

**MANATEE COUNTY ORDINANCE**  
**PDMU-17-30(P) - 423 SUWANEE AVENUE (F.K.A. 423 PARTNERS LLC)**  
**(DTS20170558)**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING A PRELIMINARY SITE PLAN FOR A MIXED USE REDEVELOPMENT ON AN APPROXIMATELY 0.5096-ACRE SITE IN THE ROR (RETAIL/OFFICE/RESIDENTIAL) FUTURE LAND USE CATEGORY, WITHIN THE PDMU (PLANNED DEVELOPMENT MIXED-USE) ZONING DISTRICT, AND GENERALLY LOCATED AT THE NORTHEAST CORNER OF SUWANEE AVENUE AND PINEHURST STREET AT 423 SUWANEE AVENUE, SARASOTA (MANATEE COUNTY); SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; APPROVING A SCHEDULE OF USES 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**, 423 Partners, LLC (the “Applicant”) filed an application for a Preliminary Site Plan for a mixed-use redevelopment on an approximately 0.5096-acre site as described in Exhibit “A”, attached hereto, (the “Property”) and

**WHEREAS**, the applicant also filed a request for Specific Approval for alternatives to the Land Development Code Sections 1001.6.A (Elimination of the requirement to construct a sidewalk along the north side of Suwanee Avenue); 700, 701, and 900 (Relief from requirement to landscape the eastern portion of the site); and 402.11.D.3 (Adjustment of front and side setbacks established for PDC zoning districts to GC zoning districts): and

**WHEREAS**, the applicant also filed a Schedule of Uses (permitted and prohibited) Exhibit “B” attached hereto; and

**WHEREAS**, the Building and Development Services Department staff recommended approval of the Preliminary Site Plan, Specific Approval and Scheduled of Uses (permitted and prohibited) Exhibit “B” applications subject to the stipulations contained in the staff report; and

**WHEREAS**, the Manatee County Planning Commission, after due public notice, held a public hearing on March 8, 2018 to consider the Preliminary Site Plan, Specific Approval and Schedule of Uses (permitted and prohibited) Exhibit “B” applications, received the staff recommendation, 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 Preliminary Site Plan, Specific Approval and Schedule of Uses (permitted and prohibited) Exhibit “B” applications consistent with the Manatee County Comprehensive Plan, and the Manatee County Land Development Code, recommended approval 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, 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 a Preliminary Site Plan, Specific Approval and Schedule of Uses (permitted and prohibited) Exhibit “B” as it relates to the real property described in Exhibit “A” of this Ordinance.
- B. The Board of County Commissioners held a duly noticed public hearing on April 5, 2018 regarding the proposed Ordinance described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at the public hearing.
- C. The proposed Ordinance regarding the property described in Exhibit “A” herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan.
- D. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Sections 1001.6.A, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed elimination of the sidewalk along the north side of Suwanee Avenue.
- E. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Sections 700, 701, and 900, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed design because roadway views will not be impacted.
- F. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 402.11.D.3, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed alteration of the setbacks established for PDC (Planning Development Commercial) zoning districts.

**Section 2. PRELIMINARY SITE PLAN.** The Preliminary Site Plan is hereby approved for a mixed-use redevelopment project, subject to the following Stipulations:

## **STIPULATIONS**

### **A. Design and Land Use Conditions:**

1. Compliance with all applicable regulations of the Land Development Code shall be demonstrated at time of Preliminary/Final Site Plan, except for those requirements in which Specific Approval is granted with this request.
2. All other applicable state or federal permits shall be obtained before commencement of the development.
3. All roof mounted HVAC equipment shall be screened from view from Suwanee Avenue, Pinehurst Street, US 41, and adjacent properties. Screening shall consist of building materials matching those used for the principal structure, or an opaque fence. Details of screening shall be submitted and approved with the Preliminary/Final Site Plan.
4. Dumpsters or compactors shall be screened from view from principal buildings, adjacent properties, and internal driveways. Screening shall consist of building materials and colors matching the principal structure.
5. All signs shall meet the requirements of LDC Chapter 6 – Signs and LDC Section 900.6.C (Entranceway Standards for Development). All signs will be reviewed at time of Final Site Plan review and Building Permit issuance.
6. The uses for this redevelopment are limited to those voluntarily proffered by the applicant in the schedule of uses attached to Zoning Ordinance PDMU-17-30(P) as Exhibit B.

### **B. Environmental:**

1. Irrigation for landscaping shall use the lowest water quality source available, (plans indicate a private well), which shall be identified on the Final Site Plan on the cover sheet and the required irrigation plan sheet. Use of Manatee County public potable water supply shall be prohibited. A Water Well Construction Permit must be obtained prior to the construction of any proposed well(s).
2. Landscape plant material details including species and quantities, shown on the Preliminary Site Plan, are not approved at this time and shall be reviewed for consistency with the LDC at the time of Final Site Plan.
3. Since this project is within an Entranceway, foundation landscaping increases to 40 sq. ft per 1,000 sq. ft of gross floor area with at least 60% located along foundations visible from entranceway roadways. Buffer landscaping requires 1 canopy tree planted every 25' and hedge/shrubs shall achieve 60% opacity at a height of 5 feet.

**C. Utility Engineering:**

1. Connection to the County potable water and wastewater systems 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 appropriate 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 the Land Development Code Sections 1001.6.A (Elimination of the requirement to construct a sidewalk along the north side of Suwanee Avenue); 700, 701, and 900 (Relief from requirement to landscape the eastern portion of the site); and 402.11.D.3 (Adjustment of front and side setbacks established for PDC zoning districts to GC zoning districts) Special Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof.

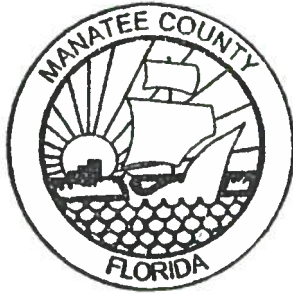
**Section 4. SEVERABILITY.** If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

**Section 5. 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 6. STATE AND FEDERAL PERMITTING.** The issuance of this 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 7. 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 5<sup>th</sup> day of April, 2018.



BY: BOARD OF COUNTY  
COMMISSIONERS  
MANATEE COUNTY, FLORIDA

BY: Priscilla Trace  
Priscilla Trace, Chairman

ATTEST: ANGELINA COLONNESO  
Clerk of the Circuit Court

BY: Acaredo  
Deputy Clerk

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOTS 4 AND 5, BLOCK 13, BALLENTINE MANOR, BAY HEIGHTS SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**Exhibit “B”**

**Schedule of Uses – 423 Suwanee Partners, LLC – PDMU-17-30(P)**

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	AP	X
Agricultural Research Facilities	—	X	X	P	P	X	P	X	<del>P</del>	X	X	X	P	P
Agricultural Uses	531.1	AP	AP	AP	AP	AP	AP	AP	<del>AP</del>	AP	AP	X	P	P
Agricultural Products Processing Plants	531.1	X	X	X	X	P	X	X	<del>P</del>	X	X	X	P	P
Animal Products Processing Facility	531.1	X	X	X	X	SP	X	X	<del>SP</del>	X	X	X	P	P
Short Term Agricultural Uses	531.1	P	X	P	X	X	X	X	<del>P</del>	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	<del>P</del>	P	P	X	P	X
Stables or Equestrian Centers: Public	531.1	X	X	P	X	X	P	X	<del>P</del>	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	<del>P</del>	X	X	X	P	X
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	<del>P</del>	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	<del>P</del>	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	<del>P</del>	X	X	X	X	P
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	AP	X	X	X	X	AP	X	X	X	X	X
Animal Services (Wild and Exotic)	531.5	AP	AP	AP	AP	AP	AP	AP	<del>AP</del>	AP	AP	AP	AP	AP
Assisted Living Facility, Large	531.44	P	P	P	X	X	P	X	<del>P</del>	X	X	X	P	X
Assisted Living Facility, Small	531.44	AP	AP	AP	X	X	AP	X	<del>AP</del>	X	X	X	AP	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	<del>P</del>	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	<del>P</del>	X	X	X	X	X
Bed and Breakfast	531.7	P	X	P	X	X	X	P	<del>P</del>	X	X	X	P	X
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	<del>P</del>	X	X	X	P	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	<del>P</del>	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	<del>P</del>	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	<del>P</del>	X	X	X	P	P
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	

\* The “blue strike-through” uses are Applicant self-imposed prohibitions.

**Exhibit “B”**

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
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	<del>P</del>	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	P	X	P	P	X	<del>P</del>	X	X	X	X	X
Car Wash: Self-Service	531.10	X	X	P	X	P	P	X	<del>P</del>	X	X	X	X	X
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	<del>P</del>	X	X	X	X	X
Child Care Center, Large	531.12	P	P	P	P	P	P	X	<del>P</del>	X	X	X	P	X
Child Care Center, Medium	531.12	P	P	P	P	P	P	X	<del>P</del>	X	X	X	P	X
Child Care Center, Small	531.12	AP	AP	AP	X	AP	AP	X	AP	AP	AP	X	P	X
Child Care Center, (Accessory)	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Churches/Places of Worship	531.13	P	P	P	X	X	X	X	<del>P</del>	X	X	X	P	X
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	<del>P</del>	P	P	X	P	X
Correctional Facilities: Community	—	X	X	X	X	X	P	X	<del>P</del>	X	X	X	X	X
Correctional Facilities: Major	—	X	X	X	X	X	P	X	<del>P</del>	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	<del>P</del>	X	X	X	P	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	<del>P</del>	X	X	X	X	P
Earthmoving, Major	702	X	X	X	X	X	X	X	<del>X</del>	X	X	X	X	P
Earthmoving, Minor	702	AP	AP	AP	AP	AP	AP	AP	<del>AP</del>	AP	AP	X	AP	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	AP	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	<del>P</del>	X	P	X	AP	X
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	<del>P</del>	P	X	X	P	X
Equipment sales, rental and leasing, heavy	531.18	X	X	P	X	P	X	X	<del>P</del>	X	X	X	X	P
—Construction equipment	531.18	X	X	P	X	P	P	X	<del>P</del>	X	X	X	X	X
Equipment Sales, rental and leasing, light	—	X	X	P	X	P	X	X	P	X	X	X	X	
Environmental Education Facilities	—	AP	X	X	X	X	AP	X	AP	X	X	X	AP	X
Family Day Care Home	—	P	X	X	X	X	P	X	<del>P</del>	P	P	X	P	X

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**Exhibit “B”**

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
Farming Service Establishments	531.18	X	X	P	X	X	X	X	<del>P</del>	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	<del>X</del>	X	X	X	X	X
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	<del>P</del>	X	X	X	X	X
Flea Markets: Open	531.20	X	X	P	X	X	X	X	<del>P</del>	X	X	X	X	X
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	<del>P</del>	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	<del>P</del>	X	X	X	X	X
Game Preserve	—	X	X	P	X	X	P	X	<del>P</del>	X	X	X	X	X
Gas Pumps	531.50	X	X	P	P	P	P	P	<del>P</del>	P	X	X		P
Group Housing	531.23	X	X	X	X	X	P	X	<del>P</del>	X	X	X	X	X
Hazardous Waste Transfer Facility	—	X	X	X	X	P	P	X	<del>P</del>	X	X	X	X	X
Heliport	—	X	X	P	X	P	P	X	<del>P</del>	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	AP	<del>P</del>	X	X	X	P	P
Hospital	—	X	X	X	X	X	P	X	<del>P</del>	X	X	X	X	X
Industrial, Heavy	—	X	X	X	X	P	X	X	<del>P</del>	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	—	X	X	X	P	P	P	X	<del>P</del>	X	X	X	X	P
Intensive Services:														
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	SP	SP	X	AP	X	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	<del>P</del>	X	X	X	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	<del>P</del>	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	<del>P</del>	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	<del>P</del>	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	<del>P</del>	X	X	X	X	P

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**Exhibit “B”**

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
Intermodal Terminal	—	X	X	X	X	P	P	X	<del>P</del>	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	<del>P</del>	X	X	X	X	X
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	<del>P</del>	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	<del>P</del>	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	<del>P</del>	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	<del>P</del>	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P <sup>39</sup>	P	P	<del>P</del>	X	X	X	X	P
Mining	531.30	X	X	X	X	X	P	X	X	X	X	X	X	X
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	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	<del>P</del>	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	<del>P</del>	X	P	X	X	X
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	<del>P</del>	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	<del>P</del>	X	X	X	X	X
Nursing Homes	531.35	X	P	P	X	X	P	X	<del>P</del>	X	X	X	X	X
Office, Medical or Professional	—	X	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	<del>P</del>	X	X	X	X	X
Banking: Bank/Drive-through	—	X	P	P	P	P	X	X	<del>P</del>	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	<del>P</del>	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	<del>P</del>	X	X	X	X	X
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	X	P	X	P	P	X	<del>P</del>	X	X	X	X	X
Dry Cleaners: Neighborhood	—	X	P	P	P	P	P	X	<del>P</del>	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	<del>P</del>	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	

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**Exhibit “B”**

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Public Community Uses	531.39	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP/SP	P
Public Use Facilities	531.40	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP	P
Post Offices	—	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	<del>P</del>	X	X	X	X	P
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	<del>P</del>	X	X	X	X	X
Recreation, Low Intensity	531.41	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	<del>P</del>	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	AP		P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
Recreational Vehicle Parks and subdivisions	531.42	X	X	P	X	X	X	X	<del>P</del>	P	X	X	X	X
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	<del>P</del>	X	X	X		X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	<del>P</del>	P	P	X	P	X
Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P
Recovery Home, Large	531.45	X	P	P	X	X	P	X	<del>P</del>	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	<del>P</del>	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	<del>P</del>	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	<del>P</del>	X	X	X	X	X
Residential Use: Single Family Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	<del>P</del>	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	<del>P</del>	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	<del>P</del>	X	X	X	X	X

\* The “blue strike-through” uses are Applicant self-imposed prohibitions.

**Exhibit “B”**

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	<del>P</del>	X	X	X	P	X
Residential Use: Waterfront Structures (Residential)	531.47	AP	X	X	X	X	X	AP	<del>AP</del>	AP	AP	X	AP	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	<del>P</del>	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	<del>P</del>	X	X	X	P	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	<del>P</del>	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Sawmills	531.1	X	X	X	X	P	X	X	<del>P</del>	X	X	X	X	P
Schools, College/Universities	531.50	X	X	X	X	X	P	X	<del>P</del>	X	X	X	X	X
Schools, Elementary	531.50	P	P	X	P	X	P	X	<del>P</del>	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	<del>P</del>	X	X	X	P	X
Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	<del>P</del>	X	X	X		P
Sexually Oriented Businesses	531.52	See Section 531.52												
Slaughterhouses	531.1	X	X	X	X	SP	X	X	<del>P</del>	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	<del>P</del>	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
Stockyards and Feedlots	531.1	X	X	X	X	P	P	X	<del>P</del>	X	X	X	X	X
Utility Use	531.54	SP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP/SP	AP	P
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	<del>P</del>	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
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X		X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X

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**Exhibit “B”**

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	<del>P</del>	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	X
Water Dependent Uses		X	X	X	X	X	X	P	<del>P</del>	X	X	X	X	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X

AP = Administrative Permit; SP = Special Permit, P = Permitted,  
X = Not Permitted  
AP/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted with approval of a General Development Plan. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.
- Notwithstanding the development review procedures set forth in this table or any other provision of this Code, the development review procedures required pursuant to Chapter 3 shall control when the project requires Special Approval pursuant to any provision of the Comprehensive Plan.

\* The “blue strike-through” uses are Applicant self-imposed prohibitions.



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

April 5, 2018

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

Attention: Quantana Acevedo

Dear Ms. Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance PDMU-17-30(P), which was filed in this office on April 5, 2018.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb