project.

E. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 1001.4.D.1 the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the emergency means of access effectively mitigates the extended length of the cul-de-sac, which addresses the concerns of Emergency Responders.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for 99 single-family attached residential unit development, upon the property subject to the following Stipulations:

A. DESIGN AND LAND USE

1. Final Site Plan (FSP) review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the LDC requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20-feet from property lines.
2. Pursuant to the Specific Approval request for an alternative to Section 1001.4.D.1 which limits cul-de-sac lengths to 800-feet, the applicant has requested a 1,310 linear foot cul-de-sac and is proffering Options 1 and 2 that were made part of the attachment for Specific Approval, and were entered into the public hearing record for the alternative design, to provide emergency access at a point that satisfies Emergency Responders to mitigate the extra length of the cul-de-sac. The applicant will be required to submit an access road designed according to Option 1 or 2, to be reviewed and approved at Final Site Plan.
3. 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 fact that the residential units are located within the Coastal Planning Area and Coastal Evacuation Area overlays, and residents may be subject to the Hurricane Evacuation Plan that will be prepared by the developer and submitted to the County for approval by the Emergency Management Department.
 - b. The fact that there is an existing PWSF (Personal Wireless Service Facility) or cell tower, located within the project boundary approximately 400-feet east of the edge of the I-75 right-of-way.

Manatee County shall have no legal obligation to enforce these private Declaration of Covenants and Restrictions.

4. 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.
5. A hurricane evacuation plan shall be reviewed and approved by the Manatee County Public Safety Department and shall be implemented according to the applicable regulations of the Land Development Code and the Comprehensive Plan.

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. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
4. Pursuant to the February 2022 Environmental Narrative prepared by Flatwoods Consulting Group, prior to land clearing or construction activities, a 100 percent survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a Florida Fish and Wildlife Conservation Commission (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 & Sediment Control Plan (ESCP) information on the Final Site Plan in accordance with Section 353.3 of the LDC.
6. 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.
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

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 (utilizing the approved Braden River Watershed Management Plan available through the Public Works Department) shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the FEMA 2021 effective FIRM 100-year floodplain and floodway; the County 25-year floodplain; and post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

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

50-year storm event modeling applies to thoroughfare drainage systems only.

The comparison of existing pre-development condition versus the proposed post-development condition shall include results in terms of runoff and staging. Drainage Modeling shall be submitted to demonstrate compliance prior to commencement of construction.

2. This project shall be required to reduce the calculated pre-development flow rate by twenty-five percent (25%) for all stormwater outfall flow directly or indirectly into Braden River Watershed. Modeling shall be used to determine pre- and post- development flows.
3. This project shall be required to provide 150% water quality treatment for the Braden River Watershed.
4. All fill within the 25- and 100-year floodplains shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. Drainage modeling shall utilize the approved Braden River Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property based upon a "no-rise" flood stage condition.
5. A no-rise permit will be required for all encroachment (fill, driveways, parking, buildings, etc.) within the FEMA 100-year floodway of the Braden River. Any existing or proposed structures within the floodway shall be modeled. The no-rise permit shall be approved prior to Final Site approval/sign-off.
6. A Flowage Easement shall be dedicated to Manatee County and shall be shown on the Final Site Plan/Construction Plan for the Braden River within the project boundaries. In addition, a twenty (20) feet Drainage-Maintenance Access Easement shall be provided along the north bank of the Braden River from the top of bank. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

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 construction plans review process for the project.

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for alternatives to Land Development Code Sections: 1) 900.5.C.4 to allow flexibility to remove more than 25 percent of trees over 24-inch dbh; and 2) 1001.4.D.1 to allow a cul-de-sac length over 800 feet (1,310 linear feet). The Specific Approval shall continue in effect and shall expire concurrent with the Revised Preliminary site Plan for the project approved pursuant to Section 2 hereof. IF APPLICABLE

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 PDMU/ST/WP-E (Planned Development Mixed Use/Special Treatment/Watershed Protection Evers) and A-1/ST/WP-E (Agricultural Suburban/Special Treatment/Watershed Protection Evers) to PDR/ST/WP-E (Planned Development Residential/Special Treatment/Watershed Protection Evers) 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 7th day of September 2023.



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

BY: 
Kevin Van Ostenbridge, Chairman

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

BY: 
Deputy Clerk

Exhibit "A"

Legal Description

DESCRIPTION (Taken from First American Title Insurance Company Commitment Number: NCS-1070421-ORL, dated May 19, 2021)

The Land referred to herein below is situated in the County of Manatee, State of Florida, and is described as follows:

PARCEL 1 ("NON-ROFR" PROPERTY):

COMMENCE AT NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; THENCE SOUTH 01°35'50" WEST, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 135.08 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF LINGER LODGE ROAD (BRADEN RIVER ROAD) (WIDTH VARIES), AS DESCRIBED AND RECORDED IN O.R. BOOK 842, PAGE 643, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA FOR THE POINT OF BEGINNING; THENCE NORTH 83°56'05" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 470.87 FEET; THENCE NORTH 00°16'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 59.61 FEET TO THE INTERSECTION WITH THE SOUTH MAINTAINED RIGHT OF WAY LINE OF SAID LINGER LODGE ROAD AS DESCRIBED AND RECORDED IN OR. BOOK 749, PAGE 823, SAID PUBLIC RECORDS, AND THE WESTERLY EXTEND THEREOF; THENCE SOUTH 89°32'49" EAST, ALONG SAID MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 321.70 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 550.0 FEET OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25; THENCE SOUTH 00°33'53" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,399.90 FEET; THENCE CONTINUE SOUTH 00°33'53" WEST ALONG SAID WEST LINE, A DISTANCE OF 46.84 FEET TO THE INTERSECTION WITH THE SAFE UPLAND LINE, MORE OR LESS, ELEVATION = 4.0 FEET NAVD88, PER MEMORANDUM FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, GARY TEW, DATED SEPTEMBER 30, 2015' THENCE ALONG SAID SAFE UPLAND LINE THE FOLLOWING FIFTEEN (15) COURSE: (1) NORTH 83°28'14" WEST, A DISTANCE OF 92.80 FEET; (2) THENCE NORTH 81°04'11" WEST, A DISTANCE OF 67.83 FEET; (3) THENCE SOUTH 78°35'51" WEST, A DISTANCE OF 45.44 FEET; (4) THENCE SOUTH 61°18'38" WEST, A DISTANCE OF 73.16 FEET; (5) THENCE SOUTH 77°54'00" WEST, A DISTANCE OF 57.47 FEET; (6) THENCE SOUTH 83°42'01" WEST, A DISTANCE OF 34.80 FEET; (7) THENCE SOUTH 71°07'21" WEST, A DISTANCE OF 72.13 FEET; (8) THENCE SOUTH 76°42'52" WEST, A DISTANCE OF 67.54 FEET; (9) THENCE SOUTH 57°16'53" WEST, A DISTANCE OF 45.66 FEET; (10) THENCE SOUTH 64°45'53" WEST, A DISTANCE OF 76.88 FEET; (11) THENCE SOUTH 53°45'00" WEST, A DISTANCE OF 59.02 FEET; (12) THENCE SOUTH 47°58'03" WEST, A DISTANCE OF 86.97 FEET; (13) THENCE SOUTH 45°35'13" WEST, A DISTANCE OF 33.62 FEET; (14) THENCE SOUTH 57°40'45" WEST, A DISTANCE OF 34.68 FEET; (15) THENCE SOUTH 31°56'35" WEST, A DISTANCE OF 49.11 FEET TO THE INTERSECTION WITH THE EAST LIMITED ACCESS RIGHT OF WAY INTERSTATE 75 (STATE ROAD NO 93) PER STATE OF FLORIDA RIGHT OF MAP SECTION 13075-2402; THENCE NORTH 13°39'57" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 113.20 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE NORTH WEST 1/4 OF SAID SECTION 25; THENCE CONTINUE NORTH 13°39'57" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 346.34 FEET TO THE

INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE CONTINUE NORTH 13°39'57" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1,216.62 FEET; THENCE SOUTH 89°28'55" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 180.10 FEET; THENCE NORTH 83°53'14" EAST, ALONG SAID EAST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE LINGER LODGE ROAD, AS DESCRIBED AND RECORDED IN O.R. BOOK 815, PAGE 241, SAID PUBLIC RECORDS, A DISTANCE OF 233.45 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 25, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT:

A PARCEL OF LAND LYING & BEING IN SEC 25, TWN 35S, RNG 18E & BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE SE COR OF THE N 1/2 OF THE NW 1/4 OF SEC 25; TH S 01 DEG 34 MIN 19 SEC W ALG THE E LN OF SD NW 1/4 OF SEC 25 A DIST OF 335.60 FT TO THE INT WITH THE E R/W LN OF I75 PER PARCEL 102 SEC 13075-2402 LIMITED ACCESS R/W REC IN OR BK 842 PG 188 OF THE PRMCF, TH N 13 DEG 41 MIN 28 SEC W ALG SD E R/W LN, A DIST OF 346.34 FT TO THE INT WITH THE S LN OF SD N 1/2 OF THE NW 1/4 OF SEC 25, TH ALG THE LIMITED ACCESS R/W LN FOR I75 & LINGER LODGE RD PER PARCEL 103 (SEC 13075-2402) LIMITED ACCESS R/W REC IN OR BK 815 PG 241 OF THE PRMCF THE FOLLOWING 3 COURSES N 13 DEG 41 MIN 28 SEC W A DIST OF 1216.62 FT; TH S 89 DEG 30 MIN 26 SEC E, A DIST OF 180.10 FT; TH N 83 DEG 51 MIN 44 SEC E, A DIST OF 233.45 FT TO THE INT WITH SD E LN OF THE NW 1/4 OF SEC 25; TH S 01 DEG 34 MIN 19 SEC W ALG SD E LN A DIST OF 1206.97 FT TO THE POB.

PARCEL 2 ("ROFR" PROPERTY):

A PARCEL OF LAND LYING & BEING IN SEC 25, TWN 35S, RNG 18E & BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE SE COR OF THE N 1/2 OF THE NW 1/4 OF SEC 25; TH S 01 DEG 34 MIN 19 SEC W ALG THE E LN OF SD NW 1/4 OF SEC 25 A DIST OF 335.60 FT TO THE INT WITH THE E R/W LN OF I75 PER PARCEL 102 SEC 13075-2402 LIMITED ACCESS R/W REC IN OR BK 842 PG 188 OF THE PRMCF, TH N 13 DEG 41 MIN 28 SEC W ALG SD E R/W LN, A DIST OF 346.34 FT TO THE INT WITH THE S LN OF SD N 1/2 OF THE NW 1/4 OF SEC 25, TH ALG THE LIMITED ACCESS R/W LN FOR I75 & LINGER LODGE RD PER PARCEL 103 (SEC 13075-2402) LIMITED ACCESS R/W REC IN OR BK 815 PG 241 OF THE PRMCF THE FOLLOWING 3 COURSES N 13 DEG 41 MIN 28 SEC W A DIST OF 1216.62 FT; TH S 89 DEG 30 MIN 26 SEC E, A DIST OF 180.10 FT; TH N 83 DEG 51 MIN 44 SEC E, A DIST OF 233.45 FT TO THE INT WITH SD E LN OF THE NW 1/4 OF SEC 25; TH S 01 DEG 34 MIN 19 SEC W ALG SD E LN A DIST OF 1206.97 FT TO THE POB.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 8, 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-22-05(Z)(P), which was filed in this office on September 7, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh